

# ALDI SUBLEASE OPPORTUNITY

# FOR LEASE

7024 BERACASA WAY, BOCA RATON, FL 33433

*Join Aldi and LA.Fitness in Boca Raton, FL.*



## PROPERTY HIGHLIGHTS

- 19,611 SF retail box opportunity available in Boca Raton
- Long term sublease available to join new Aldi store and LA Fitness in Boca Raton
- 118,249 residents with an Average HH Income of \$124,514 living within 3 miles
- 74,500 VPD at intersection of Powerline Rd and W Palmetto Park Rd
- 85' frontage
- Excellent ingress and egress to and from the site from both Palmetto Park Rd & Powerline Rd



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	15,766	55,213	118,249
Daytime Population	17,152	57,220	123,308
Total Households	6,285	25,133	51,824
Average HH Income	\$142,995	\$131,813	\$124,514



**MIKE FETHERSTON**

mike.fetherston@tscg.com

305.262.8877

**FOR LEASE**

A detailed floor plan of a large commercial building. The main area is a large, irregularly shaped space colored orange, labeled "AVAILABLE 19,611 SF". In the upper left portion of this orange area, there is a blue square logo with a stylized "A" and the word "ALDI" below it. The building's perimeter is marked with various dimensions and structural details. The top edge is labeled "100' 7 1/2\"/&gt;



305.262.8877



# FOR LEASE

**Somerset Shoppes**

- ROOMS TO GO
- Kids Teens
- Michael's
- OrangeTheory
- TJ-maxx
- OFF 5TH
- M

**West Boca Place**

- Office DEPOT

**Town Center at Boca Raton**

- NORDSTROM
- POTTERY BARN
- Williams SONOMA
- macy's
- The Container Store
- blanningdolls
- Forever 21
- chico's
- LOFT
- Jared
- F45
- Wild Fork FOODS
- Youfit HEALTH CLUB

**Boca Lyons Plaza**

- ROSS DRESS FOR LESS
- DOLLAR TREE

**Lakeside Centre**

- Marshall's
- HomeGoods
- GreenWise

**Del Mar Shopping Village**

- ALDI
- LA FITNESS
- CVS pharmacy
- 19,611 SF Available

**Gardens Shops**

- Publix

**Boca Village Sq.**

- Publix
- Walgreens

**Shops at Boca Center**

- Total Wine & Spirits
- OrangeTheory
- chico's

**Major Roads:**

- Glades Rd
- W Palmetto Park Rd
- Camino Real
- SW 18th St
- N Powerline Rd
- S Military Trl
- Boca Rio Rd
- Lyons Rd

**AADT Data:**

- 118,000 AADT (Boca Rio Rd)
- 46,500 AADT (SW 18th St)
- 44,000 AADT (Camino Real)
- 36,500 AADT (N Powerline Rd)
- 25,000 AADT (W Palmetto Park Rd)

**Scale:** 0 to 0.8 Miles



mike.fetherston@tscg.com  
305.262.8877