



SHOPPES

AT YAMATO CORNER



**2,500 – 5,000 SF FREE-STANDING
FULLY BUILT MEDICAL SPACE FOR LEASE**

9940 Yamato Road, Boca Raton, Florida



THE SHOPPES AT YAMATO CORNER



ADDRESS

9940 YAMATO ROAD, BOCA RATON, FL



Location

Located at the crossroads of Yamato Road ($\pm 20,000$ ADT) and US Highway 441 ($\pm 42,500$ ADT) in the heart of West Boca Raton's sought after suburban area



DESIRABLE CUSTOMER BASE

Draws consumers from Mission Bay, Stonebridge Country Club, Whisper Walk and Woodfield communities



DIVERSE TRAFFIC GENERATORS

Olympic Heights High School with approximately 2,200 students, Jewish Federation with 1,200 students, West Boca Medical Center with 194 beds, 9 gated communities with over 3,700 roof tops within half mile of the site



EXCELLENT VISIBILITY

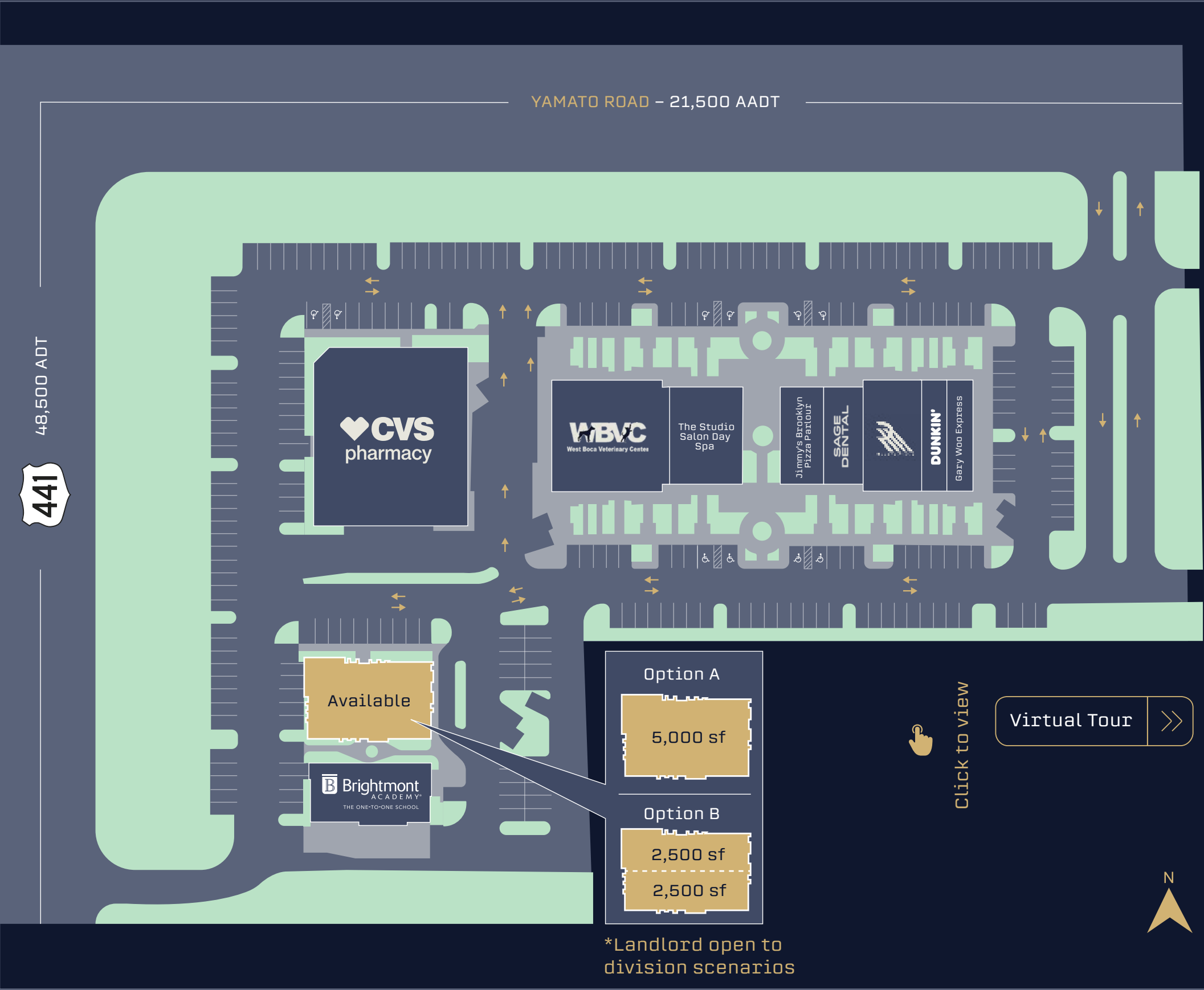
Positioned at a high traffic corner with direct visibility to US Highway 441



ON-SITE TENANTS:



AVAILABILITIES





5 Miles



6.5 Miles



Boca Landings



Southwind Lakes
1,026 homes



Southwinds Golf Club



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Yamato Road [±20,000 ADT]

Availability



US Highway 441 [±42,500 ADT]



Click to view
360° Aerial

Located in Boca Raton, the second-largest city in the Palm Beaches, situated between Fort Lauderdale and West Palm Beach, with easy accessibility to major highways, including I-95, Florida’s Turnpike, and 441. Boca Raton is a city renowned for its 5 miles of public beaches, parks, and entertainment, as well as its world-class dining and excellent retail options, making it a vibrant destination in South Florida.

DEMOGRAPHICS

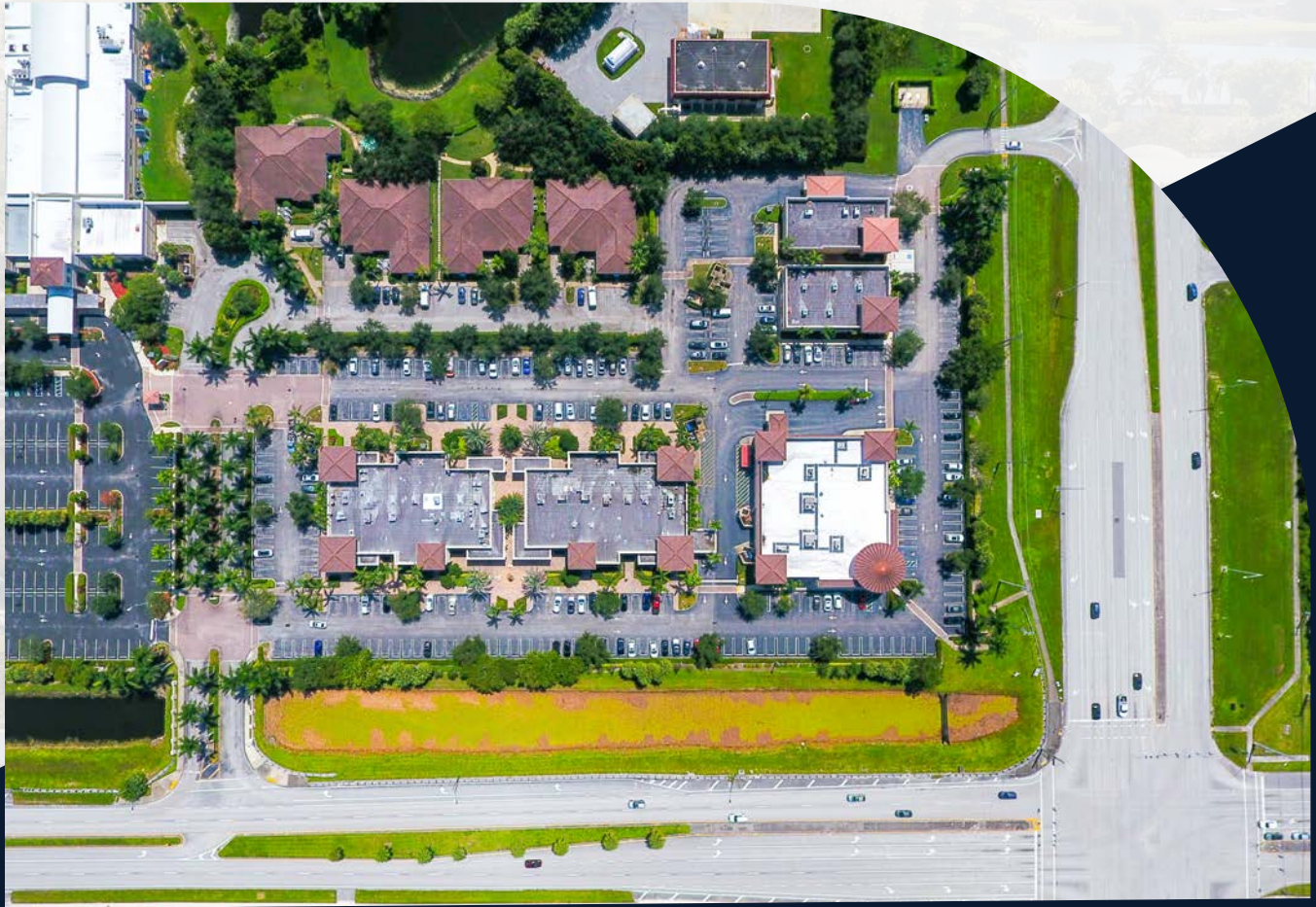
	1 Mile	3 Mile	5 Mile
2023 Estimated Population	11,149	65,680	175,571
2023 Daytime Population	7,860	61,934	164,63
2023 Estimated Households	3,961	28,287	73,269
Median Age	46	56	53
Average Household Income	\$121,040	\$148,999	\$145,261





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