

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

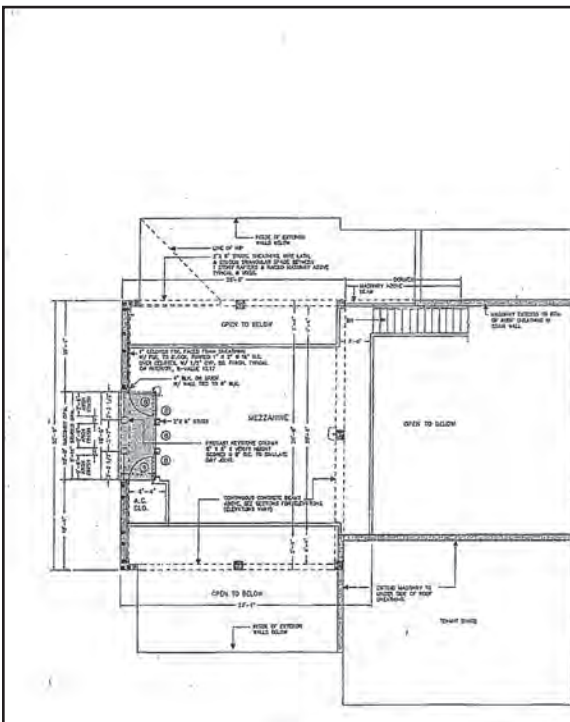
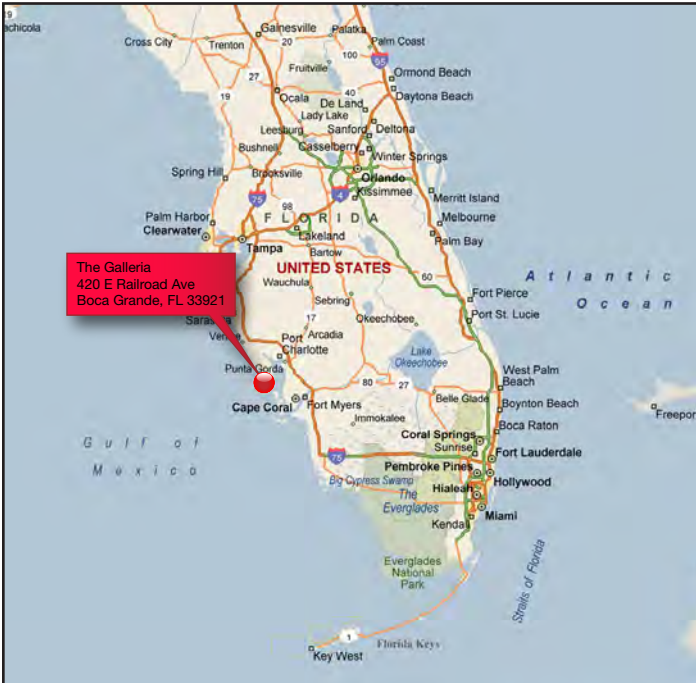
	1 Mile	3 Miles	5 Miles
Total Population	1,014	1,505	1,936
Average Household Income	\$62,779	\$60,706	\$64,897
Race:			
White	88.2%	90.3%	92.5%
Black	8.7%	6.6%	5.1%
Other	3.2%	3.1%	2.5%



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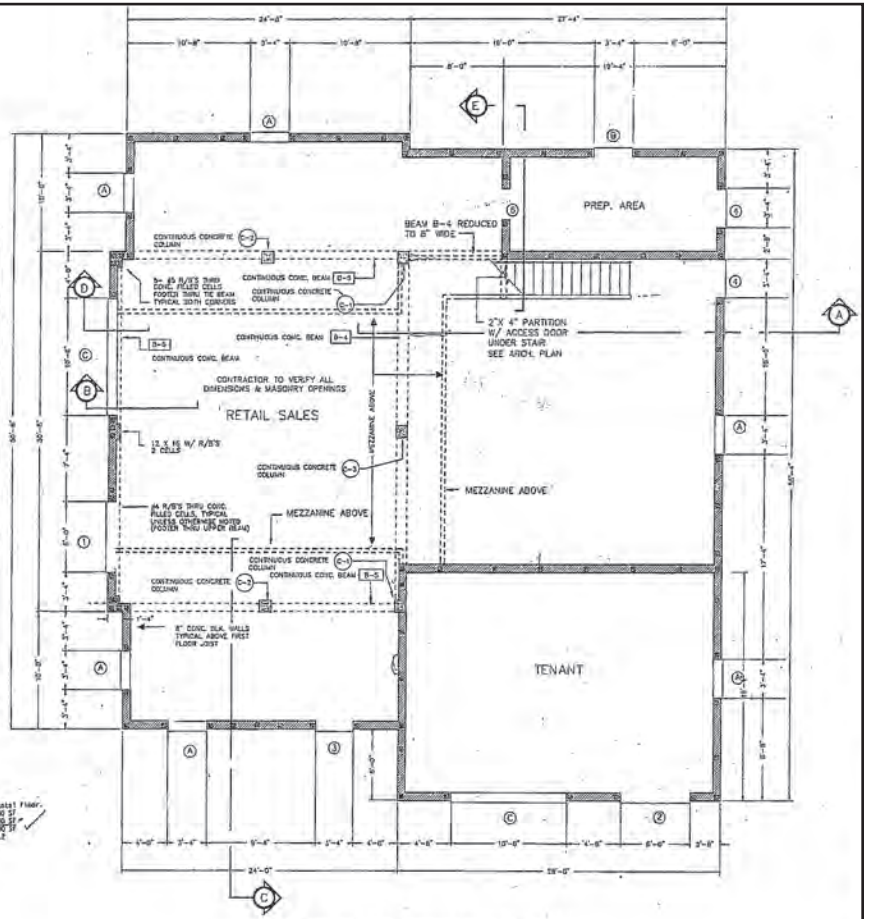
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MEZZANINE PLAN
SCALE: 3/16" = 1'

A = Square feet of Mezz Floor
First Floor 2,500 SF
Mezzanine 1,000 SF
A = 3,500 - 35.2



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