

# VACANT COMMERCIAL LAND

2546 2544 2542 Westgate Ave. West Palm Beach, FL 33409



FOR SALE | \$410,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

**Dana Hills**

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# PROPERTY OVERVIEW

- Prime commercial development opportunity consisting of three adjacent vacant lots totaling 0.39 acres along the bustling Westgate Ave. in West Palm Beach, FL.
- This strategically positioned site is zoned for commercial use, allowing for a wide range of business opportunities, including retail, office, service-oriented businesses, and more.
- Located less than half a mile from Okeechobee Road and just one mile from the I-95 access ramp, this property offers high visibility and easy accessibility, making it an ideal location for businesses looking to establish or expand in a thriving commercial corridor.



<b>PRICE</b>	\$410,000
<b>ACREAGE</b>	0.39 AC (0.13 AC each)
<b>FRONTAGE</b>	152'
<b>TRAFFIC COUNT</b>	8,500 ADT
<b>ZONING</b>	General Commercial
<b>LAND USE</b>	Vacant Commercial
<b>PARCEL ID</b>	00-43-43-30-03-035-0200 00-43-43-30-03-035-0220 00-43-43-30-03-035-0240

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	14,151	1 Mile	\$40,930	1 Mile	32.60
3 Mile	275,655	3 Mile	\$53,754	3 Mile	35.00
5 Mile	703,089	5 Mile	\$54,641	5 Mile	36.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	15,167	1 Mile	\$34,068	1 Mile	30
3 Mile	278,655	3 Mile	\$44,769	3 Mile	34
5 Mile	703,089	5 Mile	\$45,973	5 Mile	35

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# ZONING INFORMATION

TABLE IX-1:  
PERMITTED USE TABLE

USES		SF3 — SF11	SF14	MF14	MF20	MF32	OC	POR	RTD	NC	GC	CM	CC2	INDL	IND	ROS	CS	UT	CON
3.	APPAREL & ACCESSORY RETAIL SALES RENTAL STORES						P		P	P	P		P	P	P				
4.	ART MERCHANDISING STUDIOS						P		P	P	P		P	P	P				
5.	ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES						P		P	P	P		P	P	P				
6.	BAIT AND TACKLE SHOPS									P	P	P		P	P				
7.	BARBER & BEAUTY SHOPS						P	PXR		P	P		P	P	P				
8.	BARS AND LOUNGES AND RELATED ENTERTAINMENT						Sb			Sb	P	P	P	P	P				
9.	BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS									P	P		P	P	P				
10.	BED AND BREAKFAST ESTABLISHMENTS <sup>1</sup>																		
10.1	BED AND BREAKFAST INNS <sup>3</sup>						PXR			PXR	PXR								
11.	BOOK & STATIONARY STORES						P		P	P		P	P	P	P				
12.	BOTANICAL GARDENS AND ACCESSORY OFFICES								P							P	P		
12.1.	BREW PUB/MICRO BREWERY/MICRO-DISTILLERY/MICRO-WINERY										PXR			PXR					
13.	BUSINESS AND COMMERCIAL MACHINE SALES						P			P	P		P	P	P				
14.	CANDY, NUT AND CONFECTIONARY STORES						P		P	P	P		P	P	P				
15.	CATERING ESTABLISHMENTS								P	P	P			P	P				

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17.	CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	Sb	Sb	Sb	Sb	Sb	Sb	Sb		P	P	P	P			P			P
18.	CLINICS-PUBLIC & PRIVATE						PXR			PXR	PXR								PXR
19.	CLUBS AND LODGES WITHOUT A RESTAURANT									Sb	P	P							
20.	COIN & PHILATELIC STORES						P			P	P		P	P	P				
21.	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR			PXR	PXR		PXR						PXR
22.	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED									P	P			P	P				
23.	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED									P	P			P	P				
24.	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED										P			P	P				
25.	COMMUNITY CENTERS	Sb	Sb	Sb	Sb	Sb	P	Sb	P	P	P		P			P	P		
25.1	COMMUNITY GARDENS				PXR	PXR				PXR									
25.2	COMMUNITY RESIDENTIAL HOMES	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR		PXR						PXR
26.	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)									Sb	Sb		Sb	Sb	Sb				

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USES	SF3 — SF11	SF14	MF14	MF20	MF32	OC	POR	RTD	NC	GC	CM	CC2	INDL	IND	ROS	CS	UT	CON
33. DELICATESSENS							PXR											
34. DEPARTMENT STORES, MAJOR										P		P						
35. DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, AS PRINCIPAL USES						PXR			PXR	PXR			P	P				
36. DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, FOR USES PERMITTED AS SPECIAL USES						Sb			Sb	Sb			Sb	Sb				
37. EXERCISE STUDIOS AND HEALTH CLUBS						P		P	P	P		P	P	P				
38. FACIAL AND SCALP TREATMENT SERVICES								P	P	P		P	P	P				
39. FAMILY COMMUNITY RESIDENCE	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR						
40. FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS < 3,000 SQ. FT.						P			PXR	P		P						
40.1 FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS > 3,000 SQ. FT.						P			PXR	P		P						
41. FLEA MARKET										Sa			Sa	Sa				
42. FLOWER SHOPS AND FLORISTS						P		P	P	P		P	P	P				
43. FOOD AND BEVERAGE RELATED USES, EXCEPT AS OTHERWISE LISTED (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)								P	P	P			P	P				
44. FOOD STORES OR SUPERMARKET OVER 10,000 SQ. FT.									Sb	P			P	P				

[Click Here To View Additional Permitted Uses](#)

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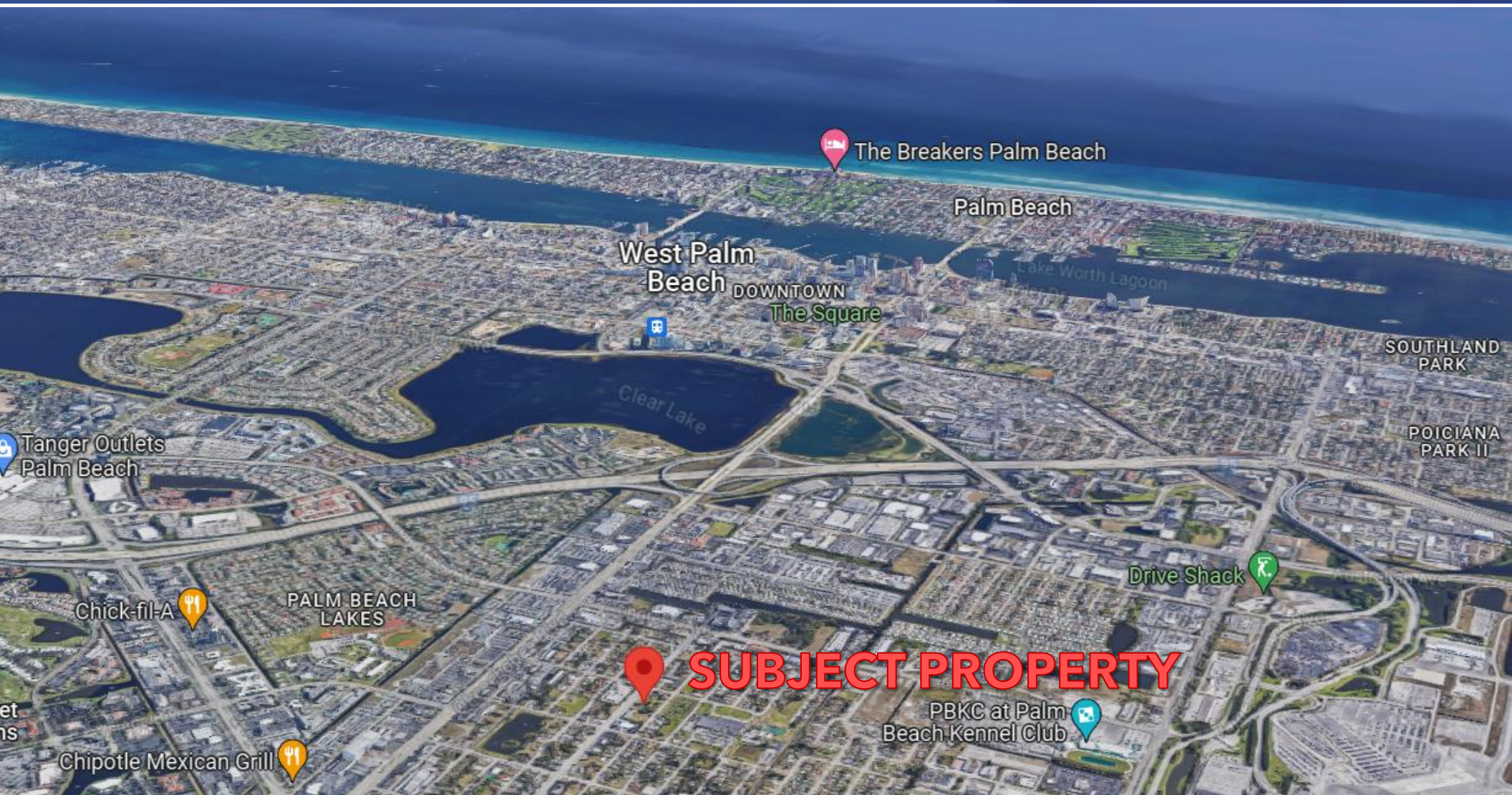
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# TRADE AREA MAP



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