

# PRIME RETAIL SPACE

1334 N Military Trail, West Palm Beach, FL 33409



**FOR LEASE | \$21.00/SF NNN**



601 Heritage Drive, Ste 227  
Jupiter FL, 33458  
[Www.flffholdings.com](http://www.flffholdings.com)

**Danny Simon**  
772.286.5744 Office  
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[DannySimon@flffholdings.com](mailto:DannySimon@flffholdings.com)

# PROPERTY OVERVIEW

- **NOW LEASING!** 8,400 SF endcap at a highly trafficked signalized intersection
- Join Family Dollar, Trulieve, Bella Banquete Hall and more in this well positioned retail plaza
- Convenient location, less than 5 minutes to PBI, I-95 & the FL Turnpike
- Ample parking, Over 40,000 ADT, 400' of Frontage
- Professionally managed and well maintained



<b>LEASE RATE</b>	\$21.00/SF NNN
<b>CAM (2025)</b>	\$9.34/SF Est
<b>SPACE AVAILABLE</b>	8,400 SF Endcap
<b>BUILDING SIZE</b>	73,081 SF
<b>BUILDING TYPE</b>	Retail Plaza
<b>ACREAGE</b>	6.72 AC
<b>FRONTAGE</b>	400'+ N Military Trl 450' Chery Rd
<b>TRAFFIC COUNT</b>	40,550 ADT
<b>PARKING SPACE</b>	+/- 280
<b>ZONING</b>	CG- General Commercial
<b>LAND USE</b>	1600-Shopping Center
<b>SPRINKLED</b>	Yes

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# TRADE AREA MAP



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# DEMOGRAPHICS

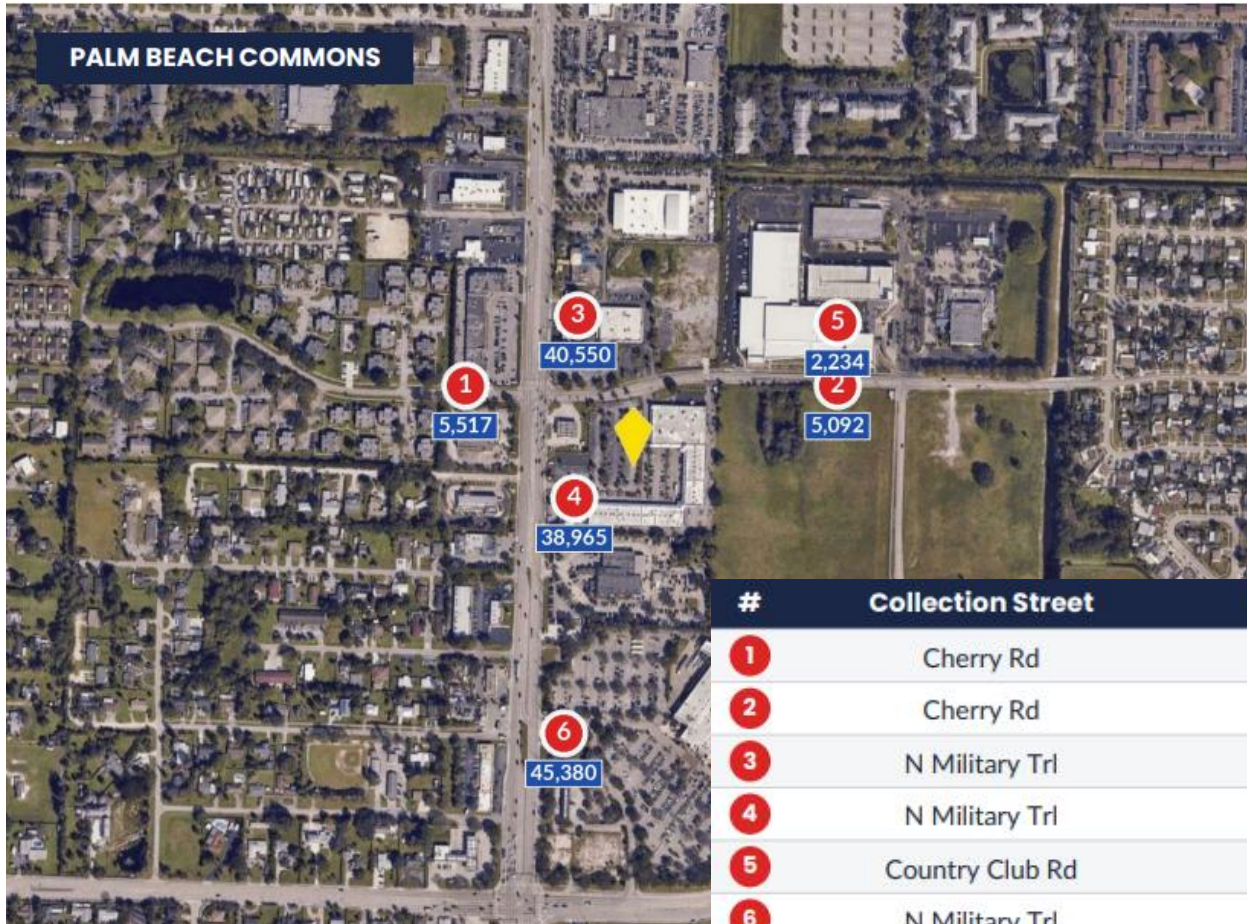
Population	1 Mile	3 Miles	5 Miles
Population	14,961	122,036	315,206
5 Yr Growth	5.4%	5.7%	5.9%
Median Age	33	39	40
5 Yr Forecast	35	41	41
White / Black / Hispanic	16% / 39% / 46%	28% / 30% / 41%	33% / 27% / 40%
5 Yr Forecast	15% / 39% / 47%	28% / 30% / 41%	32% / 27% / 40%
Employment	6,695	64,982	165,611
Buying Power	\$257.1M	\$2.8B	\$8.4B
5 Yr Growth	6.9%	8.3%	8.8%
College Graduates	7.2%	22.2%	26.5%
Household			
Households	4,594	47,005	123,386
5 Yr Growth	4.9%	5.6%	5.8%
Median Household Income	\$55,970	\$59,666	\$68,203
5 Yr Forecast	\$57,040	\$61,204	\$70,123
Average Household Income	\$67,081	\$77,228	\$92,035
5 Yr Forecast	\$68,382	\$79,055	\$94,369
% High Income (>\$75K)	35%	39%	45%
Housing			
Median Home Value	\$333,848	\$297,405	\$359,052
Median Year Built	1983	1983	1982
Owner / Renter Occupied	34% / 66%	50% / 50%	52% / 48%



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# TRAFFIC COUNTS



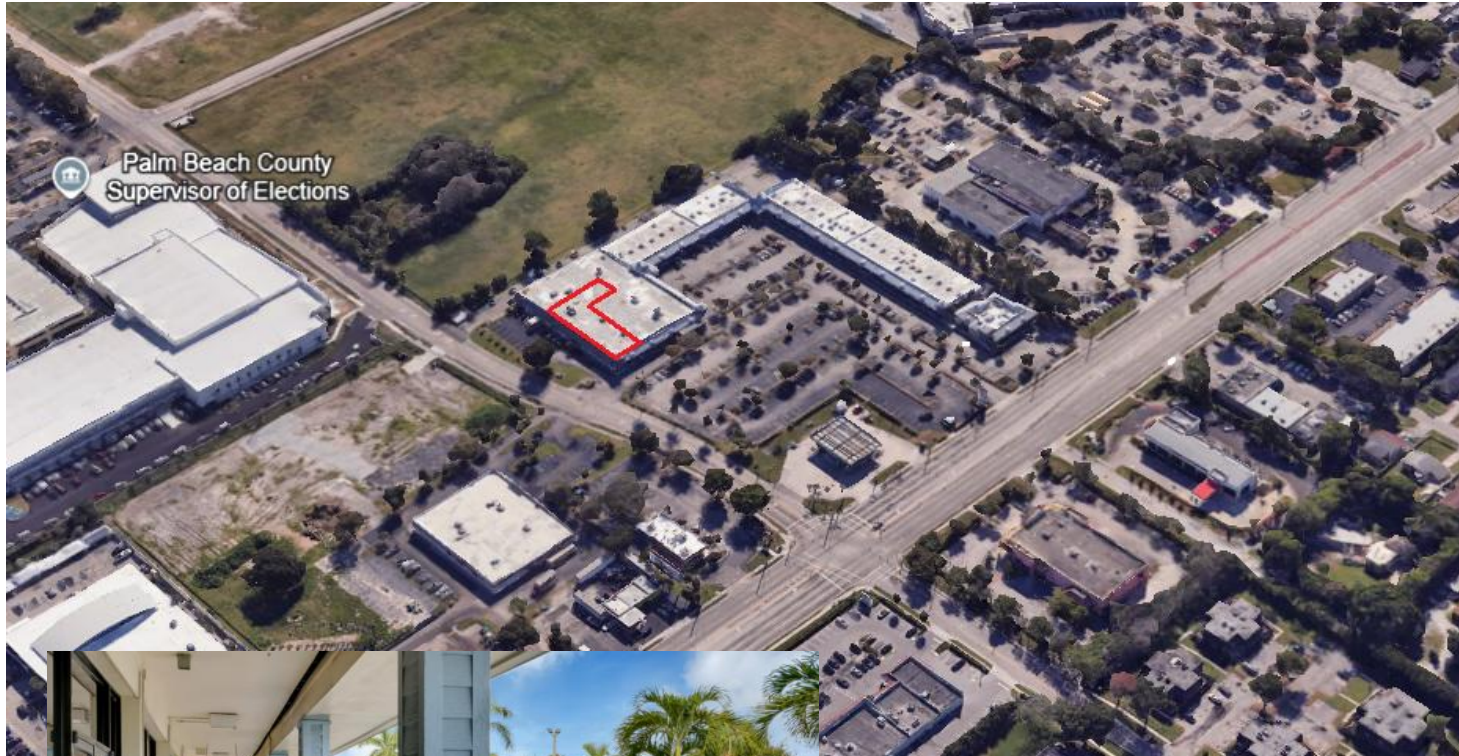
#	Collection Street	Cross Street – Direction	Traffic Volume
1	Cherry Rd	N Military Trl – W	5,517
2	Cherry Rd	Country Club Rd – E	5,092
3	N Military Trl	Cherry Rd – N	40,550
4	N Military Trl	Cherry Rd – S	38,965
5	Country Club Rd	Cherry Rd – N	2,234
6	N Military Trl	Cole St – N	45,380
7	N Military Trail	Cole St – N	46,366



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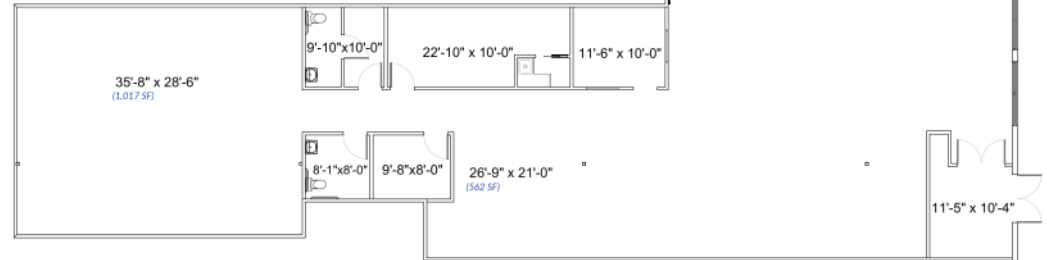
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# FLOOR PLAN



**Suite 1334**  
±8,400 SF Total

45'-0" x 136'-0"



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