

6600 N. MILITARY TRAIL RETAIL AVAILABLE



6600 N. Military Trail | Boca Raton, FL

Jenny Schuemann | VP of Leasing, Senior Director
jschuemann@pebbent.com | 954.790.1514





PROPERTY HIGHLIGHTS

- Anchored by a new 37,000 SF Equinox Gym.
- Strong daytime population with 1.6M workers in 30 miles as well as Lynn University and FAU.
- Military Trail sees 39,500 vehicles per day.

- Boca Raton has 5 miles of beaches, 47 parks and 34 golf courses.
- One of the most affluent cities in Florida.
- Project sits between the Congress and Yamato I-95 interchange.

SITE PLAN



AREA DEMOGRAPHICS



Population

1-Mile 7,067
3-Mile 77,212
5-Mile 254,382



Daytime Population

1-Mile 22,931
3-Mile 140,444
5-Mile 339,824



Average HH Income

1-Mile \$185,214
3-Mile \$147,627
5-Mile \$133,530

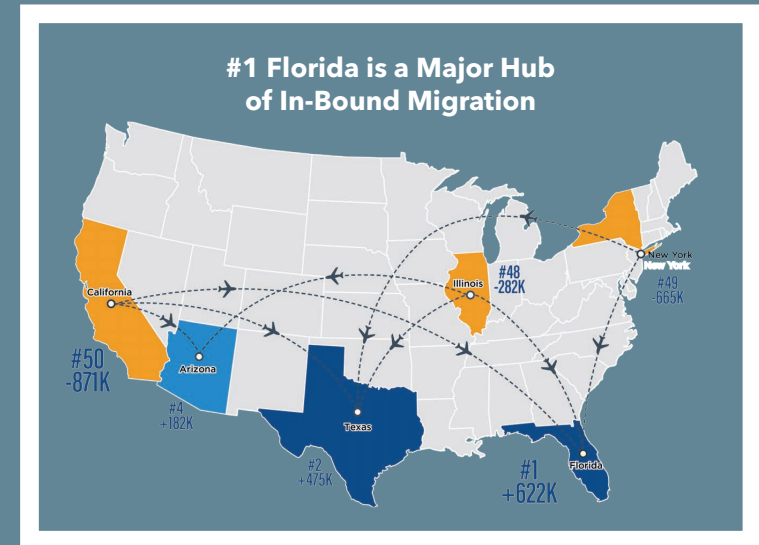


Households

1-Mile 3,291
3-Mile 34,412
5-Mile 118,801

AREA HIGHLIGHTS

- The Property is surrounded by upscale, gated communities, including Polo Club at Boca Raton, Pheasant Walk, Bocaire Country Club, Le Lac Luxury Estates, Broken Sound Club, Boca Delray Golf and Delaire Country Club. Housing values in these communities range from \$440,000 to \$9.5M. The average household income within the trade area is \$171,000.
- The trade area is experiencing a wave of multifamily development that will add significantly to the center's customer base and drive sales in the future. There are 3,269 residential units under construction or planned within an 3-mile radius.
- Over 8.5M SF of office and industrial space. The daytime employment within 2-miles totals 67,000 and this population is a strong driver of customer traffic to the center, particularly during weekdays.
- Other nearby demand drivers include Lynn University (1.6 miles south; 3,500 students) and Florida Atlantic University's main campus (3 miles to the southeast; 30,000 students).
- Currently, Boca Raton Innovation Campus (BRIC) is the largest single-owner office campus in South Florida with 1.7M SF on a 123-acre site. It's ownership group obtained a zoning change in October 2023 from the City of Boca Raton allowing for the development of 1,243 residential units along with a 140-room hotel and 85,000 SF of medical offices.



TOP EMPLOYERS

Boca Raton Regional Hospital
3,135 Employees

Office Depot Headquarters
2,000 Employees

City of Boca Raton
1,810 Employees

NCCI Headquarters
800 Employees

Johnson Controls
741 Employees

IBM Corporation
600 Employees

Florida Atlantic University
5,059 Employees

ADT Headquarters
500 Employees

US Foods
374 Employees

Newell Brands
350 Employees

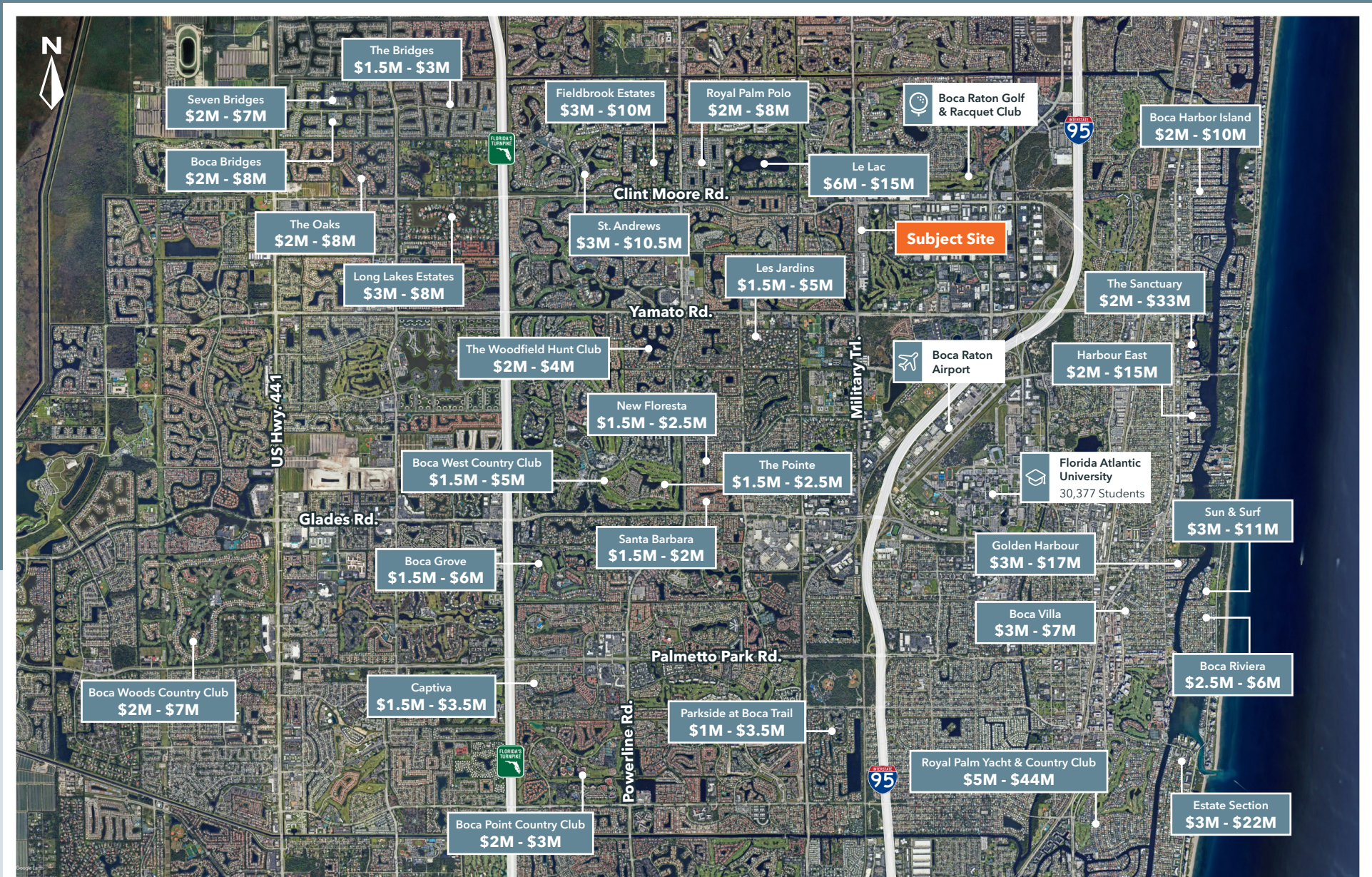
SURROUNDING RETAIL



SURROUNDING OFFICE



SURROUNDING RESIDENTIAL



6600 N. MILITARY TRAIL RETAIL AVAILABLE

6600 N. Military Trail | Boca Raton, FL



PEBB ENTERPRISES
SINCE 1973

Jenny Schuemann | VP of Leasing, Senior Director
jschuemann@pebbent.com | 954.790.1514