



FOR LEASE

Out Parcel/Vacant Land/Development Opportunity
 1301 Royal Palm Beach Boulevard
 Royal Palm Beach, Florida 33411

One of the only commercial sites available in the heart of Royal Palm Beach, surrounded by some of South Florida's newest development sites such as the new City of Westlake (4,500 + homes), Arden (2,000 + homes), and Avenir (3,900+ homes). This site has tremendous opportunity to solidify a long term lease in an already densely populated area that is also continuing to grow. Roughly one acre (.92), zoned General Commercial, surrounded by national retailers, residential homes, and situated just north of Okeechobee Boulevard on the west side of Royal Palm Beach Boulevard. This soon to be vacant lot is a RARE and PERFECT opportunity for any national retailer. Available by end of Summer 2019.

ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

521 South Olive Avenue
 West Palm Beach, FL 33401
 Phone: (561) 833-1661
 Cell: (914) 715-3967
rbgleiter@andersoncarr.com



Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



SITE HIGHLIGHTS

- **Heavy traffic counts**
- **Great exposure to the major traffic artery for Royal Palm Beach**
- **One of the only vacant Commercial lots available in Royal Palm Beach**
- **Located within close proximity to South Florida's newest development sites in Arden (2,000 + homes), Westlake (4,500 + homes) and Avenir (3,900 + homes)**
- **Zoning CG - General Commercial**
- **Multiple Access Points**

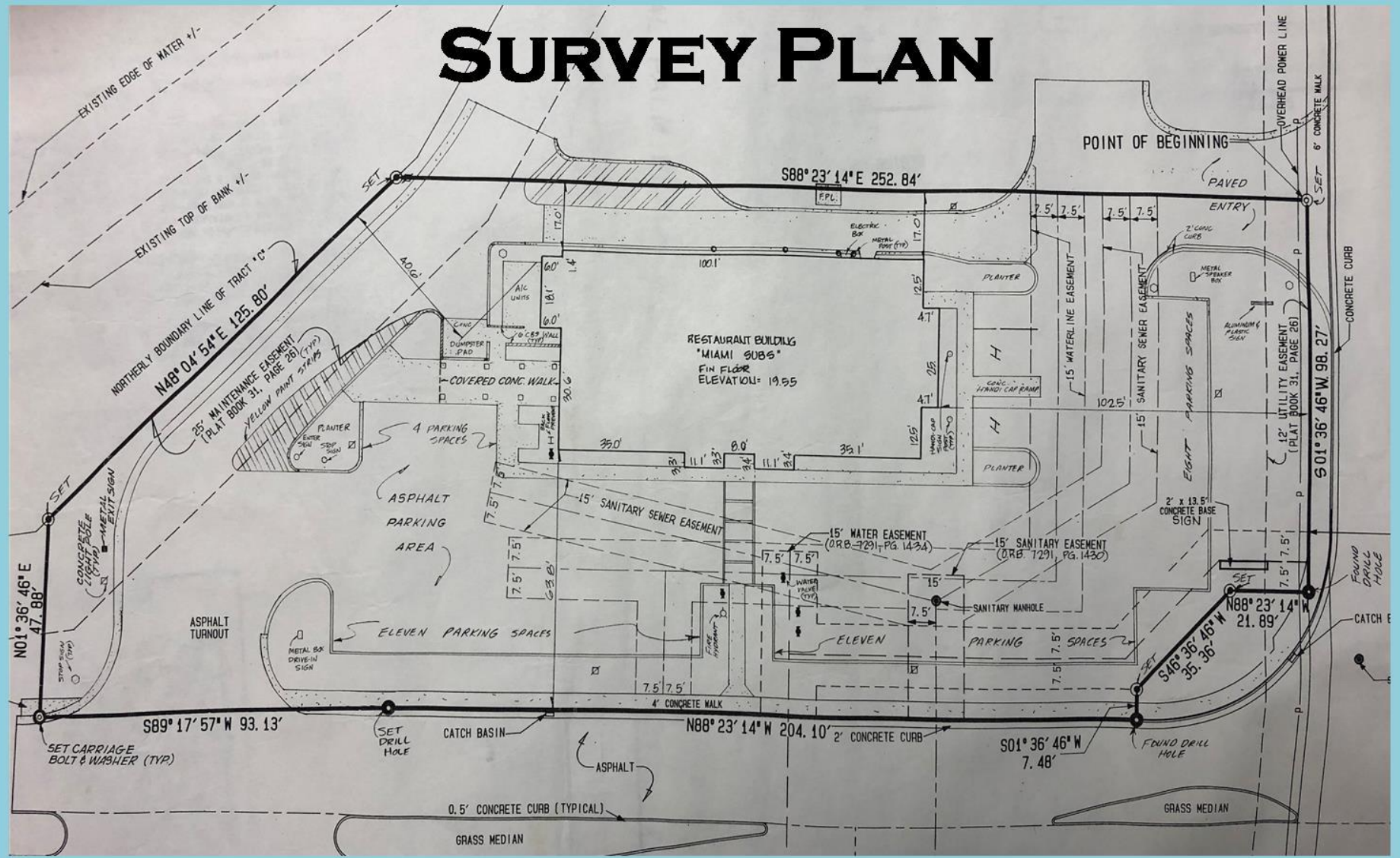
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,439	51,714	127,695
Households	4,095	18,161	45,656
Average Household Income	\$101,514	\$95,207	\$96,517
Projected Growth (18-'23)	6.54%	6.91%	6.95%
Projected Population (2023)	12,187	55,289	136,566

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SURVEY PLAN



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TRAFFIC COUNTS



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