

Melrose Shoppes

8240 State Road 7,
Boynton Beach, FL
33472

- 1,156 SF (1 Unit Available)
- Upscale Retail Center fronting highly traveled 441.
- Join Cardiac Surgery Center, Dunkin Donuts, and Murphy's Grill



New Class A Retail & Medical Development in Boynton Beach

Melrose Shoppes is noted for its full frontal access along US Highway 441 in a rapidly growing suburban area with high-income demographics.

Property Facts

Address: 8240 S State Road 7, Boynton Beach, FL 33472

Site Area: 38,306 SF / 4.94 Acres

Location: Venetian Isles

Frontage: 441 & Armone Place

Current Zoning: RT—RESIDENTIAL TRANSITIONAL
(00-UNINCORPORATED)

Property Use: 1100 - Stores

Improvements: 2023

Assessed Value: (2025) \$10,627,124



Development Highlights

- Facade and completion In late 2023.
- The plaza is anchored by a cardiology surgical center, a Dunkin' with a drive-thru, How ya Dough'n, Murphy Grill, and others.
- Class A Construction in Boynton Beach

10

minutes to Florida
Turnpike

23

minutes to I-95

30

minutes to
Palm Beach
International
Airport

8240 SR 7 Boynton Beach



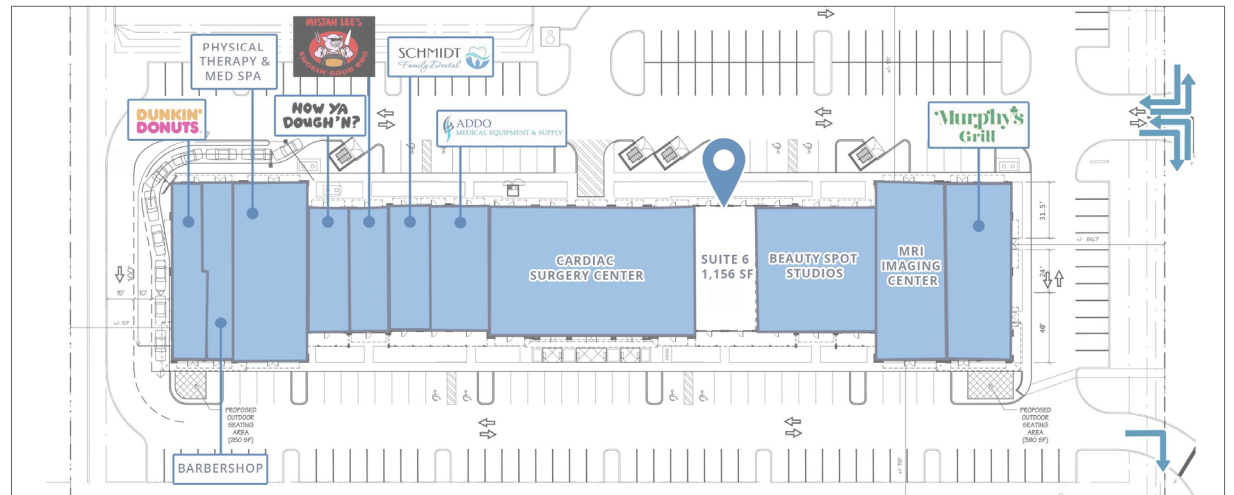
Location

The Melrose Shoppes development is in a high-traffic, rapidly growing suburban area of West Boynton Beach, offering excellent visibility and proximity to high-income residential communities and major medical facilities.

Located in a fast-growing suburban part of Boynton Beach, the center is surrounded by numerous new residential developments. Developers have noted that several multifamily projects are also underway nearby.

Land Use Designation

This land use strategy allows for commercial services and amenities to be built directly within a residential community, creating a mixed-use environment that serves the surrounding suburban population.



Demographics



Approved 1,000+
Homes



123,053
Population
within 5 mile
radius



3,000+ Homes
surrounding
property



10 mins to
Grocery stores



5 mins to
Restaurants



Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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