

# SMD

Southern Management  
and Development, L.P.

## West Boca Square

21637-21753 State Road 7  
Boca Raton, FL 33428

### ANCHORED BY

Target, Dollar Tree  
and Chuck E Cheese's

Located at signalized intersection  
of Palmetto Park Road and  
State Road 7 (US 441)

Densely populated residential  
communities surrounding center

Convenient to I-95

Average daily traffic count: 74,800

Gross leasable area:  
108,977 Sq. Ft. (MOL)

### CREATING VALUE

*Southern Management and Development, L.P.*

**SMDPROPERTY.COM**



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Glades Road

411

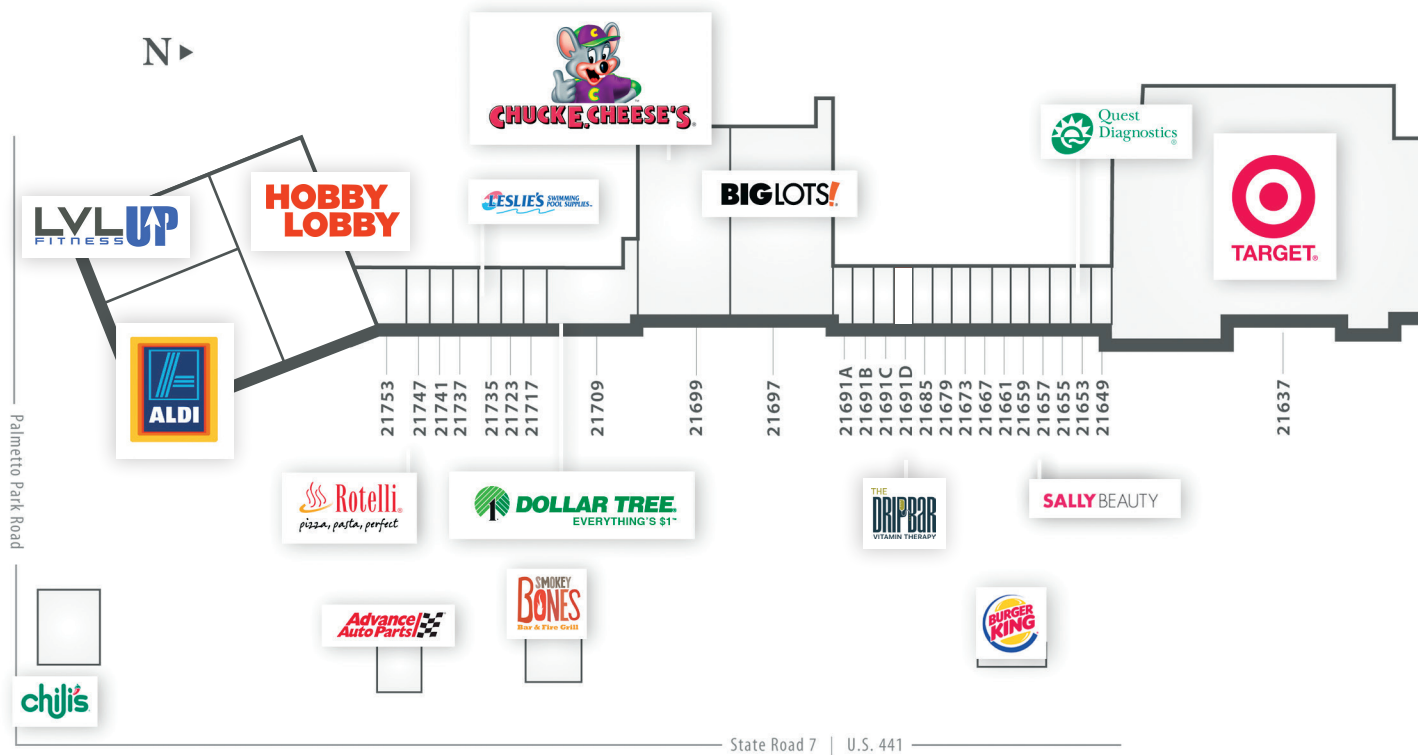
WEST BOCA SQUARE ★

Palmetto Park Road

Lyons Road

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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	13,550	100,315	244,811
2021 Estimate	12,871	95,731	232,431
2010 Census	11,555	87,553	206,388
2000 Census	10,883	84,680	187,462
<b>Population by race</b>			
White	76.89%	80.24%	79.44%
Black   African American	10.99%	8.31%	9.29%
Hispanic   Other	12.40%	11.45%	11.27%
2021 Estimate			
Average HH Income	\$99,499.00	\$114,058.00	\$121,755.00
2021 Estimate			
Median HH Income	\$71,208.51	\$79,051.89	\$80,703.17
2021 Estimate			
Median Age	45.37	46.47	46.3

## LEGEND 21637-21753 State Road 7

UNIT	TENANT	SQ.FT.
21637	Target	75,000
21649	Boca Liquors	3,286
21653	Quest Laboratory	1,557
21655	Nail Salon	1,312
21657	Sally Beauty Supply	1,520
21659	Chinese Restaurant	3,000
21661	Ruchi	3,040
21667	Bagel Brothers	2,660
21673	Optical	1,520
21679	Footcare	1,520
21685	Dentist	1,520
21691-D	The Drip Bar	1,575
21691-C	Wax & Sugaring	1,511
21691-B	Blue Cloud	1,489
21691-A	Coin & Jewelry Exchange	1,509
21697	Big Lots!	36,078
21699	Chuck E Cheese's	20,856
21709	Dollar Tree	7,448
21717	Dry Cleaners	1,520
21723	Hair Salon	1,330
21735	Leslie's PoolMart	3,040
21737	Physical Therapy	2,964
21741	Set Kitchens	2,660
21747	Rotelli's	1,920
21753	Red Apple Farmers Mkt	4,142
	Hobby Lobby	55,000
	Aldi	20,000
	LVL Up Fitness	5,000