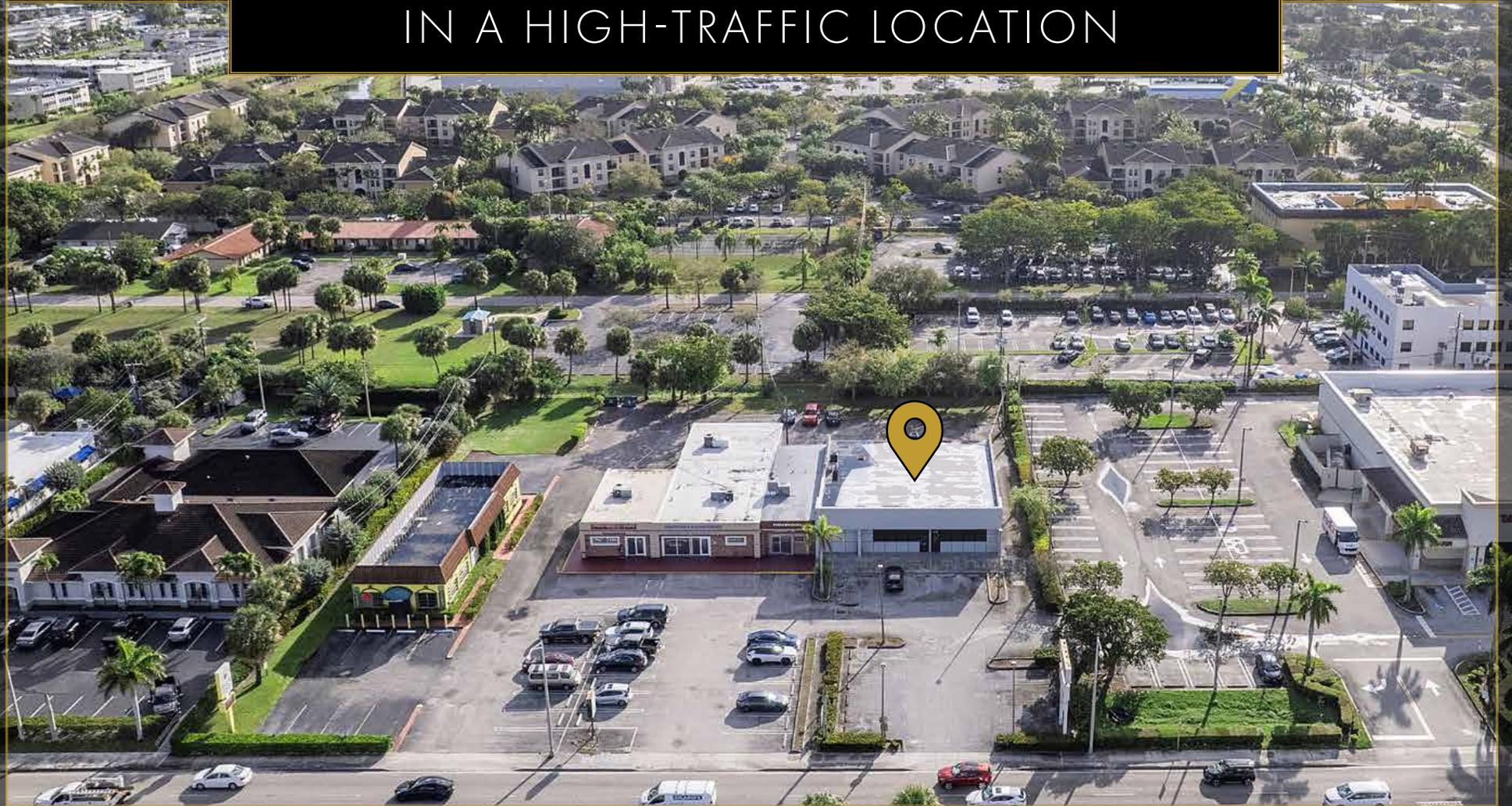


# PRIME COMMERCIAL SPACE FOR LEASE IN A HIGH-TRAFFIC LOCATION



OFFERING MEMORANDUM

3156 S Congress Av | Palm Springs, FL 33461



**COLDWELL BANKER**  
REALTY

**BILLY CUNNINGHAM**  
RESIDENTIAL & COMMERCIAL ADVISER  
561-856-7982  
William@thestarboardgroup.com





# EXECUTIVE SUMMARY

---

3156 S Congress Ave presents a unique opportunity to lease a fully renovated commercial building in a high-traffic location. This 5,016-square-foot property has been meticulously updated and is now in shell condition, offering a blank canvas for businesses to customize their space. With brand-new drywall, fresh paint inside and out, and new AC units, this building is move-in ready and ideal for a variety of commercial uses.

Strategically located along South Congress Avenue, this property benefits from excellent visibility and accessibility, ensuring maximum exposure to potential customers. The Commercial General (CG) zoning allows for a diverse range of businesses, including retail, office, financial institutions, personal services, and more.

Whether you're looking to establish a new business or expand an existing one, this property offers the flexibility, location, and infrastructure to support long-term success.

## INVESTMENT HIGHLIGHTS

**SIZE:** 5,016 SF of versatile commercial space

**ZONING:** Commercial General (CG) – allowing for a wide range of permitted uses

**RENOVATIONS:** Fully updated with new drywall, fresh paint (interior & exterior), and brand-new AC units

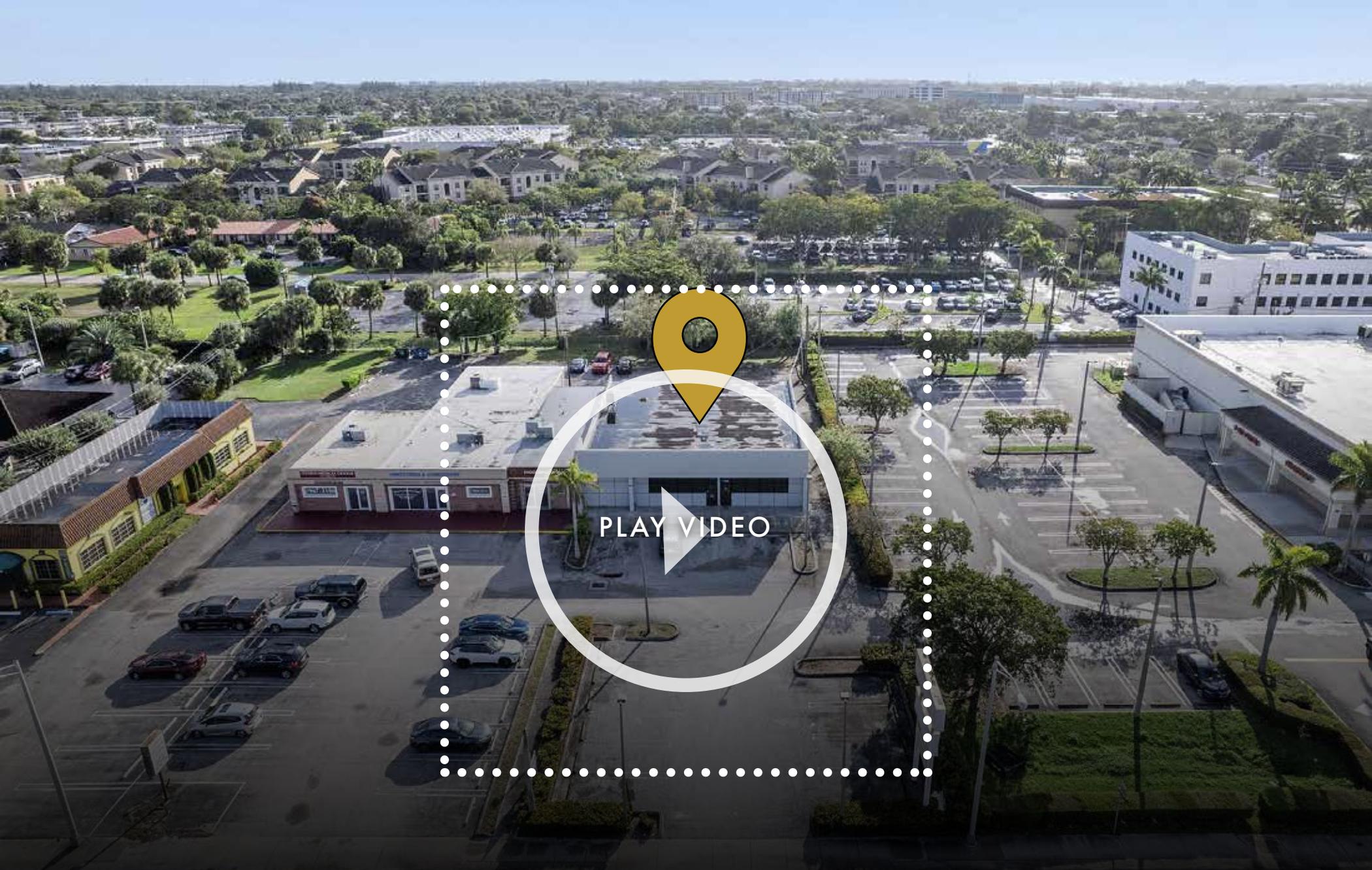
**LOCATION:** Prime spot on S Congress Ave with high traffic counts and excellent visibility

**PARKING:** Ample on-site parking for employees and customers

**SURROUNDING AMENITIES:** Close to shopping, dining, and entertainment options

This is a rare opportunity to secure a modern, well-positioned commercial space in one of the fastest-growing areas in Palm Beach County.





TRAFFIC COUNT: 39,729 VPD

# PROPERTY OVERVIEW

## PROPERTY DETAILS

<b>LOT SIZE:</b>	0.52 acres
<b>BUILDING SIZE:</b>	5,016 SF
<b>ZONING:</b>	Commercial General (CG)
<b>CONDITION:</b>	Recently renovated, shell condition for easy customization
<b>PARKING:</b>	On-site parking available

## ZONING & PERMITTED USES

The property is zoned Commercial General (CG), which supports a broad range of business activities designed to serve a consumer market beyond municipal limits. The zoning allows for both general retail and service-oriented businesses, making it a highly flexible commercial space.

### PERMITTED USES:

- Retail sales and services
- Financial institutions
- Personal services (e.g., salons, spas)
- Commercial Planned Developments
- Any use permitted in the CN (Commercial Neighborhood) zoning district

### SPECIAL EXCEPTION USES (SUBJECT TO APPROVAL):

- Restaurants, bars, and lounges
- Medical facilities, including hospitals and laboratories
- Automotive services (repair shops, gas stations, car washes)
- Childcare facilities and schools
- Entertainment venues (indoor theaters, amusement centers)
- Social service facilities and private clubs
- Hotels/motels

With its strategic location, recent renovations, and flexible zoning, **3156 S Congress Ave is an exceptional leasing opportunity** for businesses looking to establish themselves in a thriving commercial corridor.

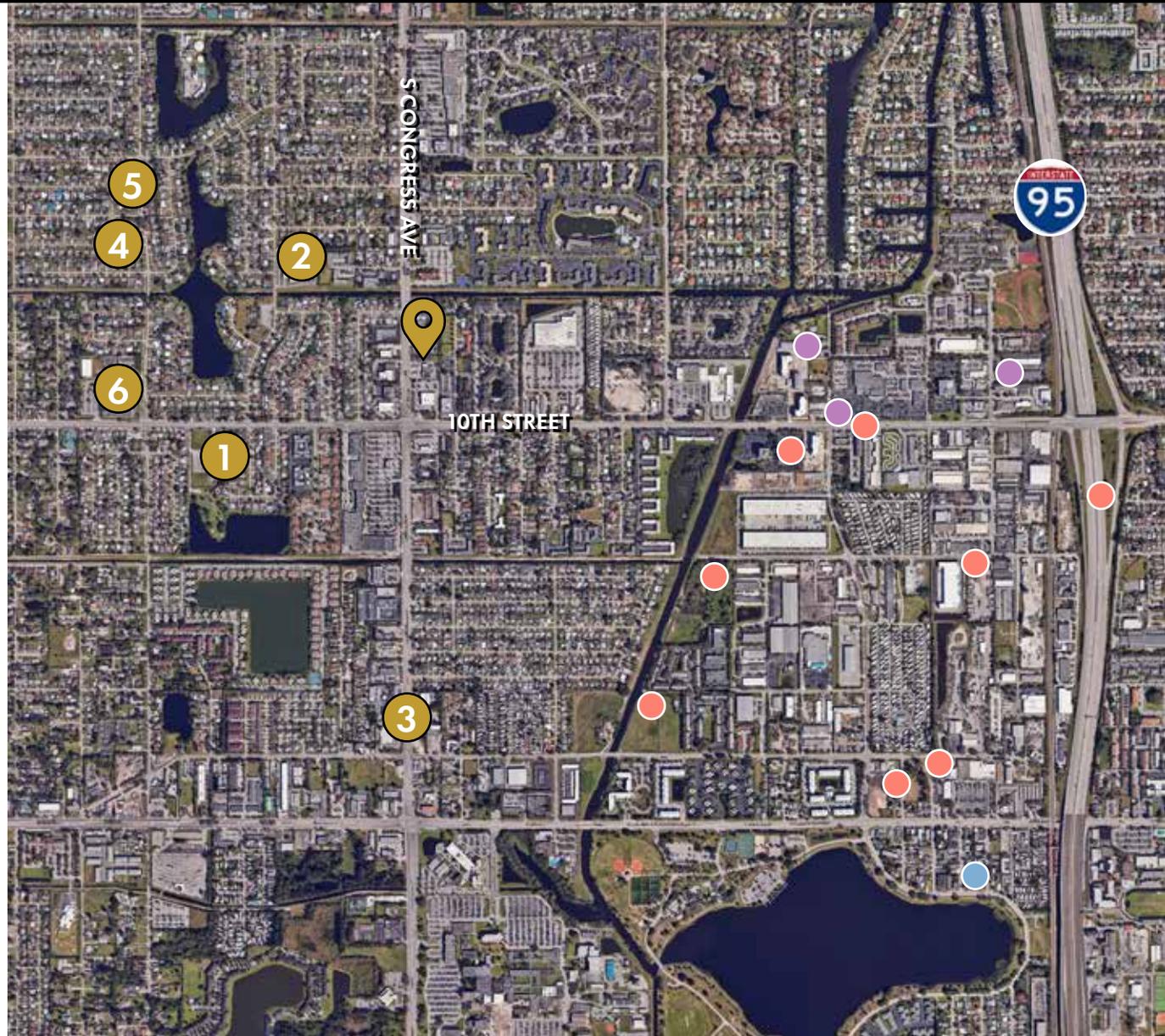


# DEVELOPMENT PLANS

The following developments illustrate a strong commitment by Palm Springs to encourage innovative, mixed-use projects that will not only elevate the surrounding area but also create new opportunities for businesses and investors alike.

- 1. PATIO COURT TOWNHOMES**, Patio Court, Palm Springs, FL A proposal to construct 11 two-story fee-simple townhomes, aiming to enhance residential offerings in the area.
- 2. PALM SPRINGS VILLAGE REDEVELOPMENT**, Palm Springs, FL Initiatives focused on revitalizing public spaces and infrastructure to enhance community engagement and local business support.
- 3. SOUTH CONGRESS AVENUE ANNEXATIONS**, South Congress Avenue, Palm Springs, FL Annexation projects along South Congress Avenue, aiming to expand municipal boundaries and improve service delivery.
- 4. PALM SPRINGS TOWN CENTER**, Palm Springs, FL A mixed-use development combining retail, office, and residential spaces to create a central hub for commerce and community activities.
- 5. PALM SPRINGS COMMUNITY PARK EXPANSION**, Palm Springs, FL An expansion project to enhance recreational facilities, including new sports fields, playgrounds, and community gathering spaces.
- 6. GREENBRIER DRIVE RESIDENTIAL PROJECT**, 220 Greenbrier Drive, Palm Springs, FL A residential development offering single-family homes with modern amenities, contributing to the area's housing diversity.

- Approved Developments
- Projects In Review
- Completed
- Under Construction





# PALM SPRINGS, FLORIDA

Investing in the commercial property at 3156 S Congress Ave, Palm Springs, FL 33461, offers a strategic opportunity within a dynamic and growing community. As of July 1, 2023, Lake Worth Beach boasts a population of 43,346, reflecting a 2.7% increase since April 2020. This upward trend indicates a vibrant local economy and a steadily expanding market base.

The city's diverse demographic composition enhances its economic vitality. Approximately 48% of residents identify as Hispanic, 30% as White, and 18% as African American. This rich cultural blend fosters a multifaceted consumer market, presenting businesses with the opportunity to cater to a wide array of preferences and needs.

The Palm Beach County School District stands as the largest employer, providing over 22,000 jobs and serving approximately 188,843 students across 234 schools.

Other significant employers include Tenet Healthcare, with a substantial presence in the healthcare sector, and the Palm Beach County Board of Commissioners, which oversees a wide range of county services and operations.

The property at 3156 S Congress Ave is strategically positioned to benefit from the area's economic momentum. Its location offers convenient access to major transportation routes and is in proximity to these key employers, making it an attractive site for businesses aiming to tap into the local workforce and consumer population.

The combination of a growing, diverse population and the presence of major employers underscores the potential for sustained economic growth, enhancing the appeal of this commercial investment opportunity.

# DEMOGRAPHICS

3 MILE RADIUS

## KEY FACTS

10,897

Population



3,680

Households

33.8

Median Age

\$55,028

Median Disposable Income

## EDUCATION

26.3%

No High School Diploma



28.8%

High School Graduate



24.2%

Some College/  
Associate's Degree



20.7%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$65,733

Median Household Income



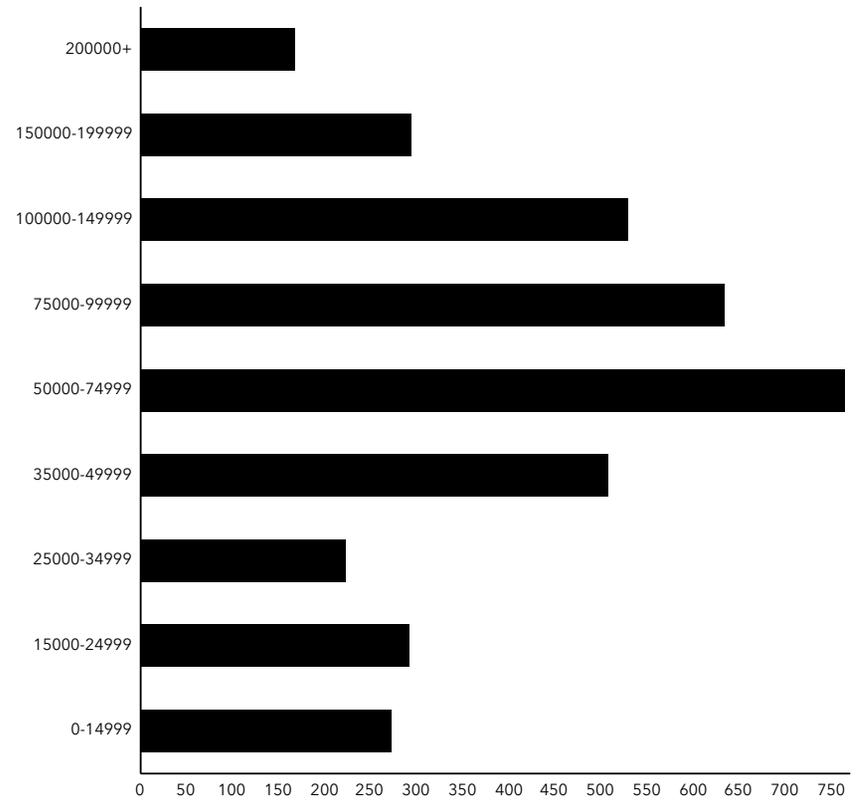
\$27,335

Per Capita Income



\$63,180

Median Net Worth



HOUSEHOLD INCOME

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

# THE STARBOARD GROUP

6 Park Ave Worcester, MA 01605  
www.starboardgroup.com

## CONTACT

William (Billy) A. Cunningham III  
Realtor  
561-856-7982  
William@thestarboardgroup.com



Top 1% in Coldwell Banker  
For Residential and  
Top 1% a Commercial

561-856-7982  
info@thestarboardgroup.com

## CONFIDENTIALITY DISCLAIMER

This Memorandum for Starboard Group (hereafter referred to as "Memorandum") contains confidential and proprietary information intended solely for the recipient's consideration in evaluating the potential investment opportunity. The contents of this Memorandum are provided for informational purposes only and may not be reproduced, distributed, or disclosed to any third party without the prior written consent of Starboard Group.

The information presented in this Memorandum, including but not limited to financial projections, market analyses, and property details, is based on data and assumptions believed to be reliable. However, Starboard Group does not warrant the accuracy or completeness of such information and expressly disclaims any liability for errors or omissions.

Recipients of this Memorandum are hereby notified that the information contained herein is privileged and confidential and is provided solely for the recipient's internal use in evaluating the investment opportunity. Any dissemination, reproduction, or disclosure of this information to unauthorized parties is strictly prohibited and may result in legal action.

By accessing or reviewing this Memorandum, the recipient agrees to maintain the confidentiality of its contents and to use the information solely for the purpose of evaluating the investment opportunity. The recipient further agrees not to disclose any information contained herein to any third party without the express written consent of Starboard Group.

This Confidentiality Disclaimer shall remain in effect indefinitely and shall apply to any and all communications, discussions, or negotiations related to the investment opportunity described herein. By continuing to review this Memorandum, the recipient acknowledges and agrees to abide by the terms of this Confidentiality Disclaimer.



**BILLY  
CUNNINGHAM**



**COLDWELL BANKER  
REALTY**

**COMMERCIAL & RESIDENTIAL, RESHAPING THE  
REAL ESTATE INDUSTRY**  
RESIDENTIAL & COMMERCIAL ADVISER  
561-856-7982  
William@thestarboardgroup.com



561-856-7982  
info@thestarboardgroup.com