

15388 SW Warfield Blvd

Indiantown, FL 34956

Property Highlights

- + BTS opportunity up to **7,225 SF**
- + **2.88 Acres**
- + Zoned Commercial
- + Well located on State Highway 710, a direct Northeast-Southeast connector between Palm Beach and Okeechobee with **13,000 VPD**
- + Surrounded by **national retailers** such as McDonald's, ACE Hardware, Dunkin Donuts, Family Dollar, Burger King, Cricket Wireless, Marathon and more
- + Opportunity Zone with Capital Gains **Tax Forgiveness benefit**
- + **Contact Broker for pricing**



Contact Us

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Join Dollar Tree in the Village of Indiantown

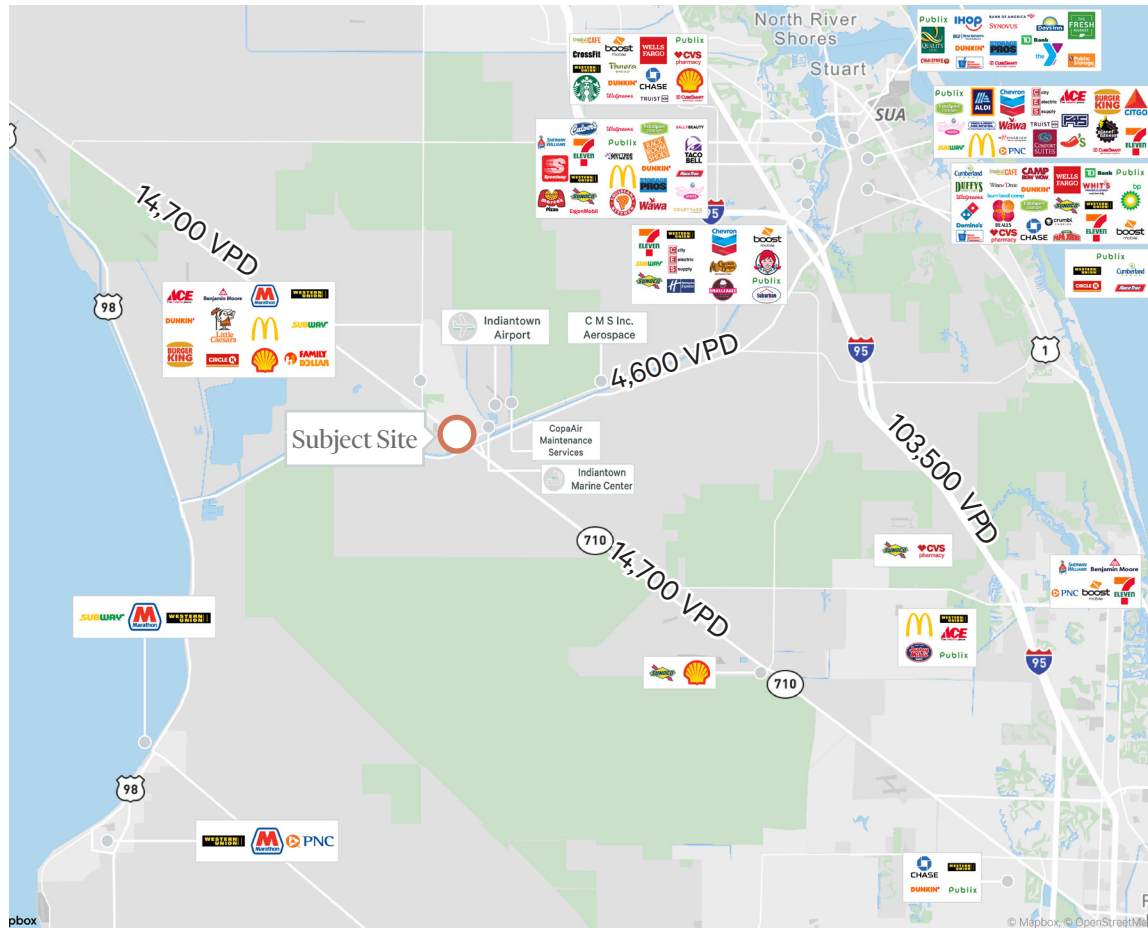


Surrounding Area

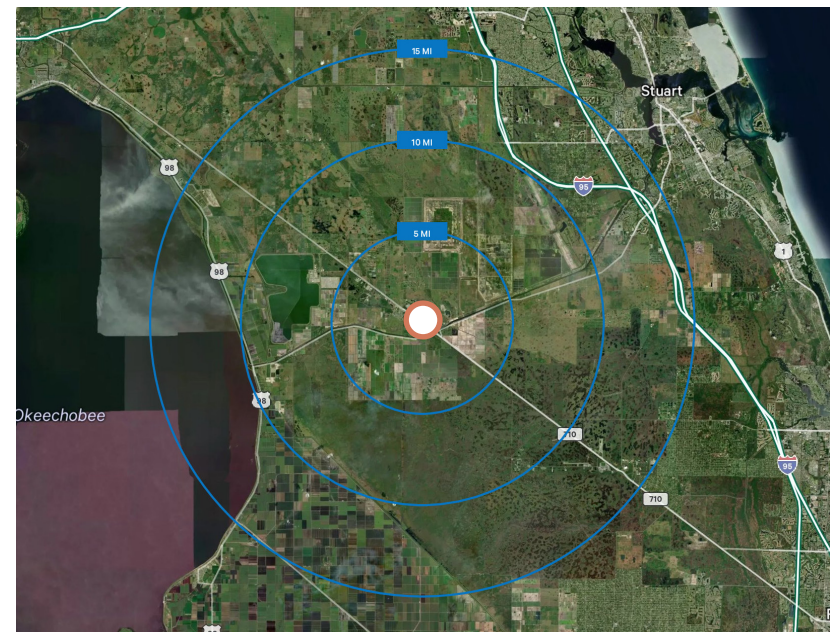
- + BTS opportunity up to 7,225 SF situated adjacent to fully leased Hitchcock's Market
- + Conveniently located near the Indianwood Golf & Country Club with an 18-hole championship course
- + Great location for QSR, Convenience Store, Retail Services, or Discount Stores
- + Minutes from Indiantown Middle School, Warfield Elementary School and the Boys and Girls Club of Indiantown

Nearby City	Distance
West Palm Beach	36 Miles
Boca Raton	59 Miles
Fort Lauderdale	78 Miles
Miami	102 Miles

Excellent Location



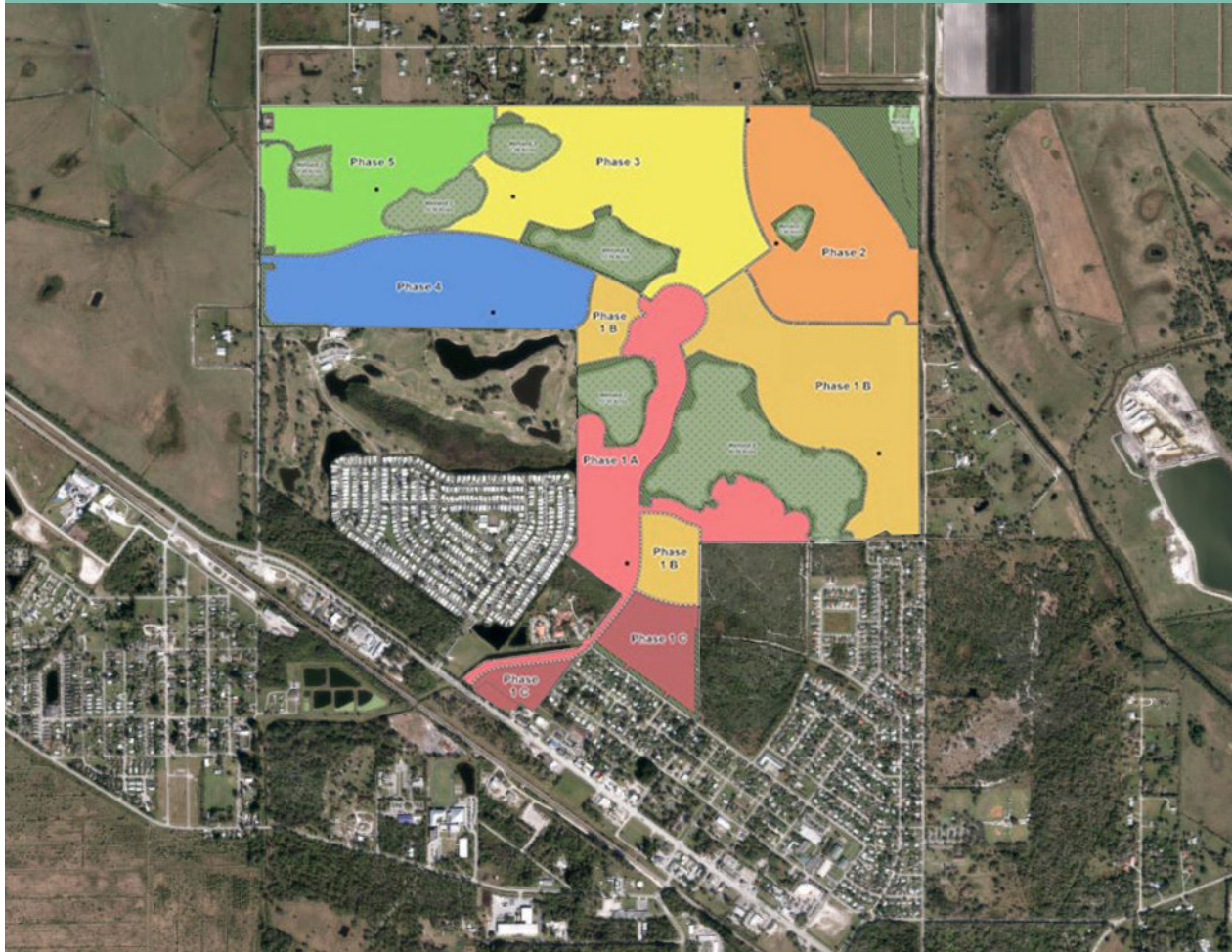
2023 Demographics	5 Miles	10 Miles	15 Miles
Population	7,878	8,526	49,874
Daytime Population	6,086	9,277	42,544
Median Age	33.0	33.5	43.7
Avg. HH Income	\$62,954	\$66,478	\$118,397



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Economic and Residential Growth

New Residential Development Could Double Indiantown's Current Population



New Developments

- + Terra Lago, an **800 AC** development, to bring **2,500** new homes consisting of apartments, townhomes, and single-family homes
 - The first phase is expected to be completed by the summer of **2025**.
 - Upon completion of this development, the new community could double the Village of Indiantown's existing population
- + The Villa Lago Shopping Center development will provide over **100,000 SF** of Commercial Space
- + The newly constructed Indiantown Marine Center offers top-notch services for all boating enthusiasts such as marine service and storage facility
- + In August 2022, the opening of a new public charter high school provided a local educational option for children living in Indiantown
- + Pro-business municipality for new and expanding businesses
- + The recent expansion of SW Warfield Blvd provides easy access to West Palm Beach via B-line Highway