

For Lease

# 3640 Avenue E

Riviera Beach, FL 33404



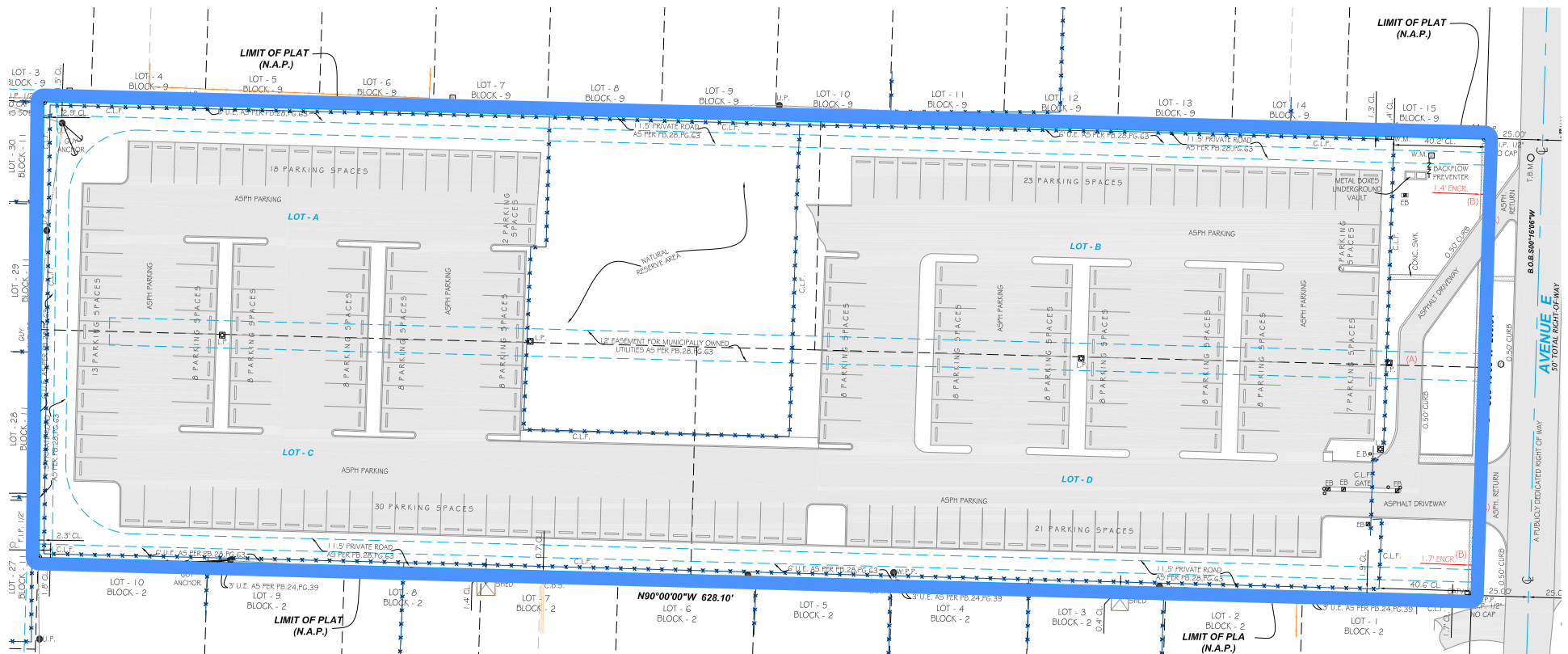
# The Property

## Highlights

- Conveniently located near US Highway 1, Interstate 95, and minutes from the Turnpike, this property offers unparalleled accessibility
- Proximity to major roads such as West Blue Heron Boulevard and Northlake Boulevard
- Nestled in a desirable neighborhood with a plethora of nearby amenities including grocery stores, restaurants, and recreational facilities

## Details

<b>Parcel</b>	56-43-42-28-40-000-0010
<b>Size</b>	2.8935 Acres
<b>Zoning</b>	U—UTILITIES (56-RIVIERA BEACH)





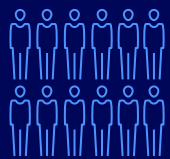
# Riviera Beach

Riviera Beach, Florida, is a quintessential coastal paradise boasting pristine beaches, inviting waters, and a vibrant maritime culture. Along its Atlantic coast stretch, sun-seekers and water enthusiasts are drawn to its sandy shores for serene relaxation or thrilling water sports adventures. Beyond the coastline, Riviera Beach embraces a diverse community and rich cultural heritage, highlighted by the bustling Marina Village district and tranquil parks, offering a harmonious blend of lively activity and serene retreats.

As Riviera Beach evolves with ongoing revitalization efforts, it remains a beacon of opportunity on Florida’s southeastern coast. Positioned as a gateway to the wider Palm Beaches region, it seamlessly combines upscale amenities, cultural attractions, and urban delights while retaining its distinct coastal charm. In essence, Riviera Beach encapsulates the essence of the Florida experience, where sun, sea, and culture converge to create an irresistible coastal haven.

## Demographics

3 mile radius



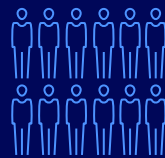
2023 population

76,021



2023 Median Home Value

\$353,736



2028 population

78,014



2028 Median Home Value

\$379,979

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