

# THE GALLERIA

420 EAST RAILROAD AVENUE, BOCA GRANDE, FL 33921



## ▶ PROPERTY DETAILS

Total Square Footage: 3,500 SF

## ▶ PROPERTY DESCRIPTION

The Galleria is a Class A retail building that sits at the Main and Main intersection of Boca Grande's intimate downtown community. Pedestrian traffic is high with surrounding restaurants, boutique retailers and high end shops adding local flavor to this beautiful island.

## ▶ DEMOGRAPHICS

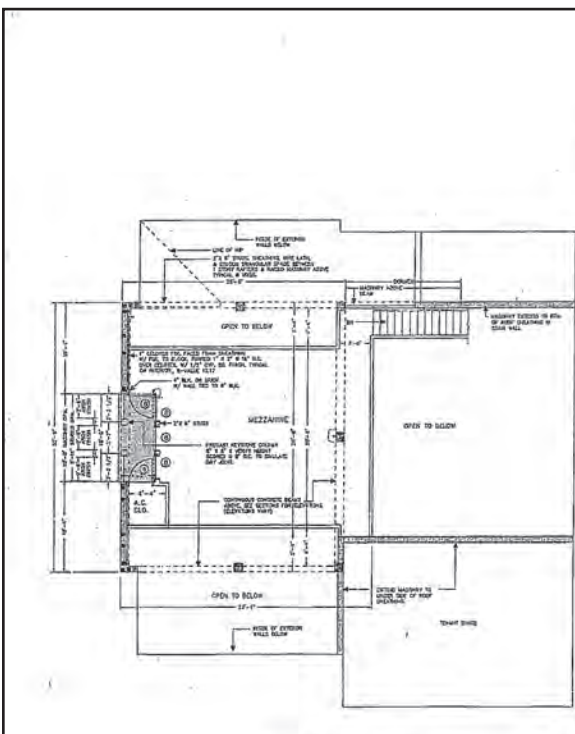
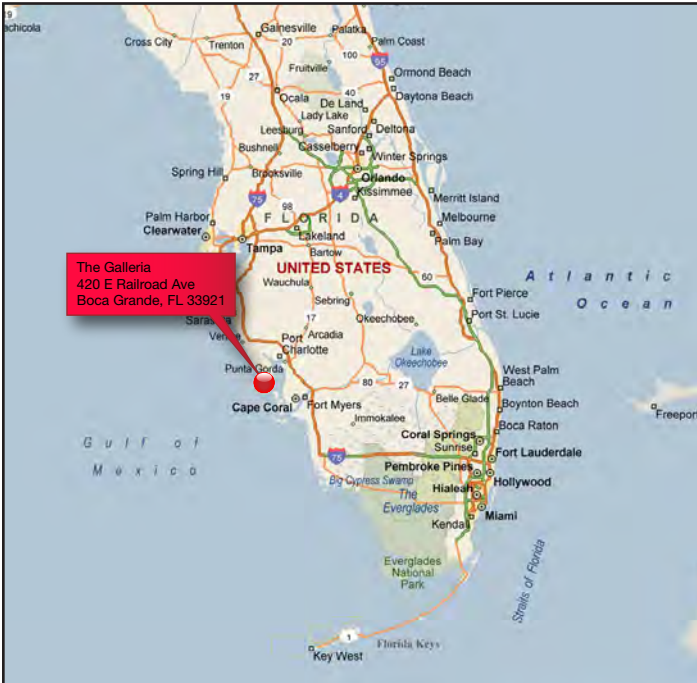
	3 Miles	5 Miles	10 Miles
Total Population	953	998	18,435
Average Household Income	\$126,542	\$126,349	\$87,950
2023 Household Estimate	418	440	8,982



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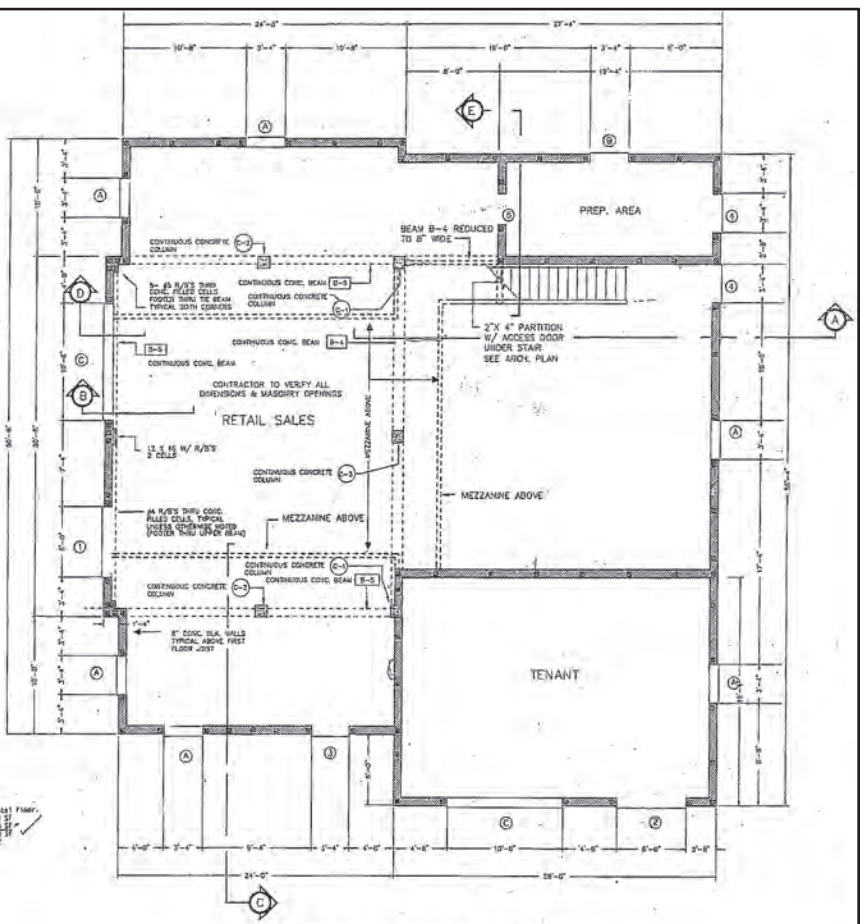
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MEZZANINE PLAN  
SCALE: 3/16" = 1'

A = Square root of 1st Floor  
First Floor 2,300 SF  
Perimeter 1,000 SF  
Area 23,300 = 99.2



FIRST FLOOR STRUCTURAL PLAN  
SCALE: 1/4" = 1'