



FOR LEASE

6588 N MILITARY TRAIL

RIVIERA BEACH, FL 33407

FREESTANDING, SINGLE TENANT, FLEX SPACE



OVERVIEW

Freestanding, single tenant, Flex / Showroom / Retail / Storage space available for lease in Riviera Beach. The property has frontage on Military Trail. Which provides street visibility of 35,500 cars per day. Easy Access to all major thoroughfares.

19,270 SF available, broken down as 4,470 SF retail space and 14,800 SF of storage space. The property is zoned Commercial General "CG". Wide range of uses allowed, including all retail & commercial uses. Residential and industrial are the only prohibited uses. The property was previously operated as a national mattress retail & showroom.

SITE SUMMARY

SIZE : (+/-)19,270 SF

PROPERTY TYPE : Flex / Showroom / Retail / Storage

PROHIBITED USES : Residential, Industrial

ZONING : Commercial General "CG"

LOT SIZE : 1.4 Acres

ASKING RATE : \$16.00 PSF NNN

HIGHLIGHTS

- LARGE 1.4 AC LOT
- EXCESS PARKING AND OUTDOOR STORAGE
- FREESTANDING BUILDING
- HIGH TRAFFIC AREA
- MILITARY TRAIL FRONTAGE
- EASY ACCESS TO I-95 AND TURNPIKE



6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL PHOTO



6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL PHOTO



6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL CONTEXT MAP




6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SITE SURVEY



2108.0954
BOUNDARY SURVEY
PALM BEACH COUNTY

www.exactafl.com | Phone: 561.736.1300 | Fax: 561.736.1883

PROPERTY ADDRESS:
6588 N MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33407

SURVEY NUMBER: 2108.0954

CERTIFIED TO:
UNLESS OTHERWISE NOTED, THIS SURVEY IS NOT VALID WITHOUT THE HOMEOWNER'S SIGNATURE.

BUYER:

LENDER:

TITLE COMPANY:

TITLE COMMITMENT: **CLIENT FILE NO.:**

LEGAL DESCRIPTION:
LOT 7, PART OF TRAILSIDE ASSOCIATES, ACCORDING TO THE PLAN THEREBY RECORDED IN PLAT BOOK # PAGE # OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SURVEYOR NOTES:
THE BEARING REFERENCE OF NORTH BY DEGREES 52 MINUTES 14 SECONDS WEST IS BASED ON THE SOUTHWEST PROPERTY CORNER OF LOT 7, LOCATED WITHIN TRAILSIDE ASSOCIATES, ACCORDING TO THE PLAN THEREBY AS RECORDED IN PLAT BOOK # PAGE # OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DATE: 09/11/21 **FIELD WORK DATE:** 9/10/2021

REVISION DATES:
(REV: 9/11/2021)


POINTS OF INTEREST:
NONE NOTED

SURVEYOR'S CERTIFICATE


I hereby certify that this Survey of the lands described herein was made under the direct supervision, and to the best of my knowledge and belief, a true and accurate representation of all lands and meets the Chapter 54, 55, 56 through 57, 2020, Florida Administrative Code, and the Florida Statutes, 472.027, Florida Statutes. This survey was not made without the signature and original sealed seal of a Florida Licensed Surveyor and engineer, except when the electronic signature and seal of a Florida Licensed Surveyor and engineer is attached hereto and incorporated into this document.



JUAN C. CARAJAGA
State of Florida
Bureau of Professional Regulation
Bureau of Land Surveyors, LLC (LSP 1581)



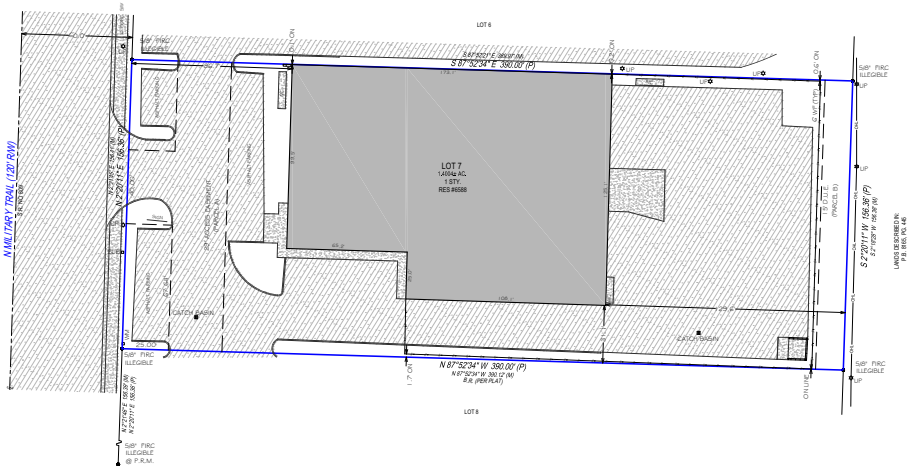
2108.0954



AFFILIATE MEMBERS

2108.0954
BOUNDARY SURVEY
PALM BEACH COUNTY

SURVEYOR'S NOTES:
D.U.E., DRAINAGE AND UTILITY EASEMENT
EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED



GENERAL SURVEYOR'S NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the adjacent lots was NOT performed by the signing surveyor to determine which materials, if any, are affecting this project.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other services lines, including but not limited to overhead wires, were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified. Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "BIR" indicates a 5/8\"/>

SURVEYOR'S LEGEND:

LINE TYPES	ABBREVIATIONS	ME -
--- Calculated	ME - Maintenance Easement	ME -
--- Boundary Line	DI - Dead	ME -
--- Center Line	FI - Field	ME -
--- Chain Link or Wire Fence	MI - Masonry	ME -
--- Easement	NI - Non-Fuel	ME -
--- Edge of Water	SI - Survey	ME -
--- Iron Pipe	A/C - Air Conditioning	ME -
--- Overhead Lines	A/E - Access Easement	ME -
--- Structure	AN - Anchor Easement	ME -
--- Survey Line	AN - Air Access Easement	ME -
--- Vinyl Fence	AN - Air Access Easement	ME -
--- Wood Fence	AN - Air Access Easement	ME -
--- Asphalt	AN - Air Access Easement	ME -
--- Back or Tile	AN - Air Access Easement	ME -
--- Concrete	AN - Air Access Easement	ME -
--- Covered Area	AN - Air Access Easement	ME -
--- Wood	AN - Air Access Easement	ME -
--- Benchmarks	AN - Air Access Easement	ME -
--- Central Angle or Delta	AN - Air Access Easement	ME -
--- Common Ownership	AN - Air Access Easement	ME -
--- Corner Point	AN - Air Access Easement	ME -
--- Level Stake	AN - Air Access Easement	ME -
--- Elevation	AN - Air Access Easement	ME -
--- Fire Hydrant	AN - Air Access Easement	ME -
--- Find or Set Monument	AN - Air Access Easement	ME -
--- Coping or Anchor	AN - Air Access Easement	ME -
--- Manhole	AN - Air Access Easement	ME -
--- Pole	AN - Air Access Easement	ME -
--- Light or Light Pole	AN - Air Access Easement	ME -
--- Well	AN - Air Access Easement	ME -

FLOOD ZONE INFORMATION:
BY REFERENCE TO A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WITH FEMA GOV, THE PROPERTY APPLICABLE TO THIS DOCUMENT IS NOT IN A FLOOD ZONE. THIS HAS BEEN VERIFIED AND FOUND IN THE CITY OF PALM BEACH, COUNTY NUMBER 1204, PANEL NUMBER 0368 DATED 10/25/2017.

PAGE 1 OF 1

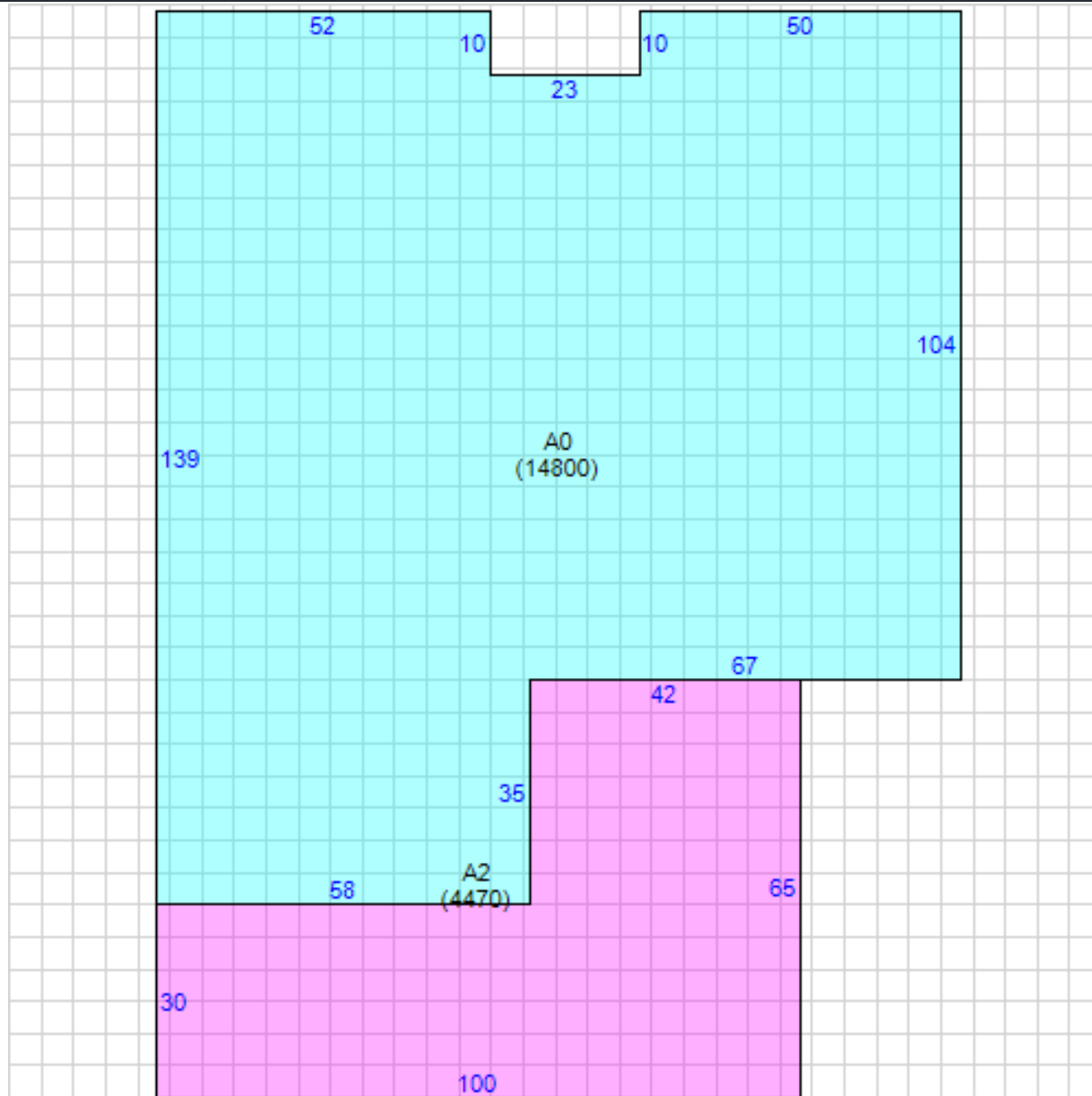
6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159
MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



BUILDING SKETCH



6588 N. MILITARY TRAIL - RIVIERA BEACH, FL 33407

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



DAVID RICHMAN
VP INVESTMENT SALES
DAVID@STL-ADVISORS.COM
847.772.7159

MAX LORIA
MANAGING BROKER
MAX@STL-ADVISORS.COM
561.901.1402