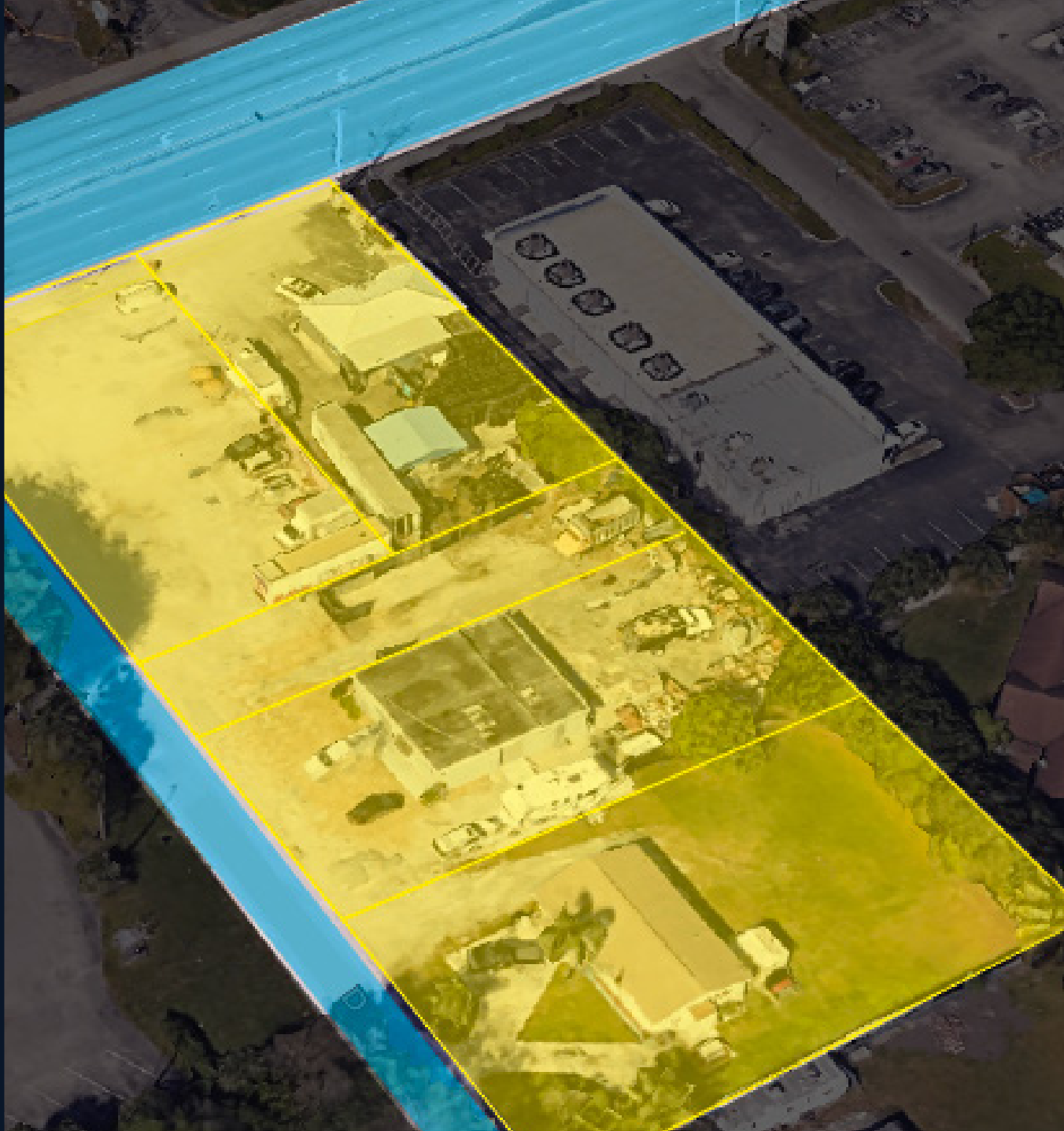


OFFERING MEMORANDUM



PRIME PALM BEACH COUNTY REDEVELOPMENT ASSEMBLAGE

1.14± ACRE FIVE-PARCEL
ASSEMBLAGE ALONG THE
HIGH-TRAFFIC MILITARY
TRAIL CORRIDOR



1370 S Military Trail
West Palm Beach, Florida 33415

PRESENTED BY:

Brad Kuskin
Founding Principal
bkuskin@gocommercial.com
(561) 232-7899

ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

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Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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DEMOGRAPHIC SUMMARY

EXECUTIVE SUMMARY

Compass Commercial is pleased to present 1370 S. Military Trail in West Palm Beach, Florida — a five-parcel commercial assemblage located along one of Palm Beach County's most active retail corridors. This 1.14± acre block-end corner site consists of five contiguous parcels with Urban Infill (UI) zoning across the majority of the assemblage, offering significant flexibility for a wide range of retail, restaurant, automotive, medical, or service-oriented uses.

The property currently generates approximately \$15,000 per month in gross income from an existing tire center operating on a month-to-month basis, providing optional carry during entitlement or redevelopment planning. This versatile investment opportunity is located along a high-visibility corridor supported by strong traffic counts, dense surrounding residential communities, and proximity to major regional infrastructure.

KEY HIGHLIGHTS

- **Urban Infill Zoning** – allows a broad spectrum of commercial uses including retail, restaurant, medical, automotive service, or neighborhood convenience development.
- **Block-End Corner Location** – on S. Military Trail provides strong visibility along a major corridor with direct access to surrounding residential neighborhoods.
- **Traffic Counts exceed 44,000 AADT** – offering continuous exposure for customer-driven businesses along one of Palm Beach County's busiest retail corridors.
- **Existing Income in Place** – approximately \$15,000 per month from a month-to-month tenant provides optional carry while evaluating redevelopment strategies.
- **Full Utilities Available** – including water, sewer, electric, and telecommunications infrastructure already serving the site and supporting future commercial redevelopment.



1.14 AC

Total
Assemblage

~49,658 SF

Approx.
Site Area

5 PARCELS

Contiguous
Assemblage

\$15K/MO

Current
Income

44,107 CPD

Traffic
S Military Trail

\$51/SF

PBC Commercial
Land Median

2.7 MILES

Palm Beach
International

UI + RM

Zoning

This five-parcel assemblage presents a rare opportunity to control an entire block-end corner along one of Palm Beach County's most active commercial corridors. Spanning approximately 1.14± acres with Urban Infill zoning across the majority of the site, the property offers flexibility for a wide range of neighborhood-serving commercial uses including retail, restaurant, medical, automotive service, or convenience development. Positioned along S. Military Trail with strong traffic exposure and surrounded by dense residential communities, the site is well suited for redevelopment that serves the growing West Palm Beach trade area.

S MILITARY TRL ±44,107 VPD

PARCEL 2 - 0.28 ACRES

PARCEL 1 - 0.15 ACRES

PARCEL 3 - 0.10 ACRES

PARCEL 4 - 0.25 ACRES

PARCEL 5 - 0.35 ACRES

EDWARD RD



EDWARD RD

14TH RD S

S MILITARY TRL ±44,107 VPD

DEVELOPMENT HIGHLIGHTS

1.14± ACRE ASSEMBLAGE

Five contiguous parcels forming a unified development site.

URBAN INFILL ZONING

Allows a broad spectrum of neighborhood-serving commercial uses.

HIGH-TRAFFIC RETAIL CORRIDOR

S. Military Trail supports more than 44,000 vehicles daily.

BLOCK-END CORNER EXPOSURE

Strong visibility and accessibility for customer-driven businesses.

INCOME DURING PLANNING

Existing tenant generates approximately \$15,000 per month during entitlement.

ZONING DESCRIPTION



The assemblage is primarily governed by the UI - Urban Infill district, with a strategic rear parcel currently under RM - Multi-Family zoning.

UI (Urban Infill): This district is designed to facilitate high-intensity, pedestrian-oriented commercial redevelopment along major transit corridors like S. Military Trail. It encourages the replacement of underutilized properties with modern retail, office, and service-oriented prototypes that maximize land utility.

Allowed Uses (UI - Urban Infill)

The UI zoning is highly versatile, permitting a wide range of national-credit prototypes and local commercial services:

Retail & Dining:

QSR (Quick Service Restaurant): Permitted with dual-lane drive-thru and high-volume stacking.

Restaurant, Full-Service: Standalone or integrated within a larger retail center.

Retail Sales: General merchandise, specialty stores, and neighborhood hardware.

Green Market: Temporary or permanent agricultural and artisanal sales.

Automotive & Services:

Car Wash: Modern express tunnel or automated bay prototypes.

Auto Service Station: Tire centers, oil change facilities, and light mechanical repair.

Self-Storage: Multi-story, climate-controlled facilities (typically subject to site plan review).

Personal Services: Hair salons, dry cleaners, and fitness studios.

Medical & Professional:

Medical/Dental Clinic: Urgent care centers, outpatient surgery, and specialized clinics.

Professional Office: General business offices, real estate, and financial services.

Veterinary Clinic: Animal hospitals and pet boarding services.

Residential and Community Services:

Day Care Facilities

Multi-Family Dwelling: Apartments or condominiums

Townhomes: Attached residential units.

Congregate Living Facility (CLF): Assisted living or nursing care.

QSR CONCEPT



AUTOMOTIVE CONCEPT





Publix
ROSS
dress for less
CHIPOTLE
Wendy's
Applebee's

Walmart
Auto Zone
Valvoline
Mobil

Goodwill
Walgreens
Cricket
McDonald's

S JOG RD

882

SUMMIT BLVD

CUN CLUB RD

98

S HAVERHILL RD

planet fitness
Shell
CHASE

TD Bank

CVS
Five Star

Walmart

BUCKEYE KING

POPEYES

AUTO ZONE

O'Reilly

S MILITARY TRL

Publix
bealls
FIVE BELOW
UNITED STATES POSTAL SERVICE
Cricket
McDonald's

KIRK RD



KEISER
UNIVERSITY

Publix.

Tanger
Outlets

PALM BEACH
Outlets

TARGET

BrandsMart
USA

HOME DEPOT

704

SPROUTS
FARMERS MARKET

LOWE'S

OLLIE'S
FOOD STORE GROUP
ROSS
DRESS FOR LESS

Palm Beach
Atlantic
UNIVERSITY

FLORIDA STAT TPKE

BELVEDERE RD

Palm Beach
INTERNATIONAL AIRPORT

98

JOG RD

S MILITARY TRL



807

Publix.

95

882

SALE COMPARABLES

ADDRESS	ZONING	SQ FT	ACRES	DATE SOLD	SOLD PRICE	PRICE PER/SF
SUBJECT 1370 S Military Trail, West Palm Beach, FL	UI / RM	49,658	1.14	-	-	-
Military Trail Corridor, Lake Worth, FL	CG / UI	45,738	1.05	Feb 2025	\$2,650,000	\$57.95
Congress Ave Corridor, Boynton Beach, FL	CG	40,075	0.92	Oct 2024	\$2,200,000	\$54.90
Lake Worth Rd Corridor, Greenacres, FL	UI	60,113	1.38	Aug 2024	\$2,900,000	\$48.24
Southern Blvd Corridor, West Palm Beach, FL	CG	31,799	0.73	May 2024	\$2,450,000	\$77.04
Forest Hill Blvd Corridor, West Palm Beach, FL	UI / CG	66,211	1.52	Mar 2024	\$2,900,000	\$43.80

WEST PALM BEACH TRADE AREA

WEST PALM BEACH

Located along Florida's southeastern coastline, West Palm Beach serves as a major economic and residential hub within the Miami–Fort Lauderdale–West Palm Beach metropolitan area. Palm Beach County is home to more than 1.5 million residents and continues to attract businesses and new residents due to its quality of life, expanding employment base, and favorable tax environment. The city benefits from strong regional connectivity through Interstate 95, Florida's Turnpike, Palm Beach International Airport, and the Brightline rail system linking major South Florida markets.



REGIONAL ECONOMIC CENTER

Part of the Miami–Fort Lauderdale–West Palm Beach MSA.



RO-BUSINESS ENVIRONMENT

Florida's tax structure continues attracting residents and businesses.



MAJOR TRANSPORTATION ACCESS

Connectivity via I-95, Florida's Turnpike, and Palm Beach International Airport.



ESTABLISHED RETAIL CORRIDOR

Military Trail supports national retailers and daily consumer activity.

STRATEGIC RETAIL CORRIDOR

Military Trail serves as one of Palm Beach County's primary commercial corridors, supporting a diverse mix of national retailers, restaurants, automotive services, and neighborhood-serving businesses. The corridor benefits from strong daily traffic volumes and excellent connectivity to major east–west thoroughfares including Southern Boulevard, Forest Hill Boulevard, and Okeechobee Boulevard. These characteristics continue to attract retailers and service providers seeking high-visibility locations within established residential trade areas.

INFILL DEVELOPMENT OPPORTUNITY

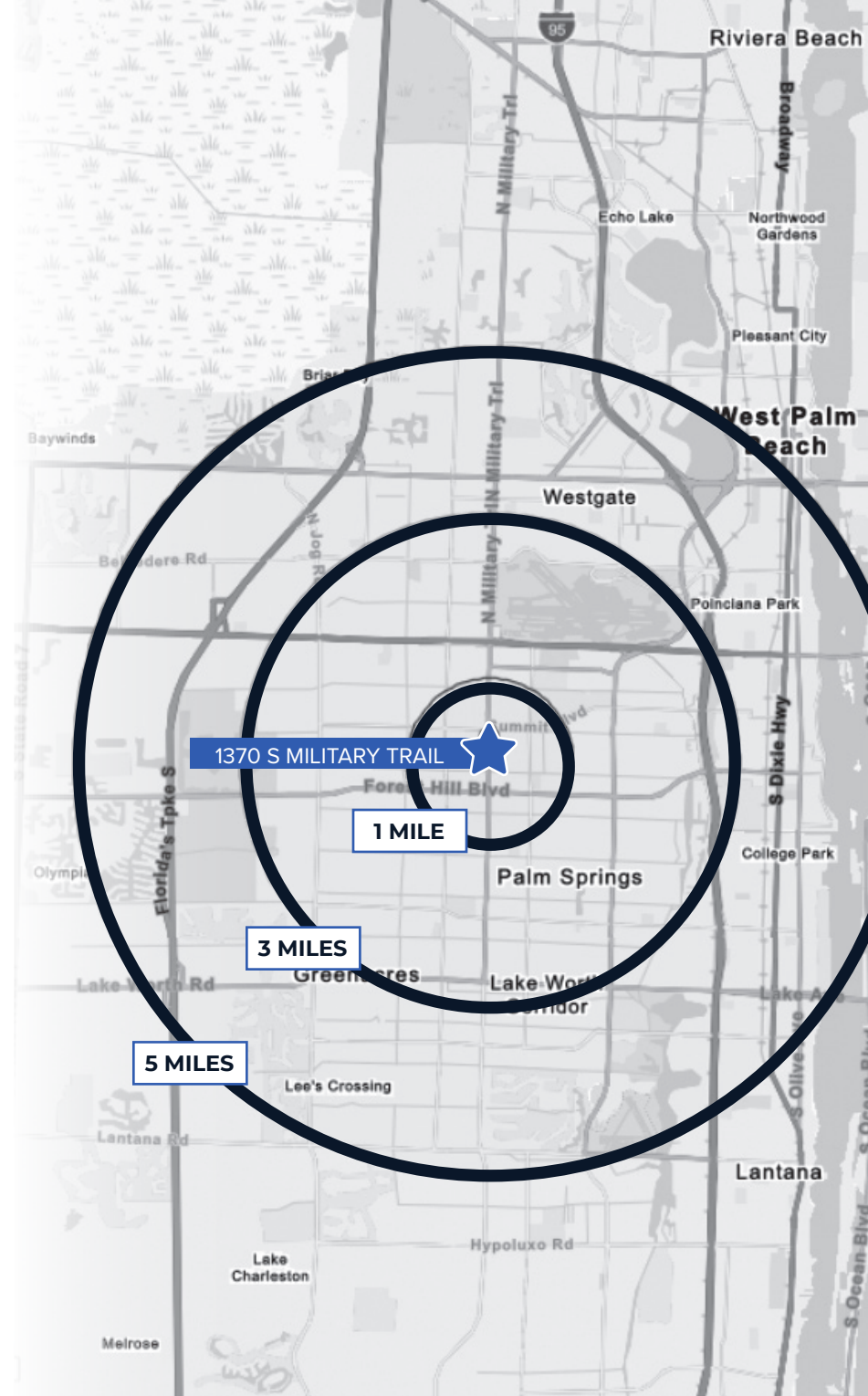
Palm Beach continues to see growing demand for well-located infill development sites as population growth and migration drive increased demand for retail, restaurant, and service-oriented uses. Limited availability of commercial land along established corridors has encouraged redevelopment of underutilized properties, creating opportunities for investors and developers to reposition sites to meet the needs of the surrounding community.

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	25,386	153,620	353,073
Households	9,059	53,708	134,828
Families	6,418	37,317	83,782
Average Household Size	2.80	2.81	2.58
Owner Occupied Housing Units	4,411	32,261	77,445
Renter Occupied Housing Units	4,648	21,447	57,383
Median Age	35.9	38.3	39.8
Median Household Income	\$62,613	\$68,788	\$68,192
Average Household Income	\$80,180	\$91,584	\$97,768

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	25,390	156,661	363,517
Households	9,143	55,075	139,948
Families	6,492	38,339	86,903
Average Household Size	2.77	2.80	2.56
Owner Occupied Housing Units	4,830	34,885	83,791
Renter Occupied Housing Units	4,313	20,190	56,157
Median Age	36.9	39.3	40.7
Median Household Income	\$73,625	\$80,825	\$80,087
Average Household Income	\$94,013	\$105,932	\$112,117



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GROUP

www.GoCommercial.com