



For Sale

\$2,100,000

## 9860 Alternate A1A Palm Beach Gardens, FL

Colliers is pleased to exclusively offer the sale of 9860 Alternate A1A, a 2,869 SF commercial building with four (4) drive-thru lanes on 1.2 acres.

**Contact us:**

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**Colliers**

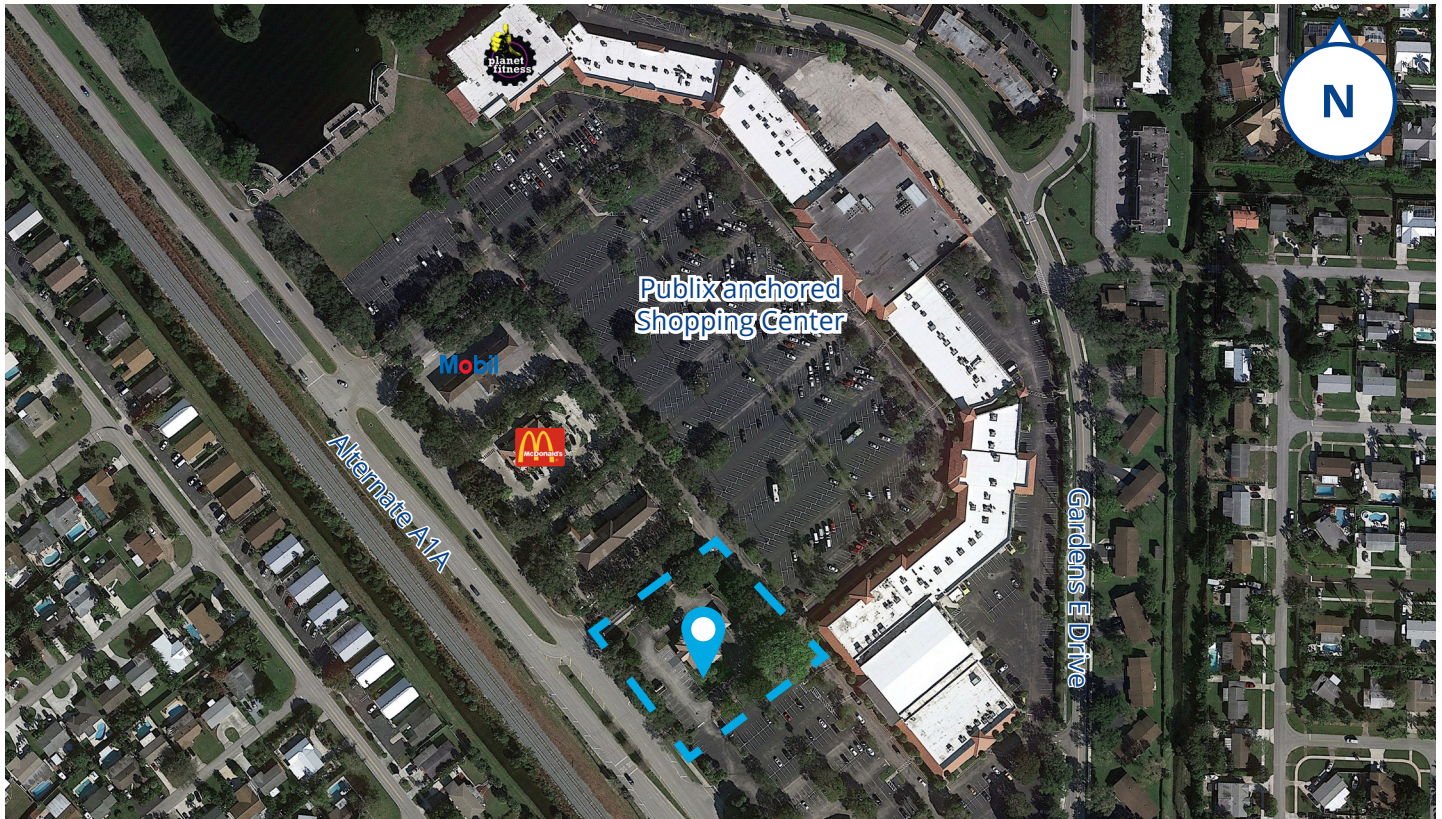
2385 NW Executive Center Drive  
Suite 350  
Boca Raton, FL 33431

**Property Features:**

- Building size: 2,869 SF
- Parcel size: 1.209 acres
- Publix anchored Shopping Center
- Excellent visibility and access

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# 9860 Alternate A1A | Location Map



## Area Highlights

Palm Beach Gardens is a city located in Palm Beach County, Florida, known for its upscale communities, golf courses, and shopping destinations. Local attractions:

**Golf Courses:** Palm Beach Gardens is renowned for its numerous golf courses. The area hosts the PGA National Resort & Spa, which includes several championship golf courses.

**Shopping:** The Gardens Mall is a popular upscale shopping destination in the area, featuring a variety of high-end retailers and dining options.

**Parks and Recreation:** Residents and visitors can enjoy various parks and recreational facilities in the city. The Palm Beach Gardens GreenMarket is a local farmers' market that takes place on Sundays.

**Cultural Events:** Palm Beach Gardens hosts various cultural events and activities throughout the year. Check the local calendar for art shows, music festivals, and community events.

**Education:** The city is served by the School District of Palm Beach County, providing educational opportunities for families.

**Beaches:** While Palm Beach Gardens is slightly inland, the beautiful beaches of the Atlantic Ocean are easily accessible within a short drive.

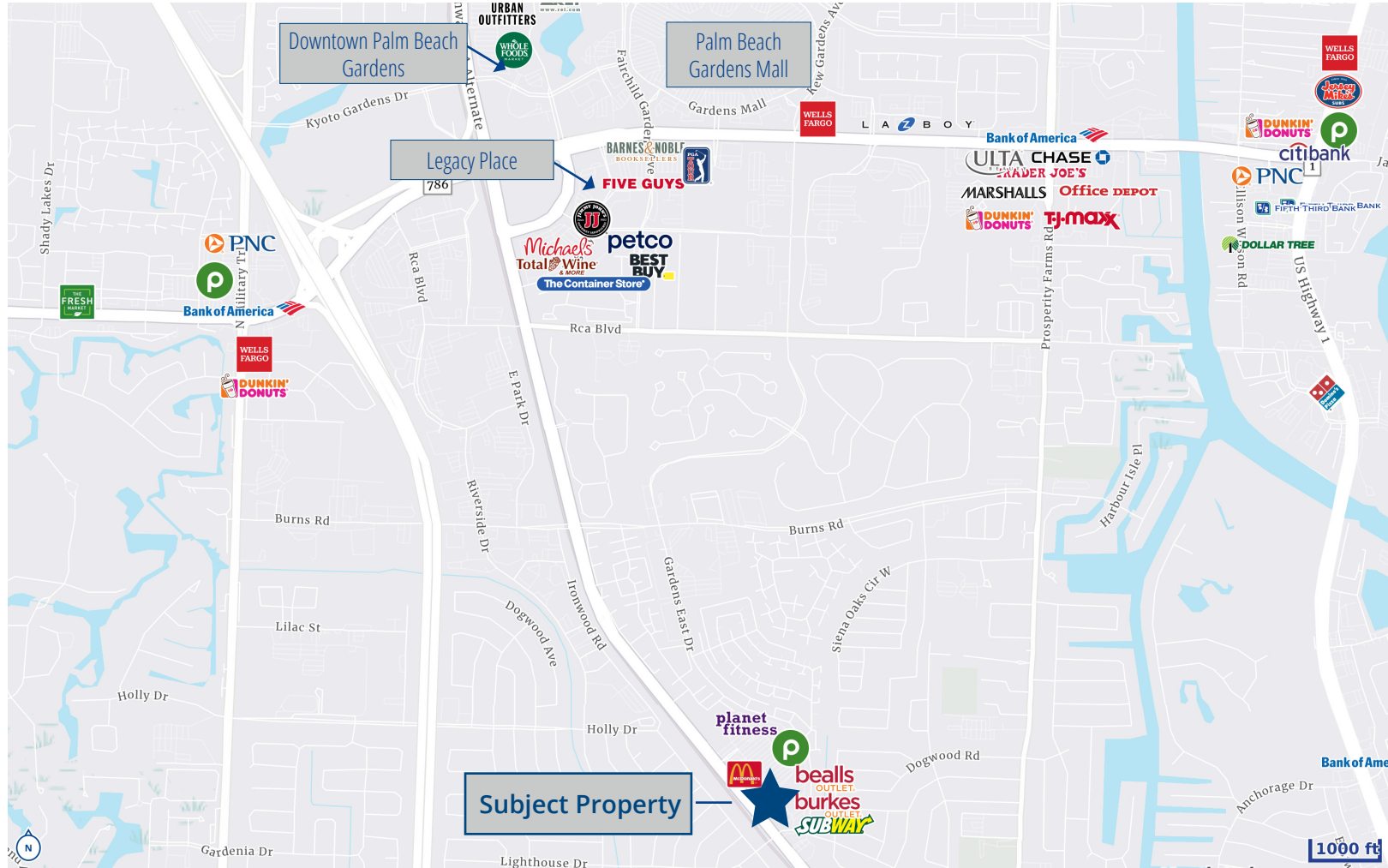
# 9860 Alternate A1A | Photos



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# 9860 Alternate A1A | Retailers Map



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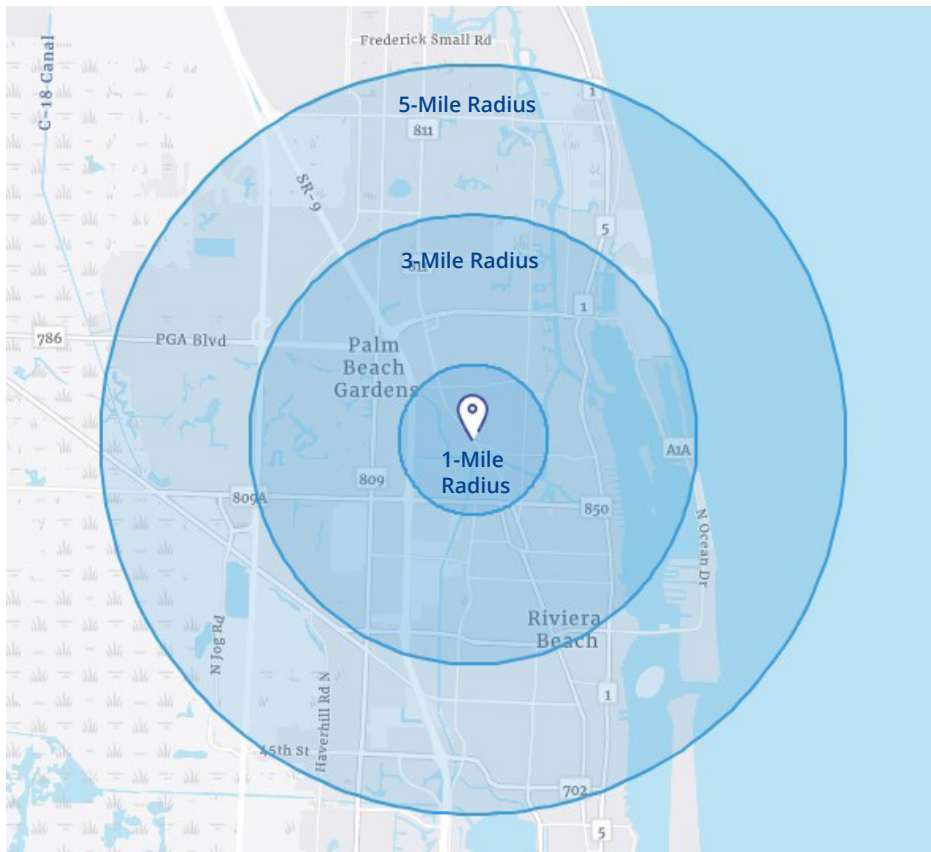
# 9860 Alternate A1A | Demographics

## Palm Beach Gardens, Florida

Population	1-Mile	3-Miles	5-Miles
2023 Population	13,057	91,852	165,322
2028 Population	13,822	93,104	168,356

Households	1-Mile	3-Miles	5-Miles
2023 Households	5,734	39,227	70,494
2028 Households	6,063	39,981	72,106
2023-2028 Total HH Change	5.7%	1.9%	2.3%

Average Household Income	1-Mile	3-Miles	5-Miles
2023 Avg. HH Income	\$101,426	\$111,976	\$125,607
2028 Avg. HH Income	\$118,302	\$129,188	\$144,443



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