



NEW APARTMENT HOMES IN BOYNTON BEACH, FLORIDA



SUPERB AMENITIES, GREAT LOCATION
LEASING FAST - CALL US TO RESERVE YOUR NEW HOME



500 OCEAN
LIVE THE LIFESTYLE IN BOYNTON BEACH, FLORIDA

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2016 Population	13,776	78,744	181,665
2021 Population	15,254	84,110	192,137
2016 Average HH Income	\$66,442	\$66,738	\$71,379
2016 Median HH Income	\$42,615	\$46,156	\$49,070

500
OCEAN



500 Ocean Ave.
Boynton Beach, FL 33435

PROPERTY HIGHLIGHTS

- Affluent Palm Beach County Market
- Retail and office space available in Boynton Beach's newest class A mixed use development
- High traffic intersection of E Ocean Ave and Federal Highway (US1)
- 1st Floor Retail Space with up to 20 ft ceilings / 2nd Floor Office Space
- CRA Grants available
- Green Certification
- Delivery – 4th Quarter of 2017
- Combined Traffic Count: 44,260 CPD

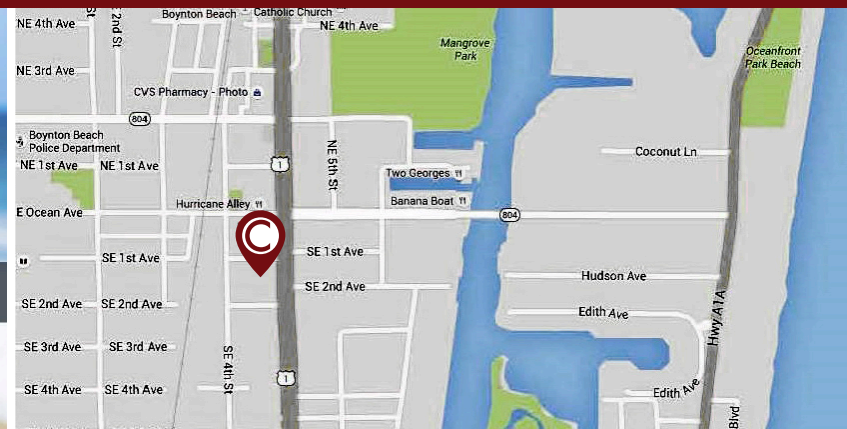
500 Ocean – Now Leasing Retail and Office Space in Boynton Beach, Florida's Distinctive, Active Destination

LeCesse Development Corporation, a nationally recognized multifamily developer based in Altamonte Springs, FL, is pleased to announce the commencement of construction of 500 Ocean, a best in class, mixed use apartment and retail community in Boynton Beach, Florida. Combining the elegance and desirable features sought by today's savvy apartment resident, the single tower, six story community is ideally positioned to showcase your business on the highly-trafficked corner of Federal Highway (U.S. Highway 1) and E. Ocean Avenue. Situated to showcase stunning views of the Intracoastal Waterway and the Atlantic Ocean, the property is zoned

to accommodate approximately 20,000 square feet of retail and office space, ideal for a dynamic marketplace of health, wellness, and active living retailers – with a shared commitment to provide renowned medicinal, fitness, and nutritional services to a sophisticated residential demographic.

Today's active resident is drawn to the accessibility of maintaining a healthful lifestyle. At 500 Ocean, community amenities abound, including an elaborate clubhouse, theater room, bowling center, private dining room, cyber café, game room, lounge, summer kitchen, and two courtyards

complete with lush landscaping and an expansive pool. As discerning consumer preferences evolve and the convergence of health and wellness priorities permeate quality of life sustainability, neighboring retailers provide an added cosmopolitan approach to healthy living in a mixed-use environment. The benefit: an unsurpassed retail experience, complete with convenient access to a wide array of restaurants, spas, personal, and medical services. At 500 Ocean, Boynton Beach residents and the surrounding footprint have easy access to a refined "cross-shopping", community-centric approach to active living.



AVAILABLE SPACE

STE	TENANT	SIZE
Retail 1	AVAILABLE	5,931
Retail 2	AVAILABLE	3,162
Retail 3	AVAILABLE (Restaurant Space)	1,516
Retail 4	AVAILABLE (Restaurant Space)	2,172
Office	AVAILABLE	6,075

*Space Available from 1,200 Square Feet



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