Publix #1840 - Aberdeen Square

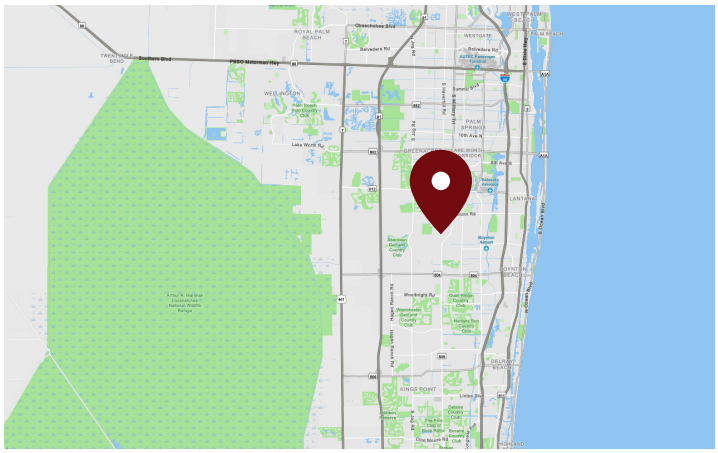
4966 Le Chalet Boulevard
Boynton Beach, FL 33436
Lat 26.554, Long -80.122

FOR LEASE

1,096 - 3,545 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Dominant Center in the Market
- Outparcel Available for Ground Lease
- Signalized Entrance
- Recently Completely Renovated
- Located on the SWC of Le Chalet Blvd. and Military Trail
- Combined Traffic Count: 39,423 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,566	122,133	318,101
Daytime Population	7,547	98,590	264,476
Total Households	4,735	49,681	127,705
Avg. HH Income	$133,980	$117,441	$119,320

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Crossman & Company
www.crossmanco.com

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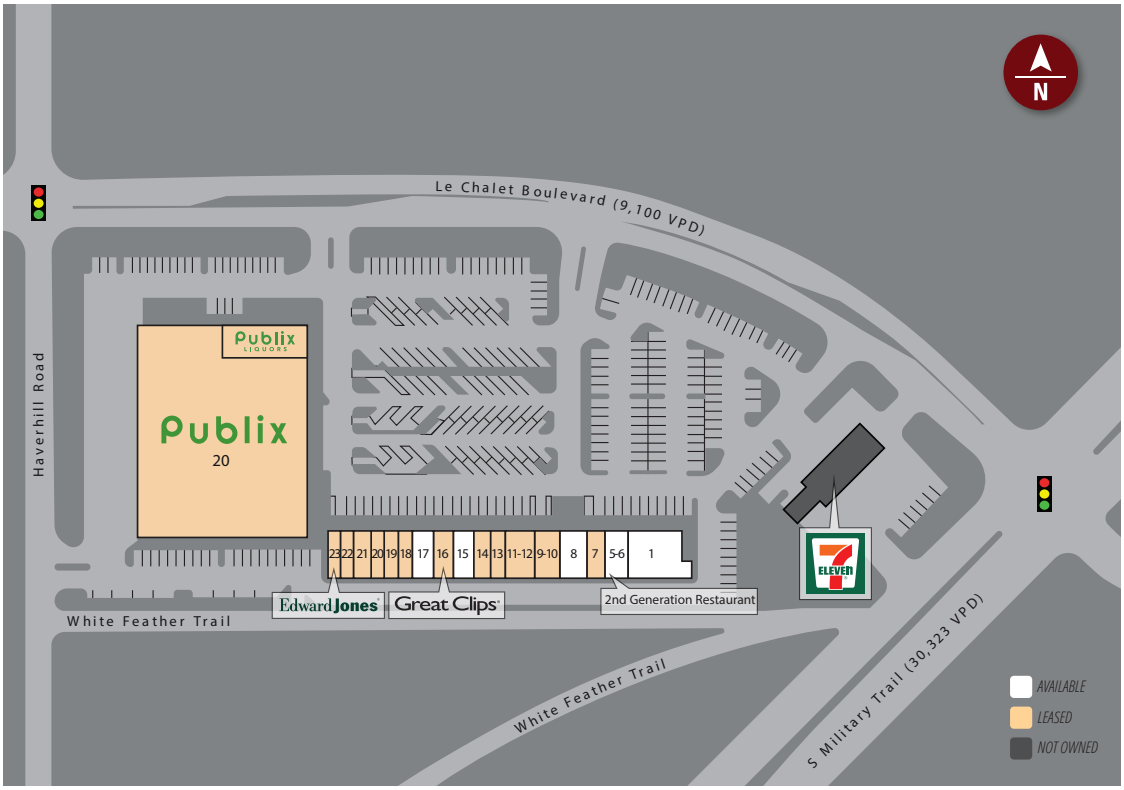
SITE PLAN



Suite	Tenant	Size
4966	Publix	48,228
	Publix Liquors (inside Publix)	1,400
1	AVAILABLE	3,545
5-6	AVAILABLE (2nd Gen Restaurant)	1,650
7	Sanctuary Windows and Doors	1,100
8	AVAILABLE	1,520
9-10	Androcles Veterinary Center	1,808
11-12	Aberdeen Dentistry	1,921
13	Rahman Realty	830
14	T&L Nails II	1,100
15	AVAILABLE	1,096
16	Great Clips	1,100
17	AVAILABLE	1,100
18	China Hut	825
19	American Safe Insurance	830
20	Enhancement Window Design	825
21	Prime Cabinets and Counters	1,100
22	Head First Hair Design	825
23	Edward Jones	825

TOTAL 72,030

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
153,600

EST. # OF VISITS ANNUALLY
1.3 Million

AVG. VISITS / CUSTOMER
8.66

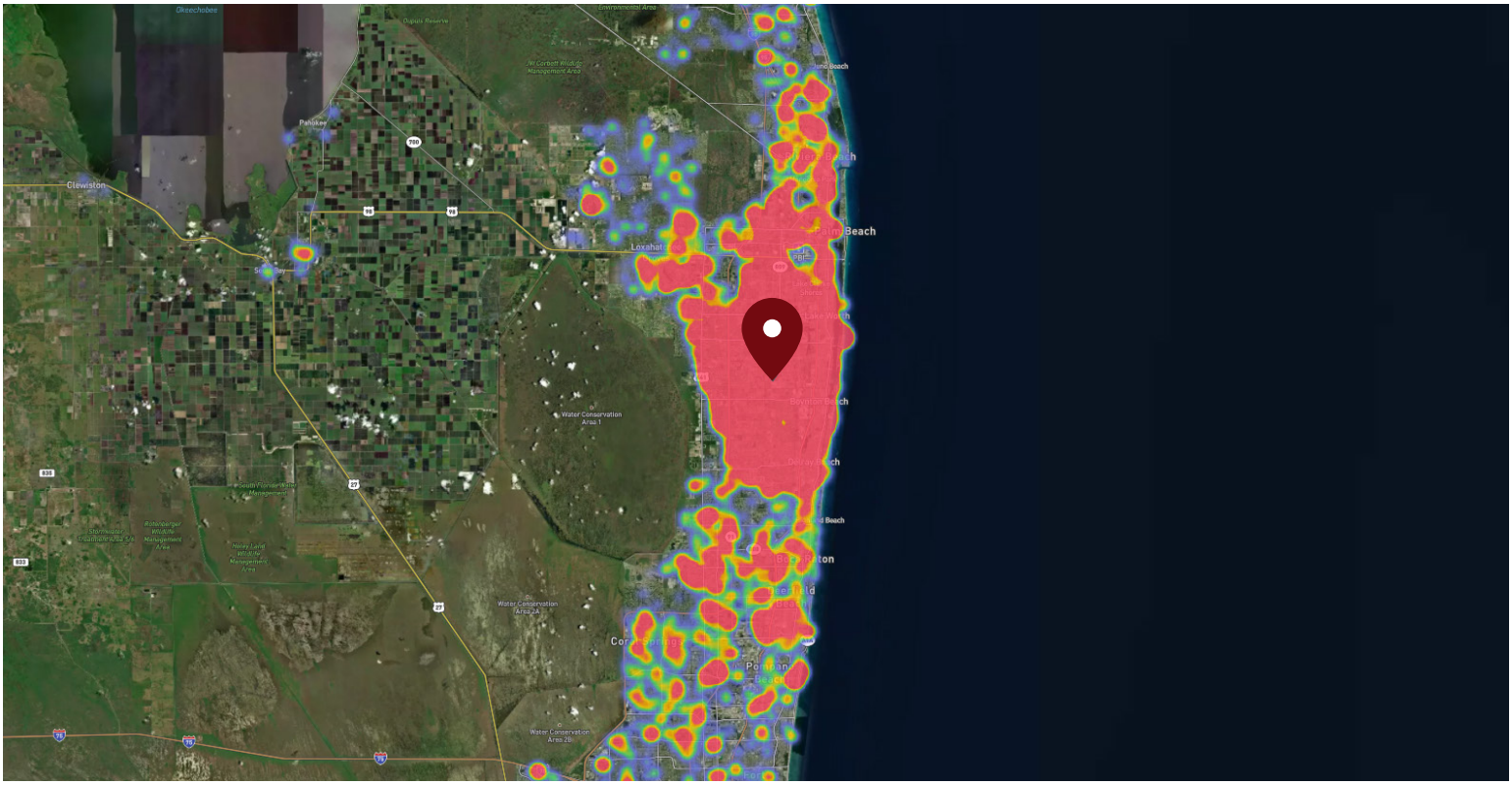
AVG. LENGTH-OF-STAY / VISIT
22 Min

TOP 3 DAYS	# OF VISITS
Saturday	205,814
Sunday	200,847
Wednesday	195,764

TOP 3 HOURS	# OF VISITS
5-6 PM	178,838
4-5 PM	173,452
6-7 PM	163,916

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2025 - April 30, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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