



Jim Esposito
954-336-3776

Great Listings Presented by
www.FortLauderdaleBeachProperty.com

Commercial & Income Property



Regions Bank

1485 West Gateway Boulevard
Boynton Beach, Florida

\$4.070 Million

Cap Rate: 7.5% at \$3.8 Mil

1.15 Acre Lot

Gateway Blvd. & Congress Avenue

4,998 Square Feet

\$814 per S.F.

NNN Lease through 2028

Net Operating Income:
\$284,900

NNN Lease through 2028

Free Standing 1 Tenant Building

20 Year Initial Term Lease

½ Mile from Boynton Beach Mall

1 Mile to I-95

The building is 4,998 SF on 1.15 acres of land. Investment grade absolute NNN single tenant property leased to Regions Bank located at 1485 West Gateway Boulevard in Boynton Beach, Florida. The lease is a 20-year initial lease term expiring May 27, 2028. It is an absolute NNN lease with no landlord management obligations and there are scheduled rental increases of 20% every 5 years.

The property is located on the heavily traveled Gateway Boulevard just east of Congress Avenue. Congress Avenue contains an intense concentration of retail, including the Boynton Beach Mall which is located a half mile south of subject property. Gateway Boulevard is a major east/west artery with an interchange at I-95 approximately 1 mile to the east.



Jim Esposito
(954) 336-3776 (Cell)
(954) 785-8558 (Office)



3418 North Ocean Blvd.
Fort Lauderdale, FL 33308