



FOR SALE

# 1000 SOUTHERN BLVD

1000 SOUTHERN BLVD, WEST PALM BEACH, FL 33405

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# 1000 SOUTHERN BLVD PROPERTY SUMMARY



## PROPERTY DESCRIPTION

1000 Southern Blvd is a 7,854-square-foot freestanding building located just east of Southern Boulevard and I/95 in West Palm Beach. The site has prime visibility with ease of access and private parking. This building is two stories with renovated office finishes and split floor plans making it a prime opportunity for an owner-user or as an investment opportunity. This property is located just 3 miles away from downtown West Palm Beach, CityPlace, Clematis Street, Palm Beach International Airport, Brightline, and the prestigious Palm Beach Island.

## PROPERTY HIGHLIGHTS

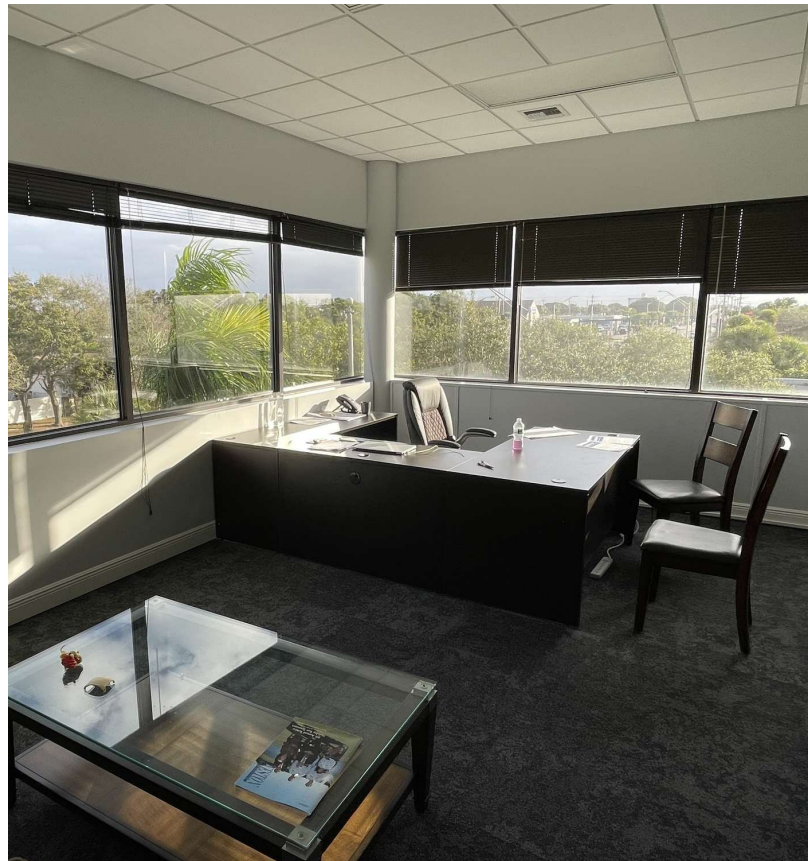
- Premier CBS two story owner-user office opportunity
- In close proximity to I95, downtown West Palm Beach & Palm Beach Island as well as multiple restaurants, hotels, Drive Shack and Palm Beach International Airport
- Located just east of I95 on Southern Blvd
- Excellent frontage and visibility to Southern Blvd, covered parking and building signage on Southern Blvd
- Daily Traffic Count: 39,200 vehicles per day

## OFFERING SUMMARY

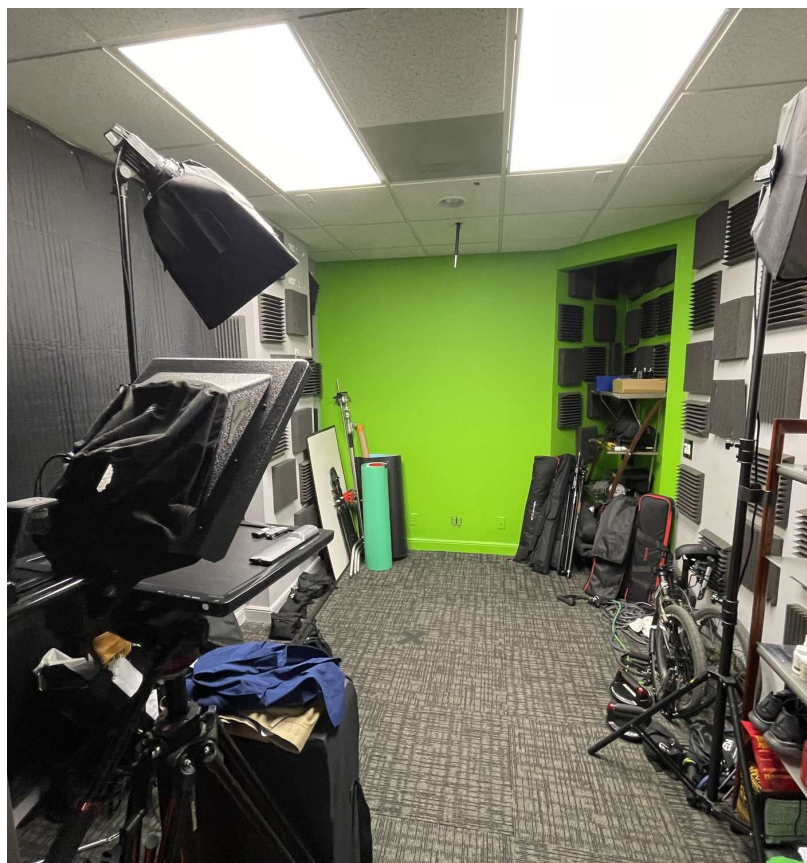
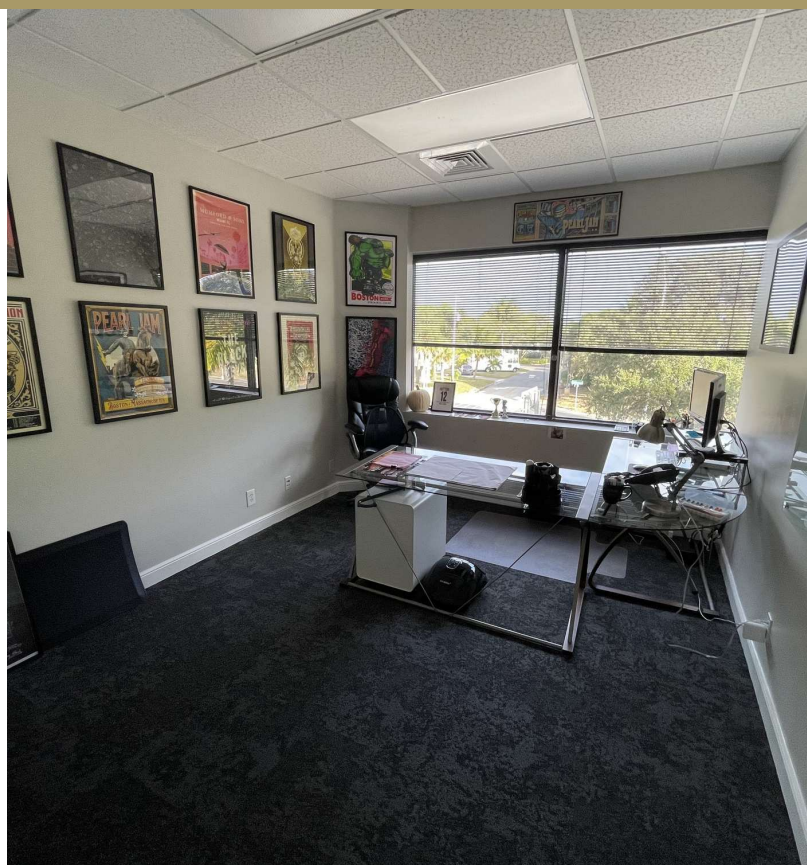
|                |             |
|----------------|-------------|
| Sale Price:    | \$4,895,000 |
| Stories:       | 2           |
| Lot Size:      | 0.29 Acres  |
| Building Size: | 7,854 SF    |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,304    | 35,034   | 109,818  |
| Total Population  | 13,725   | 86,930   | 282,141  |
| Average HH Income | \$87,921 | \$98,549 | \$84,845 |

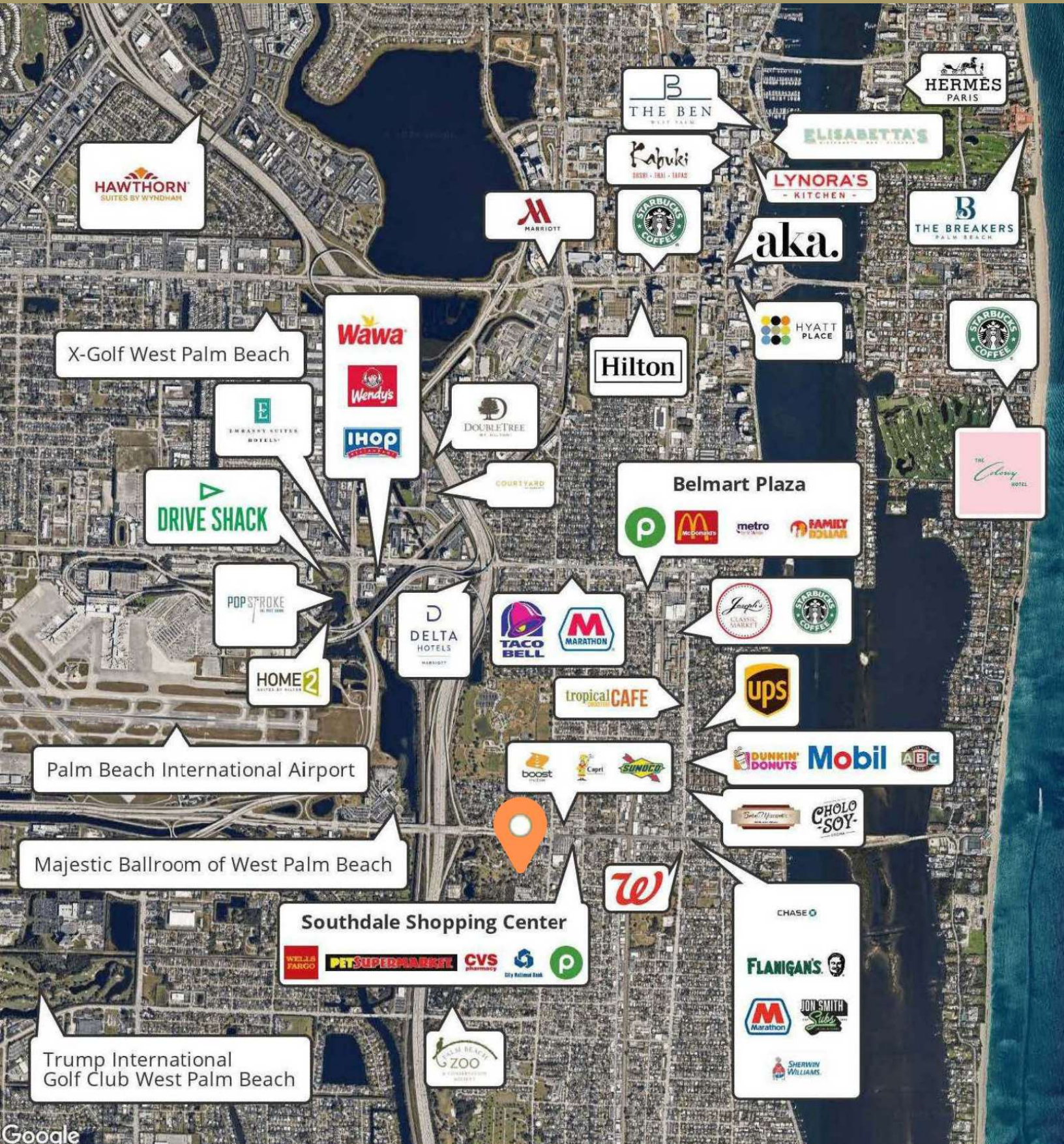
1000 SOUTHERN BLVD  
ADDITIONAL PHOTOS



1000 SOUTHERN BLVD  
ADDITIONAL PHOTOS



1000 SOUTHERN BLVD  
AERIAL MAP



**HAWTHORN**  
SUITES BY WYNDHAM

**THE BEN**  
WEST PALM

**HERMÈS**  
PARIS

**Kabuki**  
SUSHI - TEKI - TAKAS

**ELISABETTA'S**  
DESIGNER FASHION

**LYNORA'S**  
- KITCHEN -

**MARRIOTT**

**STARBUCKS COFFEE**

**aka.**

**THE BREAKERS**  
PALM BEACH

X-Golf West Palm Beach

**Wawa**  
**Wendy's**  
**IHOP**

**Hilton**

**HYATT PLACE**

**STARBUCKS COFFEE**

**EMBASSY SUITES**  
HOTELS

**DOULETREE**  
BY HILTON

**DRIVE SHACK**

**COURTYARD**  
BY HILTON

**Belmart Plaza**  
**McDonald's** **metro** **FAMILY DOLLAR**

**THE Colony**  
HOTEL

**POPSTROKE**  
BY THE SHED

**DELTA**  
HOTELS  
MARRIOTT

**TACO BELL** **MARATHON**

**Jaghi's**  
CLASSIC MARKET **STARBUCKS COFFEE**

**HOME2**  
HOTELS BY HILTON

**tropical CAFE**

**ups**

Palm Beach International Airport

**boost** **Capri** **SUNOCO**

**DUNKIN' DONUTS** **Mobil** **ABC**

Majestic Ballroom of West Palm Beach

**Starbucks** **CHOLO SOY**

**Southdale Shopping Center**  
**WELLS FARGO** **PET SUPERMARKET** **CVS pharmacy** **City National Bank**

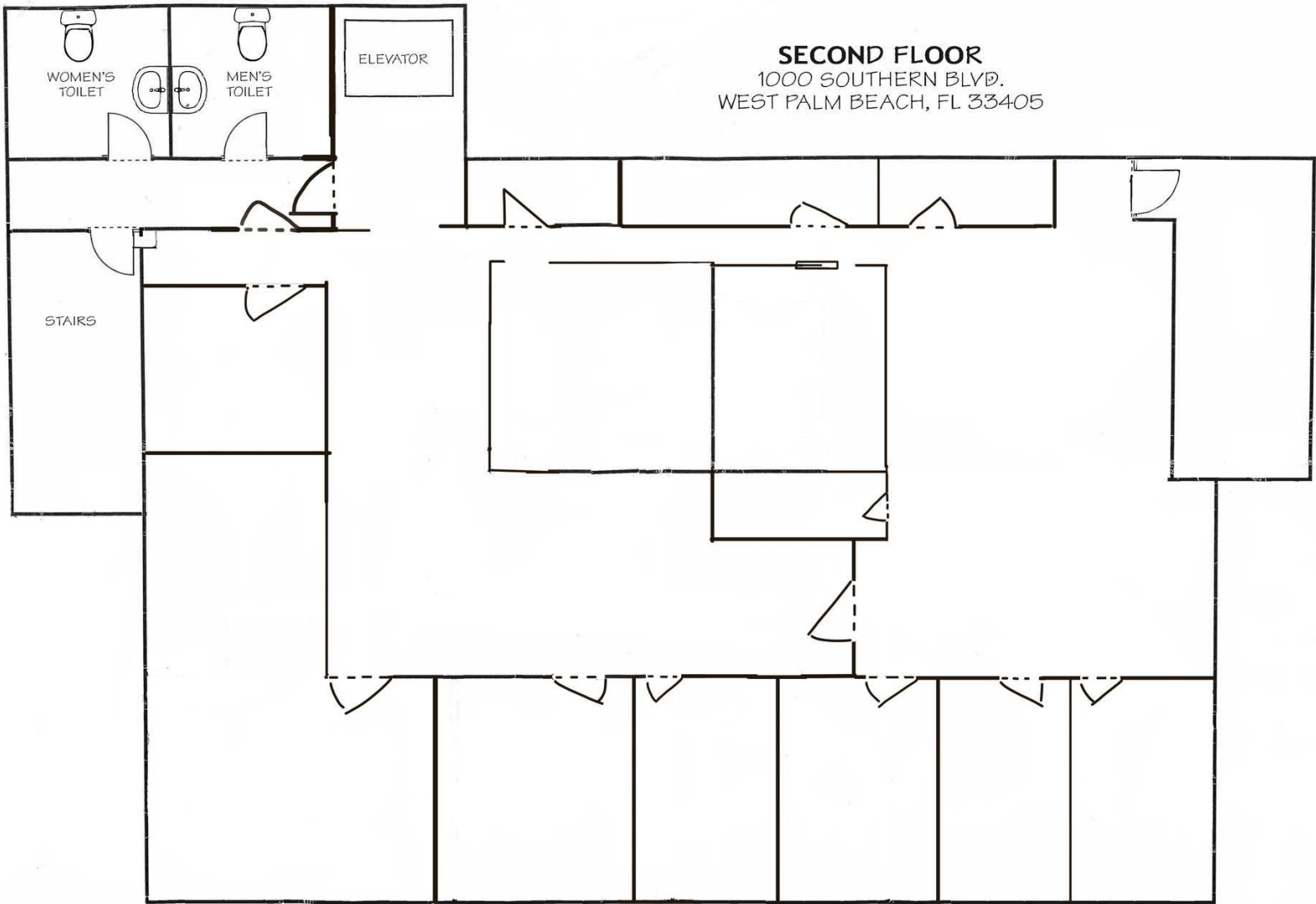
**W**

**CHASE**  
**FLANIGAN'S**  
**Marathon** **JOHNSON'S**  
**SHERWIN WILLIAMS**

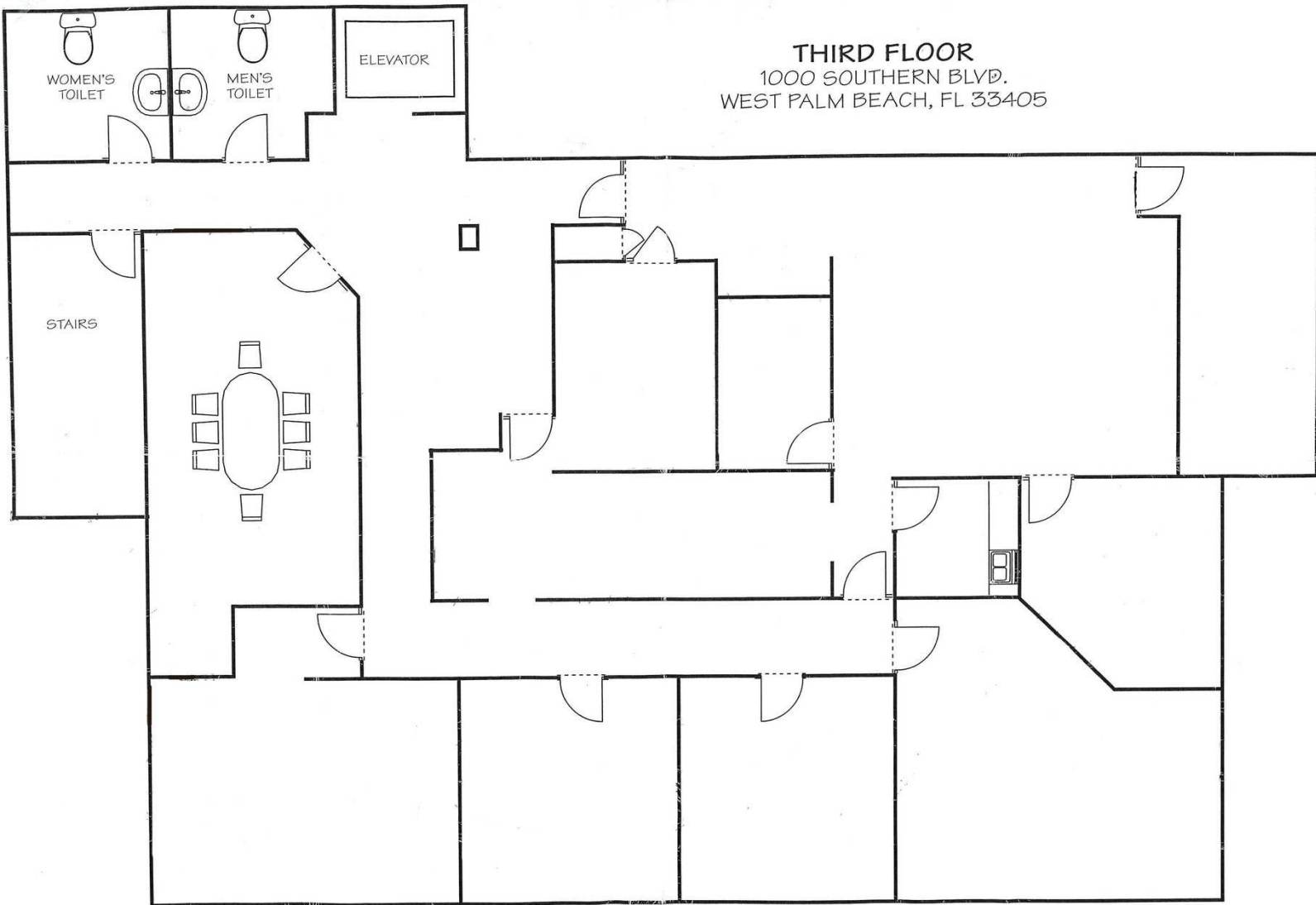
Trump International Golf Club West Palm Beach

**PALM BEACH ZOO**  
WORLDWIDE ZOO SOCIETY

Google

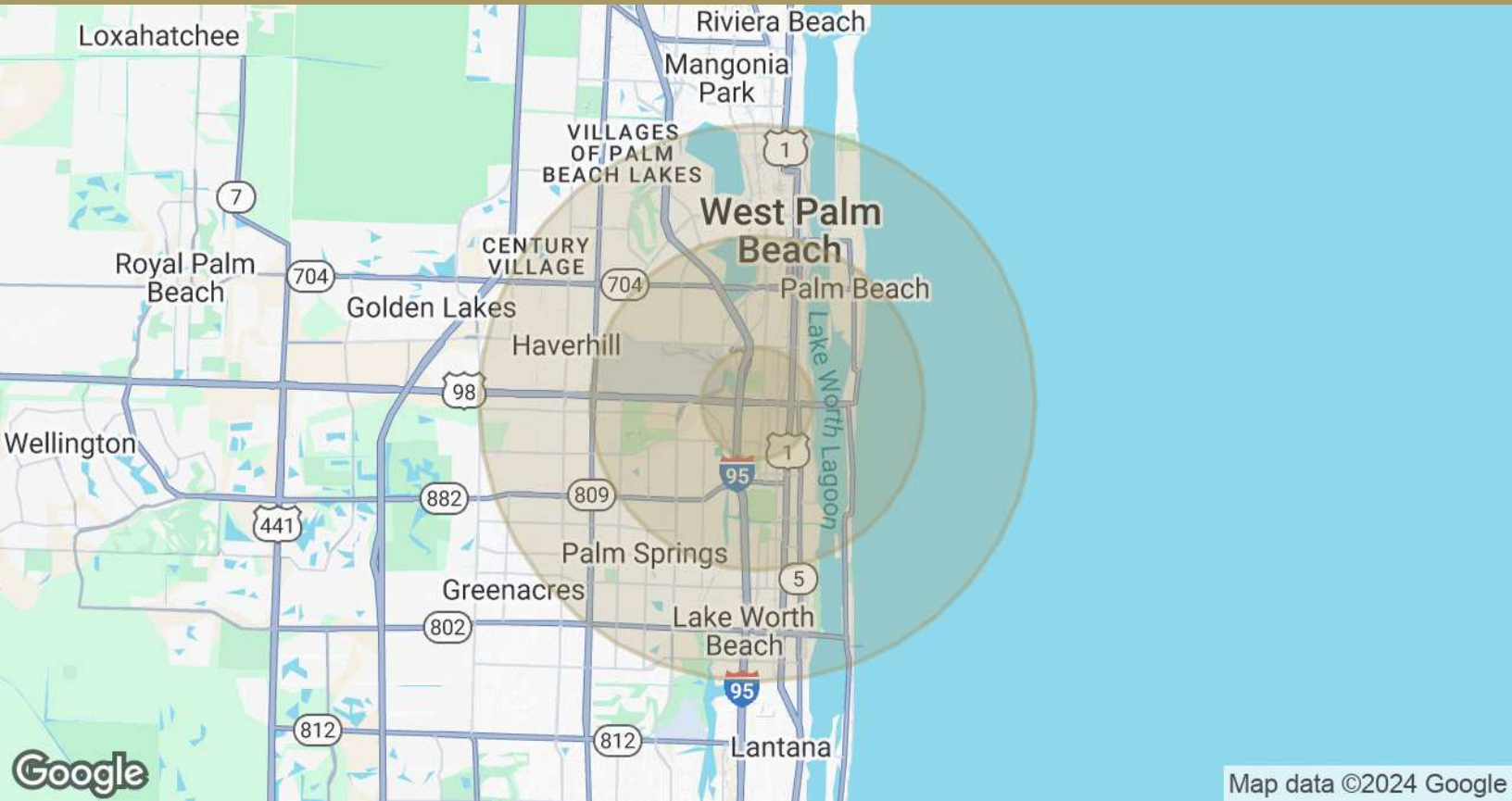


**SECOND FLOOR**  
1000 SOUTHERN BLYD.  
WEST PALM BEACH, FL 33405



**THIRD FLOOR**  
1000 SOUTHERN BLVD.  
WEST PALM BEACH, FL 33405

**1000 SOUTHERN BLVD**  
**DEMOGRAPHICS MAP & REPORT**



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 13,725        | 86,930         | 282,141        |
| Average Age                    | 41            | 42             | 41             |
| Average Age (Male)             | 40            | 42             | 40             |
| Average Age (Female)           | 42            | 43             | 42             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 5,304         | 35,034         | 109,818        |
| # of Persons per HH            | 2.6           | 2.5            | 2.6            |
| Average HH Income              | \$87,921      | \$98,549       | \$84,845       |
| Average House Value            | \$519,986     | \$504,367      | \$383,929      |

Demographics data derived from AlphaMap