

For Lease  
**±3,000 SF**  
**Retail Outparcel**  
in Busy Shopping Center



## SOUTH WIND PLAZA

5335 N Military Trail, Suite A  
West Palm Beach, FL 33407

### Property Features

- 3,000 SF retail outparcel available in a 125,000 SF freshly painted shopping center
- Anchored by notable tenants, including Foodtown, Planet Fitness, Bank of America, Wingstop, and Family Dollar
- Highly visible and convenient location with direct frontage at 45th Street and Military Trail, just 1 mile west of I-95
- 35,500 passing cars daily, with more expected as Wawa opens nearby
- On-site management and maintenance for tenant support

### Key Highlights



Fantastic location near  
**CACTI Park of the Palm  
Beaches & new Wawa**



**Build-to-suit/ground lease  
outparcel opportunity**



**Great visibility with  
45<sup>th</sup> Street and  
Military Trail frontage**



**Signage  
Opportunities**

**For more information:**

**Bruce Corn,** Managing Director  
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## Highly Visible Retail Space with Good Demographics



Discover your retail potential in the **heart** of a thriving community, surrounded by dense residential, numerous local businesses, and a bustling high school.

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	11,575	82,486	225,861
Avg. HH Income	\$79,073	\$77,128	\$86,734
Households	4,174	33,733	93,559



### For More Information:

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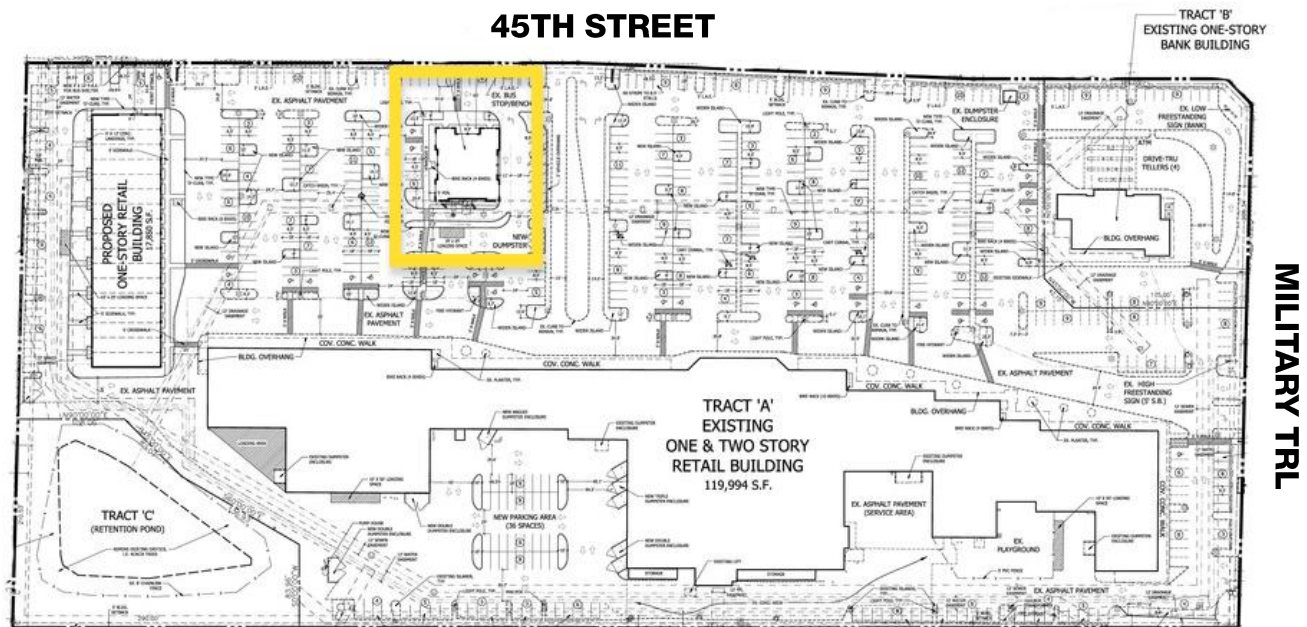


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## Prime Location, Endless Potential: Step Into Opportunity at South Wind Plaza



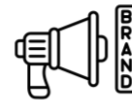
### Your Dream Space, In a Bustling Location

Positioned at the busy corner of 45th Street and N Military Trail in West Palm Beach, this outparcel offers unmatched visibility and access. With Foodtown and Planet Fitness as bustling anchors, this location is ideal for various retail businesses and ready to be customized for your requirements.

Join top tenants in this thriving retail hub and take advantage of the area's growing foot traffic!



Retailers near gyms experience a **20% boost in foot traffic**



**Increase exposure** with over 35,500 passing cars per day



Nearby dense residential is ideal for **repeat business**



**CONTACT US TODAY TO SCHEDULE A TOUR**

Bruce Corn, Managing Director | C: 561 371 7616 | [bcorn@mhcreal.com](mailto:bcorn@mhcreal.com)