



Kearney Commercial Realty, Inc.

FOR LEASE

7,193 SF End Cap Retail Space

- 7,193 SF End Cap Retail Space
- High Traffic Location
- 32,200 Cars Per day
- Great Visibility
- Building and Pole Signs
- Covered Delivery Area
- Close to I-95, Okeechobee Blvd., PBI and Palm Beach Outlet Mall

2271 Palm Beach Lakes Blvd., West Palm Beach, FL 33409



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About Kearney Commercial Realty, Inc.

Presented By:

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2271 Palm Beach Lakes Blvd., Suite #2271
West Palm Beach, FL 33409

Executive Summary

Listing Name	Palm Beach Lakes Retail
Property Type	Retail
Rental Rate	\$13 NNN
Monthly Rent	To be determined
Lease Types	Net Lease
Contiguous Space	7,193 SF
Total Available	7,193 SF

Property Details

Listing Name	Palm Beach Lakes Retail
Tax ID Number/APN	74-43-43-19-11-000-0102
Property Type	Retail
Zoning	Commercial
Gross Building Area (GBA)	13,152 SF
Building Size (RSF)	7,193 SF
Suite/Unit Number	2271
Space Available SF	7,193 SF
Minimum Divisible SF	7,193 SF
Maximum Contiguous SF	7,193 SF
Lease Rate	\$13 NNN
Date Available	06/1/2019
Lease Type	Net Lease
Expenses	\$4.60 PSF
Traffic	32,200
Space Type	Relet
Total Number of Buildings	1
Number of Stories	1
Year Built	1971
Exterior Description	CBS construction
Parking Description	Surface
Total Land Size	1.28 Acres
County	Palm Beach

Property Description

Property Overview

This is an 7,193 SF endcap on a 13,152 square foot retail building located on busy Palm Beach Lakes Blvd. and only one block from Okeechobee Blvd.

It has excellent signage and exposure to more than 32,200 Cars per day. It is surrounded by numerous retail stores such as Audio Advisors, FedEx, City Mattress, Braman BMW, Audi and Bentley, Schumacher Buick, Saab and VW and Palm Beach Mercedes. It is close to numerous retail centers and office buildings.

Site Description

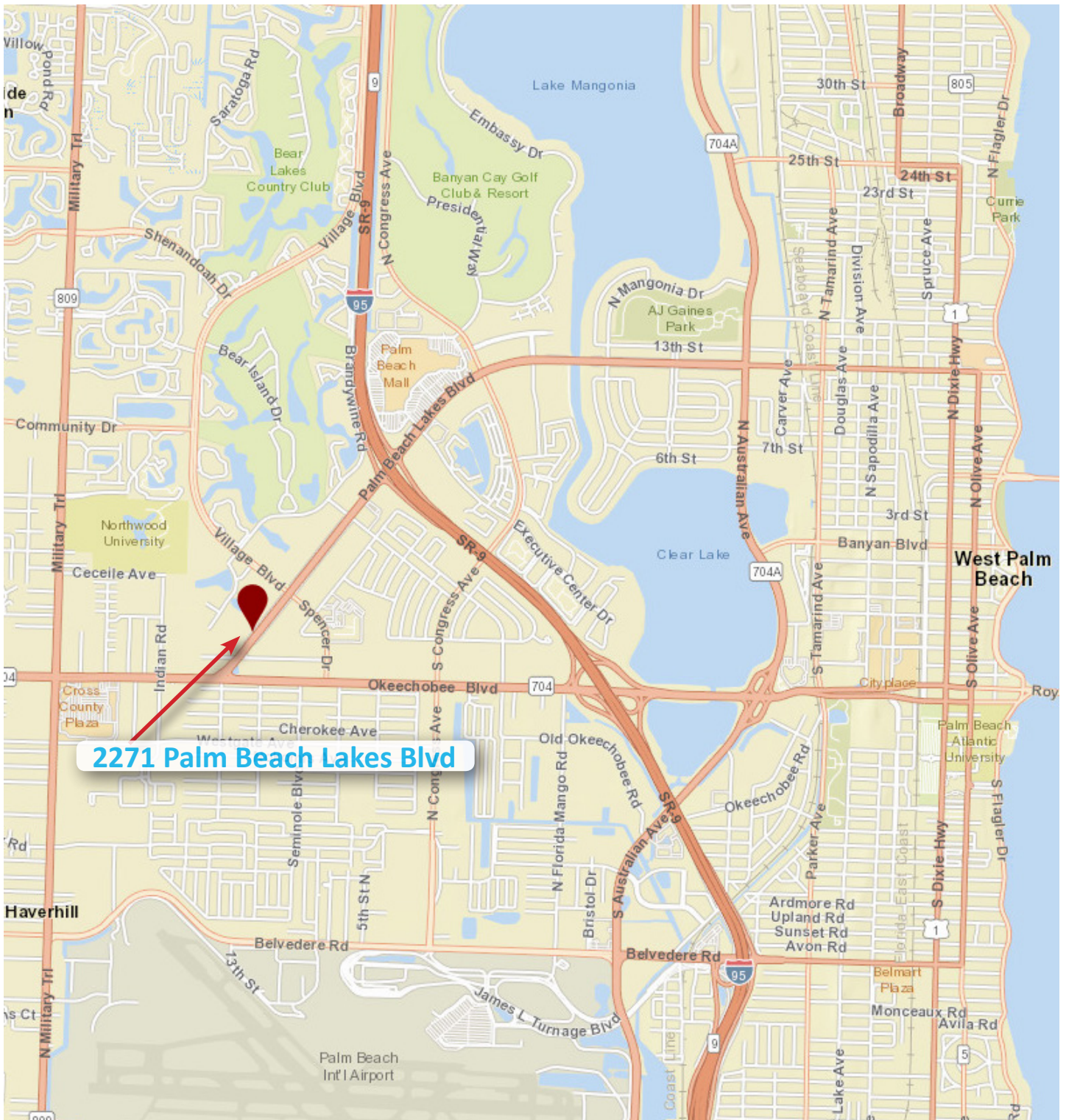
This property has excellent exposure to eastbound and westbound traffic with about 200 feet of frontage on Palm Beach Lakes Boulevard. There is customer parking in the front and rear of the building. The building's rear also features a large covered area for loading and unloading during inclement weather. There is also overflow parking on the service road in front of the property. The property is well maintained and in excellent condition. The landlord is planning on installing a new concrete floor prior to occupancy.

Property Description

This is a single story building close to the intersection of Palm Beach Lakes Blvd. and Okeechobee Blvd.

The property features a large covered area to shelter visitors from inclement weather. There are two pole signs in front of the building available for advertising. Both signs may be converted to one larger pole sign for added visibility.

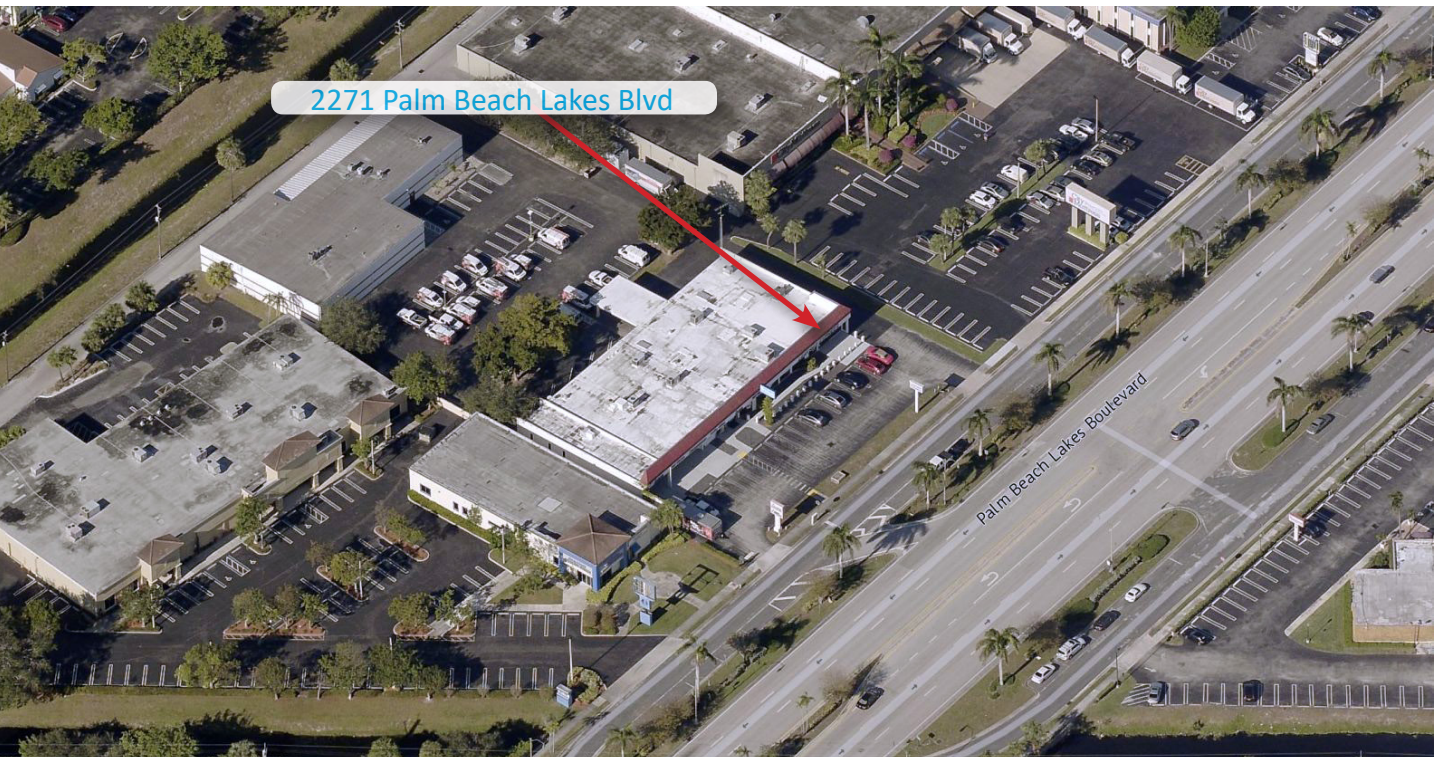
Maps



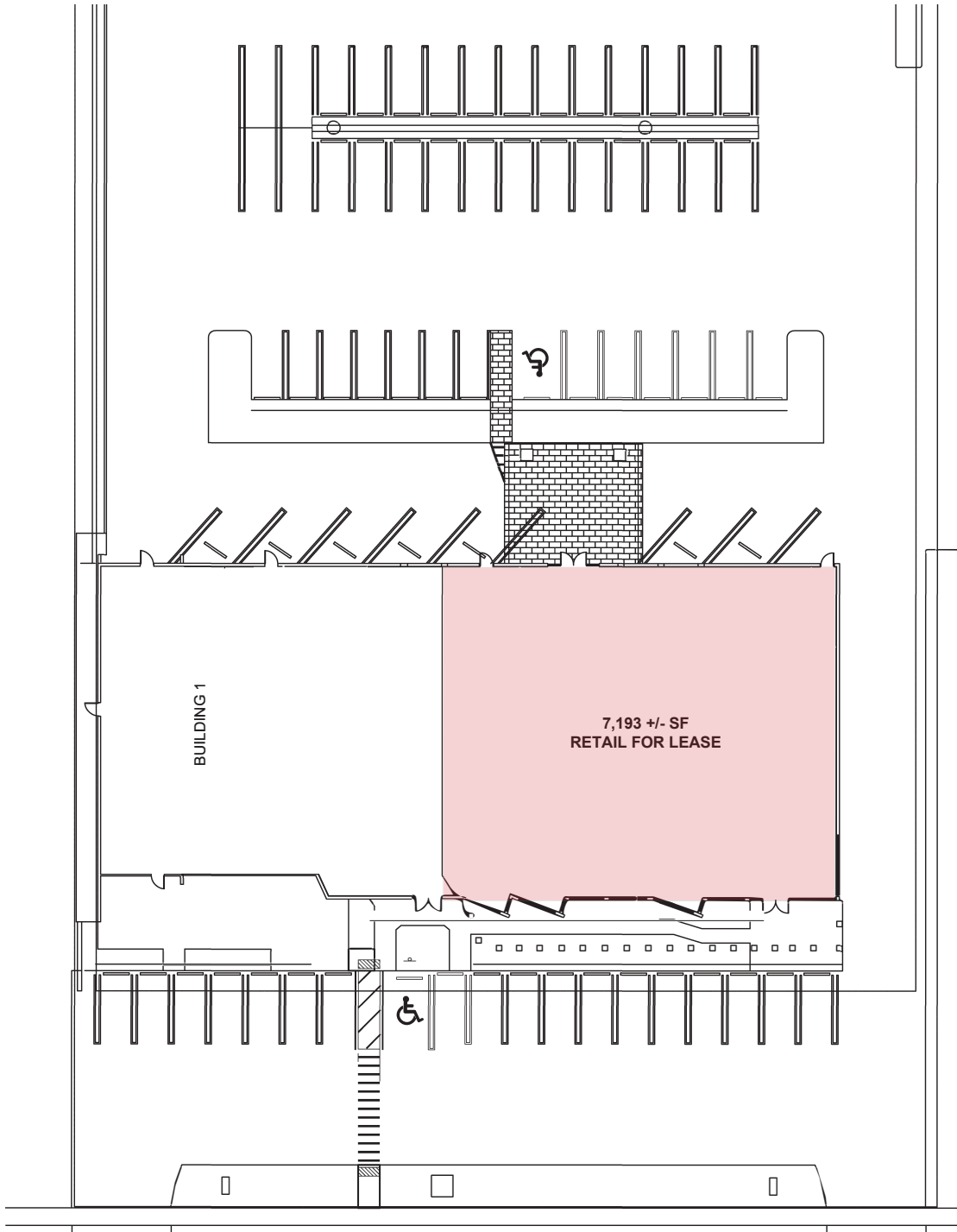
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Aerials



Site Plan



PAI M BEACH LAKES BOUI FVARD – WESTBOUND

Demographics

2271 Palm Beach Lakes Blvd, West Palm Beach, Florida,
Rings: 1, 3, 5 mile radii

Latitude: 26.70940
Longitude: -80.09839

	1 mile	3 miles	5 miles
Population			
2000 Population	11,315	89,785	208,035
2010 Population	12,438	106,415	237,591
2018 Population	13,637	115,503	254,826
2023 Population	14,278	122,216	267,733
2000-2010 Annual Rate	0.95%	1.71%	1.34%
2010-2018 Annual Rate	1.12%	1.00%	0.85%
2018-2023 Annual Rate	0.92%	1.14%	0.99%
2018 Male Population	50.6%	48.9%	48.7%
2018 Female Population	49.4%	51.1%	51.3%
2018 Median Age	30.9	37.6	37.8

In the identified area, the current year population is 254,826. In 2010, the Census count in the area was 237,591. The rate of change since 2010 was 0.85% annually. The five-year projection for the population in the area is 267,733 representing a change of 0.99% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 30.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	36.2%	49.7%	53.7%
2018 Black Alone	45.5%	36.6%	32.4%
2018 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2018 Asian Alone	2.0%	2.5%	2.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	11.0%	7.3%	7.7%
2018 Two or More Races	4.6%	3.3%	3.4%
2018 Hispanic Origin (Any Race)	32.2%	27.9%	34.3%

Persons of Hispanic origin represent 34.3% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,425	38,997	85,602
2010 Households	4,254	44,055	94,032
2018 Total Households	4,563	47,594	99,949
2023 Total Households	4,770	50,645	105,130
2000-2010 Annual Rate	-0.39%	1.23%	0.94%
2010-2018 Annual Rate	0.85%	0.94%	0.74%
2018-2023 Annual Rate	0.89%	1.25%	1.02%
2018 Average Household Size	2.88	2.33	2.49

The household count in this area has changed from 94,032 in 2010 to 99,949 in the current year, a change of 0.74% annually. The five-year projection of households is 105,130, a change of 1.02% annually from the current year total. Average household size is currently 2.49, compared to 2.47 in the year 2010. The number of families in the current year is 57,865 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

Demographics Continued

2271 Palm Beach Lakes Blvd, West Palm Beach, Florida,
Rings: 1, 3, 5 mile radii

Latitude: 26.70940
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$37,547	\$41,388	\$43,753
2023 Median Household Income	\$42,871	\$47,933	\$50,842
2018-2023 Annual Rate	2.69%	2.98%	3.05%
Average Household Income			
2018 Average Household Income	\$51,476	\$60,155	\$65,139
2023 Average Household Income	\$61,986	\$72,265	\$77,412
2018-2023 Annual Rate	3.79%	3.74%	3.51%
Per Capita Income			
2018 Per Capita Income	\$18,468	\$25,608	\$26,043
2023 Per Capita Income	\$21,900	\$30,741	\$30,871
2018-2023 Annual Rate	3.47%	3.72%	3.46%
Households by Income			

Current median household income is \$43,753 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$50,842 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$65,139 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,412 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,043 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,871 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,004	46,823	100,400
2000 Owner Occupied Housing Units	1,533	21,904	51,438
2000 Renter Occupied Housing Units	2,892	17,092	34,164
2000 Vacant Housing Units	579	7,827	14,798
2010 Total Housing Units	5,241	56,251	116,884
2010 Owner Occupied Housing Units	1,579	22,443	52,393
2010 Renter Occupied Housing Units	2,675	21,612	41,639
2010 Vacant Housing Units	987	12,196	22,852
2018 Total Housing Units	5,502	59,906	122,853
2018 Owner Occupied Housing Units	1,378	21,372	49,410
2018 Renter Occupied Housing Units	3,185	26,223	50,539
2018 Vacant Housing Units	939	12,312	22,904
2023 Total Housing Units	5,681	63,362	128,689
2023 Owner Occupied Housing Units	1,515	23,353	53,831
2023 Renter Occupied Housing Units	3,255	27,292	51,299
2023 Vacant Housing Units	911	12,717	23,559

Currently, 40.2% of the 122,853 housing units in the area are owner occupied; 41.1%, renter occupied; and 18.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 116,884 housing units in the area - 44.8% owner occupied, 35.6% renter occupied, and 19.6% vacant. The annual rate of change in housing units since 2010 is 2.24%. Median home value in the area is \$174,673, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.14% annually to \$203,900.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

Permitted Uses

PERMITTED USE TABLE

Key: P = Permitted by Right; PXR = Permitted, Subject to Extra Requirements;
 Sa = Special Use, Class A; Sb = Special Use, Class B

	GC
1 ADULT ENTERTAINMENT	
2 AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC	
3 APPAREL & ACCESSORY RETAIL SALES RENTAL STORES	P
4 ART MERCHANDISING STUDIOS	P
5 ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES ⁴	P
6 BAIT AND TACKLE SHOPS ⁴	P
7 BARBER & BEAUTY SHOPS ⁴	P
8 BARS AND LOUNGES AND RELATED ENTERTAINMENT	P
9 BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS	P
10 BED AND BREAKFAST ESTABLISHMENTS ¹	
10.1 BED AND BREAKFAST INNS ³	PXR
11 BOOK & STATIONARY STORES	P
12 BOTANICAL GARDENS AND ACCESSORY OFFICES	
13 BUSINESS AND COMMERCIAL MACHINE SALES ⁴	P
14 CANDY, NUT AND CONFECTIONARY STORES	P
15 CATERING ESTABLISHMENTS	P
16 CEMETERIES, PUBLIC/PRIVATE	
<u>17</u> CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	P
18 CLINICS-PUBLIC & PRIVATE	P
19 CLUBS AND LODGES WITHOUT A RESTAURANT	P
20 COIN & PHILATELIC STORES ⁴	P
21 COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR
<u>22</u> COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED	P
23 COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED	P
24 COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED	P
25 COMMUNICATIONS TOWERS	
25.1 COMMUNITY CENTERS	P
25.2 COMMUNITY GARDENS	PXR
<u>26</u> CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)	Sb
27 CONVENTS, MONASTERIES AND SEMINARIES	P
28 CULTURAL FACILITIES, PUBLIC AND PRIVATE	P
29 DAY CARE FACILITIES, ACCESSORY, CHILDREN, FAMILY	
30 DAY CARE FACILITIES, ADULT	PXR
31 DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	P
32 DAY CARE FACILITIES, CHILDREN AS PRINCIPAL USE	PXR
33 DELICATESSENS	P
<u>34</u> DEPARTMENT STORES, MAJOR	P
35 DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, AS PRINCIPAL USES	PXR
36 DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, FOR USES PERMITTED AS SPECIAL USES	Sb

Permitted Uses Continued

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		GC
37	EXERCISE STUDIOS AND HEALTH CLUBS	P
38	FACIAL AND SCALP TREATMENT SERVICES ⁴	P
39	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS < 3,000 SQ. FT.	P
39.1	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS > 3,000 SQ. FT.	P
40	FLEA MARKET	Sa
41	FLOWER SHOPS AND FLORISTS	P
42	FOOD AND BEVERAGE RELATED USES, EXCEPT AS OTHERWISE LISTED (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)	P
43	FOOD STORES OR SUPERMARKET OVER 10,000 SQ. FT. ⁴	P
44	FOOD STORES: SPECIALTY (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)	P
45	FUNERAL HOMES, MORTUARIES AND CREMATORIES	P
46	FURNITURE REFINISHING AND REPAIR	P
47	GAME ARCADES	P
48	GIFT, NOVELTY, SOUVENIR AND SUNDRY SHOPS ⁴	P
49	GOVERNMENT FACILITIES NOT OTHERWISE LISTED	
49.1	GOVERNMENT OPERATED SOCIAL SERVICES FACILITIES	
50	GREENHOUSES, COMMERCIAL RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE	P
51	GROUP HOMES TYPE I (6 OR FEWER PERSONS)	
51.1	GROUP HOMES TYPE II (7 TO 14 PERSONS)	Sb
52	GROUP HOMES TYPE III (15 OR MORE PERSONS)	Sb
53	GROUP HOMES TYPE V	Sb
54	GUN CLUBS AND SHOOTING RANGES	
55	HARDWARE, PAINT, GLASS AND WALL-PAPER STORES ⁴	P
56	HELIPADS, HELISTOPS, W/OUT PERMANENT MOORING AND SERVICE FACILITIES	Sb
56.1	HOME IMPROVEMENT SHOWROOMS ⁴	
57	HOME OCCUPATIONS, ACCESSORY TO RES. USES	
58	HOSPITALS - PUBLIC & PRIVATE	Sa
59	HOTELS AND MOTELS	PXR
60	HOTELS AND MOTELS, LIMITED SERVICE	PXR
61	INDUSTRIAL USES HAVING MODERATE EXTERNAL IMPACTS	
62	INDUSTRIAL USES HAVING SIGNIFICANT EXTERNAL IMPACTS	
63	INDUSTRIAL USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
64	INDUSTRIAL - TYPE USES HAVING, MODERATE EXTERNAL IMPACTS	P
65	INDUSTRIAL - TYPE USES HAVING SIGNIFICANT EXTERNAL IMPACTS	PXR
66	INDUSTRIAL - TYPE USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
67	INTERIOR DECORATORS	P
68	JUNK, SCRAP AND SALVAGE YARDS	
69	LAKES, PONDS, MAN-MADE, ACCESSORY	PXR
70	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, CLEANING ON PREMISES	PXR
71	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, PRIMARILY SERVING THE PUBLIC, COIN OPERATED	PXR

Permitted Uses Continued

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		GC
72	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, SERVING PRIMARILY THE PUBLIC, NO CLEANING ON PREMISES ⁴	Sb
73	LIQUOR & PARTY STORES	P
74	LOCKSMITH AND KEY ESTABLISHMENTS ⁴	P
75	MAILING SERVICES ⁴	P
75.1	MARINA, COMMERCIAL	
76	MARINE, INDUSTRIAL ESTABLISHMENTS	
77	MARINE, RETAIL SALES AND SERVICES	P
78	MARTIAL ARTS STUDIO	P
79	MINING AND EXTRACTIVE USES	
80	MOBILE HOME SALES, RENTAL & SERVICE	
81	MONUMENT SALES ESTABLISHMENTS	
82	MOTION PICTURE STUDIOS	
83	MOTOR VEHICLE FUEL SALES AND SERVICE	Sb
83.1	MOTOR VEHICLE FUEL SALES (NO SERVICE) AND ACCESSORY CONVENIENCE STORE	Sb
84	MOTOR VEHICLE PARTS & ACCESSORY STORES	P
85	MOTOR VEHICLE REPAIR, HEAVY (INCL. BODY REPAIRS AND PAINTING)	Sb
86	MOTOR VEHICLE REPAIR, LIGHT (EXCLUDING BODY REPAIRS & PAINTING)	PXR
87	MOTOR VEHICLE SALES & RENTAL (NO SERVICE)	P
88	MOTOR VEHICLE SALES AND SERVICE AGENCIES	P
89	MOTOR VEHICLE TITLE AND TAG SERVICE ⁴	P
90	MOTORCYCLE SALES & SERVICE ESTABLISHMENTS	P
91	MUSIC AND DANCE STUDIOS	P
92	NEWSPAPER DISTRIBUTING AGENCIES	
93	NEWSPAPER & MAGAZINE SHOPS	P
94	NONCONFORMITIES, CHANGE FROM ONE MINOR NONCONFORMING USE TO ANOTHER MINOR NONCONFORMING USE	Sb
95	NONCONFORMITIES, CHANGE FROM A MAJOR NONCONFORMING USE TO A MINOR NONCONFORMING USE	Sb
96	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MINOR NONCONFORMING USE	Sb
97	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MAJOR NONCONFORMING USE	Sb
98	NURSERIES, RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE	P
99	OFFICE & RELATED USE, INCLUDING BUSINESS SERVICES EXCEPT AS OTHERWISE LISTED	P
100	OFFICE SUPPORT RETAIL NOT OCCUPYING MORE THAN 20% OF THE GROSS SQUARE FEET ⁴	P
101	OFFICES-GOVERNMENT ADMINISTRATIVE ⁴	P
102	OFFICES, PROFESSIONAL (MEDICAL) ⁴	P
102.1	OFFICES, PROFESSIONAL (NON-MEDICAL) ⁴	P
102.2	OFFICES, REAL ESTATE	P
103	OFFICES OR FACILITIES, QUASI-PUBLIC ASSOC. AND ORGANIZATIONS, NOT-FOR-PROFIT	P
104	RESERVED	

Permitted Uses Continued

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		GC
105	OFFICES, FOR THE HIRING OF TEMPORARY NONMANUAL LABOR	P
106	OUTDOOR STORAGE FACILITIES FOR FAMILIES AND BUSINESSES	
107	PARKING GARAGES AS PRINCIPAL USES	Sa
108	PARKING LOTS AS PRINCIPAL, ACCESSORY OR OFF-SITE USES	Sb
109	PARKING/STORAGE OF REC. VEHICLES ACCESSORY, IN RESIDENTIAL DIST.	
109.1	PARKS	
110	PAWN SHOPS	Sb
111	PET GROOMING ESTABLISHMENTS, BUT NOT KENNELS	P
112	PHOTOCOPY SERVICES ⁴	P
113	PHOTOGRAPHIC STUDIOS SERVICING PRIMARILY THE PUBLIC ⁴	P
114	POST OFFICES	P
115	PRIVATE USE ON PUBLIC (CITY OWNED) LAND	Sa
116	PRINTING AND TYPE SETTING SERVICES ⁴	P
117	PRODUCE MARKETS	P
118	PUBLIC SAFETY FACILITIES OPERATED BY PRIVATE AGENCIES	Sb
119	PUBLIC SAFETY FACILITIES OPERATED BY PUBLIC AGENCIES ⁴	P
120	RADIO AND TELEVISION BROADCASTING STUDIOS AND FACILITIES	P
121	RAILROAD SWITCHING AND MARSHALING YARDS	
122	RECREATION, INDOOR ⁴	P
123	RECREATION, OUTDOOR, GENERAL	P
124	RECREATION, OUTDOOR, HIGH INTENSITY	Sb
125	RECREATION, OUTDOOR AMUSEMENTS, TEMP	Sb
126	RECREATION, STADIUMS/SPORTS ARENAS	Sa
127	REPAIR SHOPS FOR HOUSEHOLD APPLIANCES/SMALL MOTORS/MACHINES	P
128	RESEARCH & DEVELOPMENT FACILITIES NOT OF AN INDUSTRIAL NATURE	P
129	RESEARCH & DEVELOPMENT FACILITIES OF AN INDUSTRIAL NATURE	
130	RESIDENTIAL, FRATERNITIES AND SORORITIES	
131	RESIDENTIAL, MULTIFAMILY	
132	RESIDENTIAL, ROOMING & BOARDING HOUSES	
133	RESIDENTIAL, SINGLE-FAMILY, DETACHED	
134	RESIDENTIAL, SINGLE-FAMILY ATTACHED AND DETACHED	
135	RESIDENTIAL, TOWNHOUSES	
136	RESTAURANTS SERVING A LIMITED CLIENTELE (PRIVATE CLUBS & LODGES) ⁴	PXR
137	RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU	P
138	RESTAURANTS SERVING THE GENERAL PUBLIC, DRIVE-IN OR DRIVE THRU FACILITIES	PXR
139	RETAIL BAKERIES	P
140	RETAIL BUILDING MATERIAL SALES WHICH HAVE A VERY SIGNIFICANT EXTERNAL IMPACT	P
141	RETAIL BUSINESSES	P
142	SANDWICH SHOPS AND SNACK BARS	P
143	SCHOOLS - PUBLIC AND PRIVATE, ELEMENTARY, INTERMEDIATE AND SECONDARY	P
144	SCHOOLS - PUBLIC, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT	
145	SCHOOLS - PUBLIC, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT	P

Permitted Uses Continued

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		GC
146	SCHOOLS, COMMERCIAL, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT	
147	SCHOOLS, COMMERCIAL, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT	P
148	SCHOOLS, COLLEGES AND UNIVERSITIES, PUBLIC AND PRIVATE	
149	SCRAP, WASTE AND RECLAIMED MATERIALS TRADE	
150	SHIP AND BOAT BUILDING AND REPAIR	
151	SPECIAL NONCOMMERCIAL EVENTS OF PUBLIC INTEREST	PXR
152	SWIMMING POOL SALES	P
153	TAX RETURN PREPARATION SERVICES ⁴	P
154	TAXIDERMIST ⁴	P
155	TEMPORARY BORROW PITS, BORROW PILES AND SIMILAR EXCAVATIONS	PXR
156	TEMP MODEL DWELLINGS AND SALES OFFICES	PXR
157	TEMPORARY OFFICES AND FACILITIES FOR CONSTRUCTION, STORAGE/SECURITY	PXR
158	TEMPORARY PRODUCE STANDS	Sb
159	THEATERS, INDOOR, MOTION PICTURE & LIVE PERFORMANCES	P
160	TOBACCO SHOPS ⁴	P
161	TRANSIT STORAGE AND MAINT. FACILITIES FOR PASSENGER TRANSPORTATION OPERATIONS	Sb
162	TRANSIT, PASSENGER & FREIGHT TERMINALS	Sb
163	TRAVEL AGENCIES OR TRANSPORTATION TICKETS ⁴	P
164	UPHOLSTERY, CLOTH & CANVAS PRODUCTS FABRICATION, INCL. SLIPCOVERS AND AWNINGS	P
164.1	URBAN MARKET GARDENS	PXR Sb
165	UTILITY FACILITIES, HEAVY, PUBLIC AND PRIVATE	
166	UTILITY FACILITIES, LIGHT, PUBLIC AND PRIVATE	PXR
167	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED	PXR
168	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED, NOT-FOR-PROFIT	PXR
169	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, UNENCLOSED	Sb
170	WAREHOUSING FACILITIES FOR FAMILIES AND SMALL BUSINESSES	P
171	WAREHOUSING HAVING MODERATE EXTERNAL IMPACTS	P
172	WAREHOUSING HAVING SIGNIFICANT EXTERNAL IMPACTS	PXR
173	WAREHOUSING HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
174	WATCH AND SHOE REPAIR ESTABLISHMENTS ⁴	P
175	WHOLESALE HAVING A MODERATE EXTERNAL IMPACT	P
176	WHOLESALE HAVING A SIGNIFICANT EXTERNAL IMPACT	PXR
177	WHOLESALE HAVING A VERY SIGNIFICANT EXTERNAL IMPACT	
178	YARD AND GARAGE SALES, TEMPORARY	
179	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO PRINCIPAL USES PERMITTED BY RIGHT ⁴	P
180	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO SPECIAL USES PERMITTED BY RIGHT	S

Edward A. Kearney

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Experience:

Edward A. Kearney, CCIM, has been a licensed Florida real estate broker for more than 25 years. Since 2000 his primary business has been sales and leasing of retail, office, industrial and vacant land. He has sold or leased most types of commercial properties and has worked in many of the largest metropolitan areas in Florida.

Ed's expertise and reputation has been recognized by two separate Florida State Courts which have appointed him as Receiver to oversee, preserve, manage and sell commercial properties involved in various types of litigation. Recently, he has been engaged as an Expert Witness for the defendant in a Miami-Dade County commercial real estate related case.

During his first ten years as a broker, Ed represented more than \$1 billion of commercial property in annual tax appeals and more than \$250 million in annual tangible personal property tax appeals throughout Florida. He continues to offer property tax consulting services.

Service:

What does good service mean? At Kearney Commercial Realty we try to think about how to service our clients, recognizing that they may have a various levels of expertise, experience and different requirements. We have found that the best way to determine the level of service required is to reverse roles. In other words, we try to place ourselves in the same situation as the client and ask ourselves how would we expect or want to be treated.



Reputation:

Reputation and integrity are essential in commercial real estate. In trying to define how we conduct ourselves, we are reminded of Warren Buffet's mandate to his employees. He demanded that they conduct themselves as if their actions were to be reported on the front page of tomorrow's newspaper. After 25 years our reputation is solid. We are sure that if anything were said about us in a newspaper or in any way, it would likely be good. Further, we make every effort to avoid conflicts of interest by placing our clients best interests before our own.

Other:

Ed served as an Explosive Ordnance Disposal and Diving Officer in the US Navy on both an aircraft carrier and while in Vietnam. He has three children and seven grandchildren. He enjoys reading, bicycling and plays golf to a 3 handicap.