



***COMMERCIAL-RETAIL
SERVICES THAT DRIVE YOUR
BUSINESS OBJECTIVES,
FILL YOUR VACANCIES AND
INCREASE YOUR REVENUE
STREAM***



WASHINGTON DC OFFICE
1054 31ST NW Suite 115
Washington DC 20007
202.823.4444

FLORIDA OFFICE
327 Plaza Real Blvd Suite 301
Boca Raton, FL 33432
561.395.2441



About Us

Thur Retail has been in the business of providing professional Real Estate Services for over thirty years. It's all about maintaining focus - on meeting and surpassing a company's long-term business goals, on creating and implementing processes for regularly reviewing and evaluating how your properties are performing, and on maximizing profitability and value.

We know the Retail industry, and have an entire research & leasing team dedicated to understanding the latest trends, regulations, and market environment. We use this expertise to build and apply customized leasing plans and management systems to make the most efficient use of your company's financial resources.

We belong to all the major associations including ICSC, CCIM, and Site Source. We also pay and subscribe to the latest technologies and databases such as CoStar, Loopnet, Crexi, Plain Vanilla Shell, Datavuu, Reonomy, SitesUSA, and more. These give us a competitive advantage to market properties and to keep a finger on the pulse of the market at all times.



SOME OF OUR CLIENTS IN THE RETAIL INDUSTRY INCLUDE:

- Saul Centers, Inc.
- Nellis Corporation.
- Madison Avenue Realities, LLC.
- Westgate Associates, Inc.
- Duncan Hillsey Capital Group.
- Rreef Management
- Atlantic Realty Companies
- APL Commercial
- Ronus Properties
- Pebb Enterprises
- EMPI
- SCI Development
- BMB Investments

Meet Our Team

Shary Thur, President and CEO

Shary is our fearless leader with a relentless passion, energy, focus and dedication for Retail. She keeps her finger on the pulse of every project and gets to know every client personally. Shary has worked with major national retailers including Bealls Outlet, LA Fitness, Marshall's, Home Depot, Harris Teeter, Ross, Pier 1, Home Goods, AC Moore Arts & Crafts & many others.

Colleen Winters, Leasing & Investments Sales Consultant

Colleen is dedicated to serving savvy client-focused negotiations and state-of-the-art marketing strategies while joining uncompromising integrity as the hallmarks of her service. Her financial expertise and exceptional attention to skilled negotiation and market trends, with a clear commitment to client communication and a stress-free real estate experience, provide a winning combination.

Jennifer Kilroy, Business Manager

Jennifer Kilroy's client focused, value-driven approach to business management contributes to Thur Retail's exceptional reputation in the commercial real estate industry. Since achieving her Master's degree in Political Science from Florida Atlantic University, Jennifer has demonstrated her operations, finance, and human relations prowess in her previous roles. She believes clear communication, shared goals, and personal accountability are the keys to success.

Guillaume Chetail, Marketing Director

Guillaume graduated from Northumbria University in England and from Idrac Business School in France. A marketing leader and advisor that's passionate about finding cost effective tenant acquisition strategies to fill shopping centers so Landlords can grow & scale their businesses.

Project Summary



Thur Retail is a leader in the Commercial Real Estate industry. With revenues increasing every year, it's time to revisit your financial management strategy so you can steward your resources in the most responsible and productive way. You want to direct, monitor, and organize your capital to support growth and innovation.

Responsible budgeting, creative risk management, review, and evaluation are the keys to future success in your industry.

GOALS

- To define your leasing objectives in the short, medium, and long term.
- To identify your financial resources for leasing.
- To formulate a plan to preserve funds and resources to achieve a strong credit, tenant mix.
- To collect and analyze the data required to support decisions.
- To track and analyze actual results to pinpoint problems and develop solutions.

Proposal Process

Thur Retail will evaluate your current leasing program and in partnership with your senior management team, implement a strategic leasing plan that will optimize your current financial forecast.

OVERALL LEASING PLAN

Thur Retail partners with you to develop an overall leasing plan.

This will include:

- Merchandising Plan.
- Market survey of competing centers.
- Cold call list.
- Canvassing routes.
- Facebook, Instagram, LinkedIn, Twitter, Yelp and other social media platforms to reach our targeted tenants.
- Overall marketing plan will be further defined case by case.

Budgeting

Meticulous budgeting of your financial resources and operating expenses is critical to your success. We'll determine where you're incurring the largest leasing & build-out costs, and where you're likely to earn the greatest return filling your vacancies. We'll support you in making construction budgeting decisions to achieve long-term goals more quickly and efficiently.

Support with the tough decisions

You know that meeting your long-term goals sometimes means sacrificing or re-adjusting short-term goals. Sometimes the need to spend more up front to secure national corporate tenants is clear. We'll help you identify the risks and rewards so that we can make strategic decisions for your future growth. Whether it's modifying an existing storefront or building out new outparcels, Thur Retail will help you accomplish it as smoothly and painlessly as possible.

Merchandising plan

Thur Retail is not like most commercial real estate companies, that just put a leasing sign in the window and/or in front of the shopping center, list the property on CoStar or Loopnet, and wait for the phone to ring. At Thur, we create a merchandising plan to identify the best categories of stores for your center.

We create a target list with these uses and distribute it to all our agents and leasing coordinators that make over 100-150 calls a day for your property accessing existing qualified retailers via our multiple databases. With the recent pandemic, we have also been sending messages and virtual tours via Facebook, Instagram, Linked-In and email. We also canvas local centers in the trade area.

Ordinance Plaza, Glen Burnie, MD



Merchandising plan

Boca Valley Plaza, Boca Raton, FL - (06/2021)



Boca Valley Plaza, Boca Raton, FL - (05/2022) -100% leased



Leasing report

Thur Retail will also provide you with a monthly Leasing Report. Therefore, you always have updates on our efforts and contacts being made to lease your properties.

THUR RETAIL THUR & ASSOCIATES COMMERCIAL REAL ESTATE BROKERAGE		Prepared for:	
Business Name	Nearest Location	Notes	Next Step
1. DWR	7 miles away in Gainesville, VA	their latest prototype is 15,000-sf, but they would consider 21,482-sf of low rent terms to justify the additional space. Came out at \$10/sq with \$1 bonus, and \$45 in TI. That's a 5 yr ROI, need \$15 to bring the ROI to 40%.	counter their proposal with something that makes sense. Pricing work later
2. Northern Tool	45 miles away in Fredericksburg, VA	They are considering and doing their due diligence	find out if the site works and set up tour to see the space and tour the market with them. Need to be to give back space. They like the site
3. Bob's Discount	15 miles away in Fairfax, VA	great market for them, Dan is so tough to pin down though	ask numbers with them and see if the space makes sense for them - too close to Fairfax location
4. American Freight	111 miles away in Glen Allen, VA	low rent players, but looking in the market	get a positive response to move forward-need to open up a few stores in VA at the same time- keep on them to track store openings
5. Petco	5 miles away in Manassas, VA	David was on hold waiting for a new broker	evaluation market with new broker- follow up in 2 weeks
6. World Gym	18 miles away in Woodbridge, VA	definitely looking in the market, sent them a package	trying to reach them for feedback- need waiver- Jackie their Real Estate Director for the region was just hired. Evaluation market further- Her Woodbridge/Dale City franchise wants to join the Manassas Market. Will hear back in the next couple of weeks
7. Get Air	30 miles away in Alexandria, VA	Spoke to Get Air 1/28- evaluation market. Typical size is 25,000 SF but could make AC moon space work	Next ceiling heights
8. Urban Air	85 miles away in Middle River, MD	Spoke to them 1/26- actively developing franchise in the market. Follow up in a month per their request	Follow up in two weeks
9. Altitude Transpaine	150 miles away in Delmar, MD	Do not currently have active franchise in the market. Spoke Development office 1/26 and corporate is looking at the site	Follow up in 2 weeks- get them to site
10. Crunch Fitness	Manassas, VA	Multi-unit operator in Reston is looking at the site	Need waiver- Get him to the site- Follow up next week
11. La Michoacana Meat Market	Texas	Tenant broker and executive staff plan on touring in the next couple of weeks	Confirm touring plans and meet them at the space
12. Fitness 4 Less	57 miles in Bowie, MD	sent them a package	on the list for feedback- need waiver- evaluation market
13. 24 Hour Fitness	11 miles away in Fairfax, VA	sent them a package	waiting on feedback- need waiver- They are focusing on other markets right now
14. Beauty 4 U	21 miles away in Woodbridge, VA	sent a package	following up next week- not interested
15. Barlett Furniture	18 miles away in Sterling, VA	sent package	following up next week- not interested
16. Little Plaza Market	6.5 miles away in Centerville, VA	trying to get to the right person	sent package- need waiver- not interested
17. Spunk Fitness	39 miles away in Silver Spring, MD	sent package	list of follow ups- need waiver- not interested
18. Dollar General	5 miles away in Manassas, VA	Not expanding in this market right now	hold tight for the time being-Dollar General changed Director of Real estate relations- Follow us
19. K & G Fashion			
20. Bassett Furniture			
21. Home Style Furniture			
22. Brook Fitness			
23. LA Mart			
24. Save-A-Lot			
25. Monitor Mini Golf			
26. Red White & Blue Thrift			
27. Off Broadway			
28. Cost Plus World Market			
29. Quince's Tea Shop			
30. Redner's Market			
31. E.C. Barton			
32. Do It Best			
33. TJX			
34. Cart Furniture			
35. American Family Fitness			
36. Jo-Ann Fabric			
37. Rack Room Shoes			
38. 2nd & Charles			
39. Bergen Hunt			
40. Sierra Trading			
41. Duluth Trading			
42. Gay's Old Navy			
43. Chewy's			
44. A&D Furniture			
45. Taddei Supermarket			
46. Oak Furniture & Sofa			
47. A Sport Fitness			
48. Furniture for Less			
49. M2 Furniture			
50. Sportsman Outdoor	Nearest location in Roundale	Spoke with friend at length about their new format which would fit the space really well. He thinks it would be a great expansion opportunity but there is currently a shake up of their executive team and expansion plans are on hold for the time being	will follow up in two weeks - Too close to camping world
51. Planet Fitness	5 miles away	in portsmouth station next to A&D's	never know, maybe they want to relo closer to Rt 66- need waiver
52. Tip Shop	5 miles away	in center with no visibility and lots of vacancy, so sent package	waiting to hear back from them
53. Ashley Furniture	1 mile away	Ashley is doing smaller stores and the center they are in is not very good. They are currently next to a former Red Grob they cannot fit. Poor visibility	Follow up about relocation
54. A&D	Woodbridge, VA	sent package	Follow up next week
55. Total Wine & More	5 miles away in Manassas, VA	they are underleased in their current store and Shary is working with Mike to get them to relocate here	work it hard I'll love this Tenant- renewed at current locations
56. Patient First	6 miles away in Manassas, VA	Sent package to Real Estate Director who is evaluating market for second locations	follow up in 2 weeks- too large
57. Cowi's Furniture and appliances	Richmond area	they are coming to the market strong, however, they sell lots of appliances so need to review their store locations	asked Tom Mullins for 88 restrictions to review- Have been keeping in touch- follow up next week- Their appliance brand might be a good fit
58. Poshies	3 miles Manassas	sent package- they are currently in a center- but would be a difficult move	need to follow up- not expanding in the market
59. Variety Wholesale	75 miles away in Baltimore	Want to move into Manassas, but don't pay enough rent	Not enough rent
60. Home Sense	11 miles away in Fairfax, VA	Sent package to Director of Real Estate- Shary will follow up with their Broker	Shary follow up with their broker in the next two weeks- not their market

THUR RETAIL THUR & ASSOCIATES COMMERCIAL REAL ESTATE BROKERAGE													
Ocean Walk Leasing Report					Key								
					New Prospective Tenant		At Lease						
					Proceeding / Ready to Continue								
					Stalled								
#	Business Name	SF	Space	Name	Phone	Email	Other Locations	Notes	Next Step	3rd Step	4th Step	5th Step	6th Step
1	TBD (Blow Dry Bar)	1,055	2,503				West Palm Beach	Tenant wants the space and is ready to move forward, reviewing the LOI	Progress and decide on which tenant to proceed with				
2	ApoNetwork Physical Therapy	1,796	2615-17				West Palm Beach	Sent TT LOI 10/1. TT sent Vin financials	Sent proposal. ST followed up on 10/2. Things are progressing				
3	Cora Physical Therapy (huge chain)	1,796	2615-17				Palm Beach Gardens	DS - 8.6.19 - Julie Trillett called me and tested me back on 8.6 and very interested. She is having a meeting with her team "in 10 days or so" All info sent. Follow up with her by 8.20	Follow up on 9/28				
4	Intense Nutrition	1,796	2615-18				Coral Springs	LS 9/18/19: canvas, marion interested in ocean and sunshine plaza in tamarac, going to drive to ocean this weekend and take a look at area	LS 9/24/19: spoke with prospect, he and his wife will visit the center this weekend	LS 9/30/19: vm	LS 10/3/19: vm		
5	Jade Spa	1,200	2615				Palm Beach Gardens	LS: 9/11/19 called spoke owner, she is interested and requested brochure. This weekend she is going to visit the center. Emailed and asked rental rates	LS Call 9/16/19: called vm	LS 9/30/19: vm	LS 10/3/19: vm		
6	Ocean Magic Surf & Sport	3000	2615				Jupiter	GZ AUG. 22 owner is in Bahamas. Clay said he will bring it up to him, but he will probably say no. They're about 3000sf and have been in that location for 15 years and doing amazing. Clay was familiar with the center because he has seen advertisements for DAS and his friend in CNE told him about the gym	GZ SEPT. 6 Clay called to say him and an investor want to open a surf/coffee shop in OW. He thinks the area is really up and coming so he wants to be apart of it. He wants to bring a "California/Laguna Beach" integrated concept. He doesn't know too much about the requirement for the coffee but the investor worked with Counterline so he is knowledgeable. REALLY loves attachment to gym. All local grow coffee stuff	SPT. 6 Clay went to DAS and said he was going to check out space	SEPT. 10 F/Ju with Clay. He saw the space. Concerned about Pura Vida Divers across the street. Needs to check with WINEIS what brands they sell so they cannot sell same ones. He is meeting with investors on Friday and will call me back to update me	SEPT. 16 Sent financial breakdown	SEPT. 27 Clay wants to give it more time because he is inexperienced on opening integrated store. Him and his investor, Massimo, needs to get finances together first.
7	Mora Surf Boutique		2615				Deerfield Beach	GZ 9/14/19: Canvassed and met Beau	GZ 9/16/19: Called but owner was not there. Sent email	GZ 9/23/19: Owner was not there. Have been in loc for many years			
8	Eller		2615				Miami	GZ 9/16/19: Spoke to King said they're always looking for places sent email	GZ 9/23/19: LVM				
9	Dermal Care Esthetics & Wellness		2615				Boca Raton	GZ 9/11/19: LVM and sent email	GZ 9/13/19: Deborah called back, she is looking to relocate. Lease ends in 6 months. If finds a good space then will cancel rest of her lease	GZ 9/19/19: Deborah's practices most likely too small for OW. She only wants a reception area, and one treatment room	GZ 10/3/19: I will ask Deborah if she is willing to share space or hiring another employee		
10	Advanced Aesthetics and Wellness						Boca Raton	GZ 9/11/19: LVM	GZ 9/13/19: Missed call from Jewell. called back LVM	GZ 9/20/19: LVM	GZ followed up 9/28		
11	Four Winds Modern Apothecary		2615				Boca Raton	GZ 9/11/19: LVM and sent email	GZ 9/12/19: Missed call, called back. Spoke to FD (Stephanie) who said Claudia (owner) is usually in before 3pm	GZ 9/19/19: FD took my info to give to owner	GZ following up 10/3		
12	Sloan's Ice Cream		2615-17				West Palm Beach	Dave sent the brochure to the franchisee and will reach out to us next week	Sent proposal. ST followed up on 10/1. Things are progressing. David has been to the center doing due diligence - shary in contact weekly				
13	Bears Food Shack	1,796	2615-17				Boca Raton	Met with the partner Eric at OW. He loves the location and would like to revisit the last LOI that was sent out. They want to do a Poke/Juice/Acai Bowl concept here.	Resent proposal - Barry seems to want to move forward as of last week, September 28th				
13	Klowns		2615-37				Miami	Sent TT LOI 10/3					

Nearest location in Roundale	Spoke with friend at length about their new format which would fit the space really well. He thinks it would be a great expansion opportunity but there is currently a shake up of their executive team and expansion plans are on hold for the time being	will follow up in two weeks - Too close to camping world
5 miles away	in portsmouth station next to A&D's	never know, maybe they want to relo closer to Rt 66- need waiver
5 miles away	in center with no visibility and lots of vacancy, so sent package	waiting to hear back from them
1 mile away	Ashley is doing smaller stores and the center they are in is not very good. They are currently next to a former Red Grob they cannot fit. Poor visibility	Follow up about relocation
Woodbridge, VA	sent package	Follow up next week
5 miles away in Manassas, VA	they are underleased in their current store and Shary is working with Mike to get them to relocate here	work it hard I'll love this Tenant- renewed at current locations
6 miles away in Manassas, VA	Sent package to Real Estate Director who is evaluating market for second locations	follow up in 2 weeks- too large
Richmond area	they are coming to the market strong, however, they sell lots of appliances so need to review their store locations	asked Tom Mullins for 88 restrictions to review- Have been keeping in touch- follow up next week- Their appliance brand might be a good fit
3 miles Manassas	sent package- they are currently in a center- but would be a difficult move	need to follow up- not expanding in the market
75 miles away in Baltimore	Want to move into Manassas, but don't pay enough rent	Not enough rent
11 miles away in Fairfax, VA	Sent package to Director of Real Estate- Shary will follow up with their Broker	Shary follow up with their broker in the next two weeks- not their market

Brochure Example

OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404




PROPERTY HIGHLIGHTS

- AVAILABLE NOW: 1,754 SF
- GLA: 67,000 SF
- Walking distance to hotels, marinas and fishing charters
- Located in a dense, high income area within 30 min. drive to 1million residents

POPULATION

CARS PER DAY

AV. HH INCOME

EMPLOYEES






OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



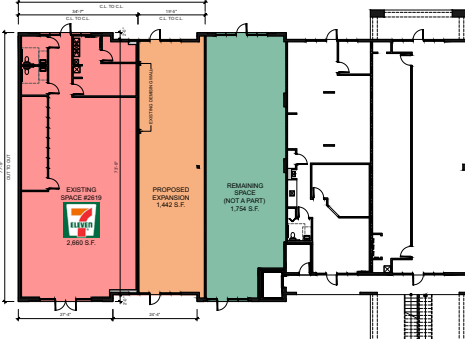
Ocean Walk Mall
2401 N Ocean Dr, Singer Island, FL 33404



OCEAN WALK


2401 N. Ocean Drive Singer Island, FL 33404





OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404






OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



OCEAN WALK

2401 N. Ocean Drive Singer Island, FL 33404



SHARY THUR 202-359-3469 sthur@thurassociates.com

SHARY THUR 202-359-3469 sthur@thurassociates.com

Brochure Example

BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



PROPERTY HIGHLIGHTS

- AVAILABLE NOW: 1,106 SF, 1,577 SF.
- GLA: 121,270 SF
- Anchored by Publix and Palm Beach Gym.
- Located in a dense and high income area

POPULATION CARS PER DAY AV. HH INCOME EMPLOYEES



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



last updated 01/28/22 P.4

Complete Profile

2000-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Control from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487				
	3 mi radius	5 mi radius	10 mi radius	
Population				
Estimated Population (2021)	68,749	166,312	606,980	
Projected Population (2026)	74,364	178,321	644,882	
Census Population (2010)	58,213	141,666	528,840	
Census Population (2000)	53,749	140,020	493,539	
Projected Annual Growth (2010-2026)	1.55% 2.4%	1.21% 2.4%	0.71% 2.7%	
Historical Annual Growth (2010-2021)	10,536 2.6%	24,646 1.6%	77,340 1.2%	
Historical Annual Growth (2000-2010)	-1,536 -0.3%	1,646 0.1%	36,242 0.7%	
Estimated Population Density (2021)	2,433 per sq mi	2,118 per sq mi	1,833 per sq mi	
Trails Area Code	283	90	785	
Households				
Estimated Households (2021)	31,293	78,231	271,891	
Projected Households (2026)	32,968	80,013	282,888	
Census Households (2010)	27,164	65,908	242,977	
Census Households (2000)	27,633	64,228	227,629	
Projected Annual Growth (2010-2026)	3.70% 2.1%	3.70% 2.0%	30.79% 0.8%	
Historical Annual Growth (2010-2021)	3,659 0.6%	11,094 0.9%	44,272 0.9%	
Average Household Income				
Estimated Average Household Income (2021)	\$122,561	\$122,044	\$104,897	
Projected Average Household Income (2026)	\$144,437	\$143,480	\$113,091	
Census Average Household Income (2010)	\$92,899	\$84,408	\$76,146	
Census Average Household Income (2000)	\$76,115	\$77,501	\$70,756	
Projected Annual Change (2021-2026)	\$21,876 3.6%	\$21,437 3.5%	\$18,514 3.5%	
Historical Annual Change (2000-2010)	\$45,446 2.6%	\$44,541 2.7%	\$34,416 2.9%	
Median Household Income				
Estimated Median Household Income (2021)	\$76,361	\$79,096	\$76,342	
Projected Median Household Income (2026)	\$87,707	\$88,852	\$87,096	
Census Median Household Income (2010)	\$52,297	\$53,882	\$52,331	
Census Median Household Income (2000)	\$53,208	\$53,797	\$51,266	
Projected Annual Change (2021-2026)	\$11,346 3.0%	\$10,756 2.7%	\$11,055 2.7%	
Historical Annual Change (2000-2010)	\$23,153 2.1%	\$25,299 2.7%	\$25,075 2.9%	
Per Capita Income				
Estimated Per Capita Income (2021)	\$58,899	\$56,062	\$47,054	
Projected Per Capita Income (2026)	\$64,236	\$64,676	\$54,021	
Census Per Capita Income (2010)	\$38,664	\$39,613	\$34,446	
Census Per Capita Income (2000)	\$36,722	\$36,547	\$33,570	
Projected Annual Change (2021-2026)	\$6,338 3.0%	\$8,613 3.0%	\$8,967 3.0%	
Historical Annual Change (2000-2010)	\$19,177 2.1%	\$20,515 2.7%	\$14,483 2.7%	
Estimated Average Household Net Worth (2021)	\$80,995	\$81,656	\$79,047	

©2021, MetLife, Charlotte, Arizona. 800-851-1111. Demographic Source: Applied Demographics Solutions (ADS), THUR Analytics. 09/18/21
This report was produced using data from public and government sources. Demographic data is available. The information herein is provided without representation or warranty.

Complete Profile

2000-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Control from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487				
	3 mi radius	5 mi radius	10 mi radius	
Race and Ethnicity				
Total Population (2021)	68,749	166,312	606,980	
White (2021)	47,281 68.8%	121,751 72.6%	447,142 73.7%	
Black or African American (2021)	14,977 21.8%	35,187 20.9%	128,788 21.2%	
American Indian or Alaska Native (2021)	129 0.2%	338 0.2%	1,051 0.2%	
Asian (2021)	2,174 3.2%	5,342 3.2%	19,304 3.2%	
Hispanic or Latino (2021)	61 0.1%	185 0.1%	221 0.0%	
Other Race (2021)	2,308 3.2%	4,267 2.6%	16,683 2.8%	
Two or More Races (2021)	1,402 2.1%	3,343 2.0%	13,348 2.2%	
Population < 18 (2021)	10,937 15.9%	25,941 15.6%	95,842 15.8%	
White Not Hispanic	3,543 5.1%	8,521 5.1%	30,793 5.1%	
Black or African American	3,634 5.3%	7,280 4.4%	27,176 4.5%	
Asian	379 0.6%	891 0.5%	3,422 0.6%	
Other Race	385 0.6%	367 0.2%	2,782 0.5%	
Hispanic	2,496 3.6%	5,346 3.2%	22,655 3.7%	
Not Hispanic or Latino Population (2021)	57,350 83.4%	146,021 87.4%	505,589 83.6%	
Not Hispanic White	39,357 57.3%	102,790 61.8%	370,779 61.1%	
Not Hispanic Black or African American	14,822 21.6%	26,677 16.0%	90,946 15.0%	
Not Hispanic American Indian or Alaska Native	80 0.1%	222 0.1%	731 0.1%	
Not Hispanic Asian	2,037 3.0%	5,046 3.0%	18,899 3.1%	
Not Hispanic Hispanic or Pacific Islander	35 0.1%	65 0.0%	160 0.0%	
Not Hispanic Other Race	175 0.3%	362 0.2%	1,393 0.2%	
Not Hispanic Two or More Races	932 1.4%	2,151 1.3%	7,871 1.3%	
Hispanic or Latino Population (2021)	12,490 18.2%	26,291 15.8%	96,935 15.9%	
Hispanic White	8,014 11.7%	19,043 11.4%	76,364 12.6%	
Hispanic Black or African American	654 0.9%	1,689 1.0%	7,834 1.3%	
Hispanic American Indian or Alaska Native	46 0.0%	114 0.0%	471 0.0%	
Hispanic Asian	130 0.2%	352 0.2%	1,290 0.2%	
Hispanic Hispanic or Pacific Islander	26 0.0%	40 0.0%	61 0.0%	
Hispanic Other Race	2,021 2.9%	3,395 2.0%	13,590 2.2%	
Hispanic Two or More Races	499 0.7%	1,399 0.8%	5,571 0.9%	
Not Hispanic or Latino Population (2021)	56,200 81.8%	127,456 76.6%	487,492 80.0%	
Hispanic or Latino Population (2021)	6,294 9.1%	14,208 8.5%	62,340 10.3%	
Not Hispanic or Latino Population (2021)	50,347 73.6%	105,188 63.0%	455,937 75.0%	
Hispanic or Latino Population (2021)	4,402 6.4%	9,827 5.9%	38,622 6.4%	
Not Hispanic or Latino Population (2021)	61,588 89.6%	148,793 89.1%	517,304 85.0%	
Hispanic or Latino Population (2021)	1,749 2.5%	3,961 2.4%	14,710 2.4%	
Hispanic or Latino Population (2021)	1,397 2.0%	3,219 1.9%	13,360 2.2%	
Hispanic or Latino Population (2021)	1,893 2.7%	4,398 2.6%	23,726 3.9%	

©2021, MetLife, Charlotte, Arizona. 800-851-1111. Demographic Source: Applied Demographics Solutions (ADS), THUR Analytics. 09/18/21
This report was produced using data from public and government sources. Demographic data is available. The information herein is provided without representation or warranty.

BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487



last updated 01/28/22 P.5

Complete Profile

2000-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Control from Block Groups



Lat/Lon: 26.4166/-80.0761

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487				
	3 mi radius	5 mi radius	10 mi radius	
Total Age Distribution (2021)				
Total Population	68,749	166,312	606,980	
Age Under 5 Years	3,003 4.4%	6,515 4.0%	26,111 4.3%	
Age 5 to 9 Years	2,603 4.2%	6,538 3.9%	26,460 4.3%	
Age 10 to 14 Years	2,303 4.2%	6,781 4.1%	27,222 4.5%	
Age 15 to 19 Years	2,037 4.3%	6,466 5.1%	27,762 4.6%	
Age 20 to 24 Years	3,262 6.8%	9,869 5.9%	30,371 5.0%	
Age 25 to 29 Years	4,637 6.8%	13,903 8.4%	33,380 5.5%	
Age 30 to 34 Years	4,552 6.6%	14,931 8.9%	33,898 5.6%	
Age 35 to 39 Years	3,988 5.8%	15,517 9.3%	31,798 5.2%	
Age 40 to 44 Years	3,607 5.2%	12,601 7.6%	31,211 5.1%	
Age 45 to 49 Years	3,745 5.4%	10,676 6.4%	31,322 5.3%	
Age 50 to 54 Years	4,262 6.2%	9,595 6.0%	35,760 5.9%	
Age 55 to 59 Years	4,807 7.0%	11,507 7.0%	40,567 6.7%	
Age 60 to 64 Years	4,202 7.2%	11,609 7.2%	42,380 7.0%	
Age 65 to 69 Years	4,455 6.5%	10,980 6.6%	42,028 6.9%	
Age 70 to 74 Years	4,236 6.2%	12,112 6.7%	42,676 7.0%	
Age 75 to 79 Years	3,406 5.0%	9,346 5.6%	37,427 6.2%	
Age 80 to 84 Years	2,588 3.8%	7,311 4.4%	28,204 4.7%	
Age 85 Years or Over	3,046 4.4%	10,746 6.4%	36,681 6.0%	
Median Age	46.0	47.0	46.0	
Age 18 Years or Less	15,686 22.6%	26,460 15.9%	107,625 17.7%	
Age 18 to 64 Years	38,427 55.9%	88,420 53.2%	311,249 51.3%	
Age 65 Years or Over	14,634 21.4%	49,434 29.6%	188,105 30.9%	
Female Age Distribution (2021)				
Female Population	36,584 51.7%	86,653 51.5%	318,453 52.6%	
Age Under 5 Years	1,494 4.1%	3,204 3.7%	12,750 4.0%	
Age 5 to 9 Years	1,412 4.0%	3,561 3.8%	13,170 4.1%	
Age 10 to 14 Years	1,409 4.0%	3,219 3.8%	12,201 4.1%	
Age 15 to 19 Years	1,446 4.1%	3,446 4.0%	13,662 4.3%	
Age 20 to 24 Years	1,908 5.4%	4,734 5.6%	16,457 4.8%	
Age 25 to 29 Years	2,267 6.4%	4,798 5.6%	16,680 5.2%	
Age 30 to 34 Years	2,223 6.1%	4,757 5.5%	17,187 5.4%	
Age 35 to 39 Years	1,986 5.5%	4,196 4.8%	16,426 5.1%	
Age 40 to 44 Years	2,111 5.7%	4,126 4.8%	15,833 5.0%	
Age 45 to 49 Years	1,975 5.5%	4,433 5.1%	14,426 4.5%	
Age 50 to 54 Years	2,134 6.2%	3,559 4.0%	18,613 5.8%	
Age 55 to 59 Years	1,897 5.3%	3,224 3.7%	22,897 6.9%	
Age 60 to 64 Years	2,637 7.4%	3,182 3.4%	23,011 7.2%	
Age 65 to 69 Years	2,398 6.7%	5,682 6.3%	23,556 7.4%	
Age 70 to 74 Years	2,120 6.0%	6,112 7.1%	24,228 7.6%	
Age 75 to 79 Years	1,854 5.2%	3,203 4.0%	20,955 6.6%	
Age 80 to 84 Years	1,476 4.2%	4,193 4.9%	19,713 6.2%	
Age 85 Years or Over	2,439 6.8%	6,449 7.4%	21,698 6.8%	
Median Age	46.1	46.9	46.2	
Age 18 Years or Less	7,725 21.4%	13,930 16.1%	52,802 16.9%	
Age 18 to 64 Years	33,944 92.4%	44,734 51.7%	160,714 50.9%	
Age 65 Years or Over	10,446 28.1%	27,720 32.0%	100,168 32.0%	

©2021, MetLife, Charlotte, Arizona. 800-851-1111. Demographic Source: Applied Demographics Solutions (ADS), THUR Analytics. 09/18/21
This report was produced using data from public and government sources. Demographic data is available. The information herein is provided without representation or warranty.



WASHINGTON DC OFFICE
1054 31st NW Suite 115
Washington DC 20007
202.823.4444

FLORIDA OFFICE
327 Plaza Real Blvd Suite 301
Boca Raton, FL 33432
561.395.2441

Signs Examples

**FOR LEASE
RETAIL
SPACE
1,620 SF**

**CALL OR TEXT
202.359.3469**

Great for Specialty furniture, Healthy food
Fitness, Weight loss and much more.

THUR Shary Thur
RETAIL
Thur & Associates
Commercial Real Estate Brokerage

**FOR LEASE
RETAIL
SPACE
16,600 SF**

**CALL OR TEXT
202.359.3469**

Great for Furniture, Specialty Retail,
and much more.

THUR Shary Thur
RETAIL ThurRetail.com
Thur & Associates
Commercial Real Estate Brokerage

**RETAIL
SPACE
AVAILABLE
1,500 SF**

Great for Pizza, Sub,
Cafe, Sushi, Coffee
and much more

202.359.3469

THUR Shary Thur
RETAIL
Thur & Associates
Commercial Real Estate Brokerage

**RETAIL
SPACE
AVAILABLE
3,150 SF**

Great for Medical,
Bank, Mattress,
Dental & much more

202.359.3469

THUR Shary Thur
RETAIL ThurRetail.com
Thur & Associates
Commercial Real Estate Brokerage

Services and Fees



We strive to find highly qualified retailers using our marketing efforts as a team, relationships, and databases that are far superior than any other company in the country. We believe in paying for the most advanced and up to date databases available in our industry.

Thur Retail is a results driven company. We ask for no upfront payment, and only receive payments upon fully executed leases. Our leasing commission structure is as follows:

- 4% of the aggregate lease value for Tenants we procure and execute a lease with the use of any outside broker.
- 6% of the aggregate lease value for Tenants we procure and execute a lease without the use of any outside broker.

Compared to the annual cost of maintaining an in-house leasing team or hiring other brokerage companies that don't offer our tremendous benefits and marketing efforts, the savings are astonishing.

Next Steps



GETTING STARTED

Your designated leasing team will meet with your senior management team to review goals, set benchmarks, and develop a work plan.

Next, we'll review and update your property brochures and determine appropriate signage for marketing vacant spaces.

REQUIRED DOCUMENTATION

Your leasing plan will include a detailed breakdown of the documents and systems access Thur Retail will be required to provide, as well as an itemized list of the services and consultation Thur Retail will provide under our exclusive listing agreement for your review.



LANDLORD REPRESENTATION | TENANT REPRESENTATION | PROPERTY MANAGEMENT
NATIONAL FRANCHISE SITE SELECTION | RETAIL STORE DISPOSITIONS
INVESTMENT SALES & LEASING | LAND & NEW DEVELOPMENTS



WASHINGTON DC OFFICE
1054 31ST NW
Suite 115
Washington DC 20007
202.823.4444

FLORIDA OFFICE
327 Plaza Real Blvd
Suite 301
Boca Raton, FL 33432
561.395.2441