



### Center Highlights

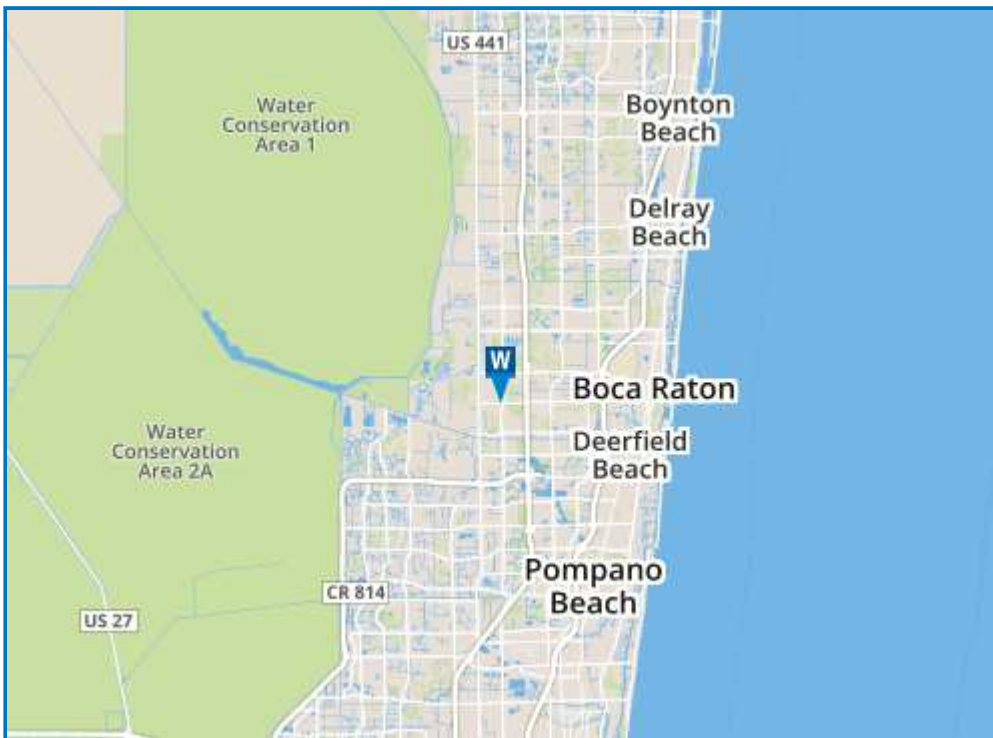
Boca Lyons Plaza is strategically located on the heavily traveled Glades Road between the Florida Turnpike and US 441. This center is situated in the affluent, densely populated West Boca Raton trade area with more than 100,000 people and an average household income in excess of \$92,000 within 3 miles.

**Center Address:** Glades Rd at Lyons Rd

**City/State:** Boca Raton, FL

**Property Size:** 117,597 sq. ft.

**Latitude/Longitude:** 26.36684 N, -80.18805 W



### Demographics



**Population:**  
3-mile radius

**104,507**



**Traffic Counts:**  
Glades Rd &  
Lyons Rd

**68,474**



**Average  
Household  
Income:**

**\$92,347**

### Contact Us

**Daniel Gardner**

Leasing Agent

Phone: 954.938.2586

Email: [dgardner@weingarten.com](mailto:dgardner@weingarten.com)

**Ryan Tufts**

Property Manager, Short-Term Leasing

Phone: 954.938.2590

Email: [rtufts@weingarten.com](mailto:rtufts@weingarten.com)

**Weingarten Realty Investors**

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



GLADES ROAD (STATE ROAD 808)

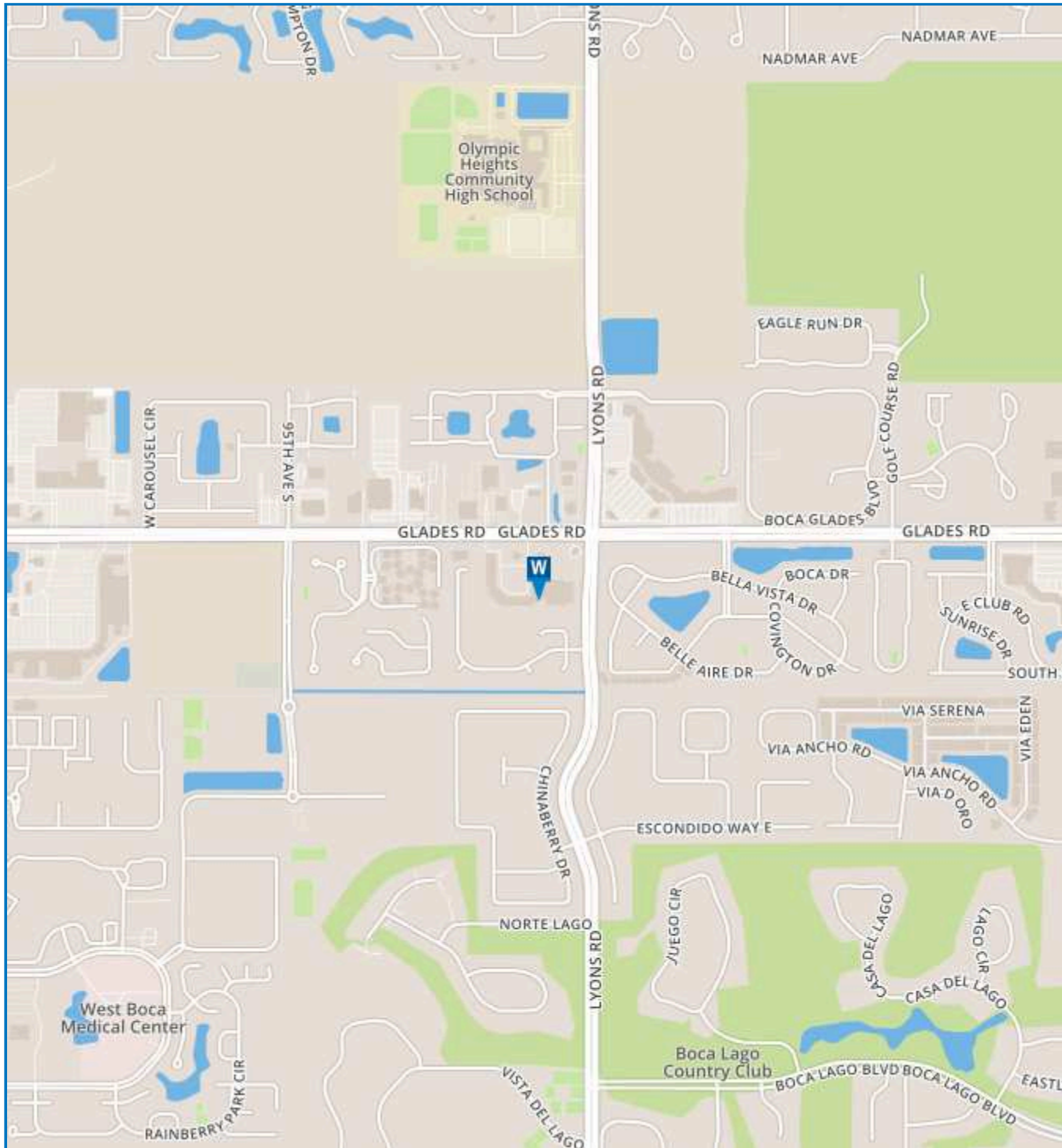


LYONS ROAD



**TENANT LIST**

A0A	Premier Dermatology Partners	2,000 SF
A0E	Physical Therapy Now	2,000 SF
A0F	Realty World Real Estate	1,000 SF
A0G	Christina's Alterations	1,000 SF
A0K	America's Best Contacts	2,950 SF
A0R	Ross Dress for Less	33,575 SF
B0A	Dollar Tree	10,000 SF
B0E	Rio Nails & Spa	3,467 SF
B0H	Lusting Nails Unlimited	1,000 SF
B0K	Boca Raton Karate & Kickboxing	1,250 SF
B0M	uBreakiFix	1,000 SF
B0N	Liberty Tax Service	960 SF
C0A	Yokohama Sushi	1,200 SF
C0B	Quick Weight Loss Centers	1,200 SF
C0D	Dr. Barbag	1,200 SF
C0E	Realty Home Advisors	1,200 SF
C0F	Carvel Ice Cream	1,200 SF
C0G	West Boca Hearing Center	1,200 SF
C0H	The Pizza Factory	1,200 SF
C0K	Aces Barber Company	1,200 SF
C0M	Atlantis Salt Cave	1,200 SF
C0N	Student Den	1,200 SF
D0A	Aroma Market & Catering	14,210 SF
D0H	Available	2,274 SF
D0K	Plato's Closet	3,839 SF
D0P	Fur Crazy	1,300 SF
D0R	A Touch of Class Cleaners	1,300 SF
D0S	Available	1,290 SF
D0T	Shen's Peking Restaurant	2,600 SF
D0W	Miller's Ale House	6,000 SF
R0A	BP Gas	2,552 SF
R0B	Wells Fargo Bank	3,000 SF
R0C	Wendy's	3,000 SF
R0D	Aspen Dental	4,000 SF



**Demographics**



**Population:**

1-Mile **10,140**  
 3-Mile **104,507**  
 5-Mile **222,449**



**Number of Households:**

1-Mile **4,517**  
 3-Mile **44,644**  
 5-Mile **93,831**



**Average Household Income:**

1-Mile **79,716**  
 3-Mile **92,347**  
 5-Mile **101,959**



**Total Number of Employees:**

1-Mile **7,025**  
 3-Mile **39,610**  
 5-Mile **88,024**