

FOR LEASE OR GROUND LEASE

# ±5,760 SF FORMER RESTAURANT ON ±1.76 ACRES

1001 441/N State Road 7, Royal Palm Beach, FL 33411

42,500 AADT ON 441 /  
N STATE ROAD 7!



APPROVED FOR A CAR WASH

EXCLUSIVE RETAIL LEASING

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# Property Overview

## HIGHLIGHTS

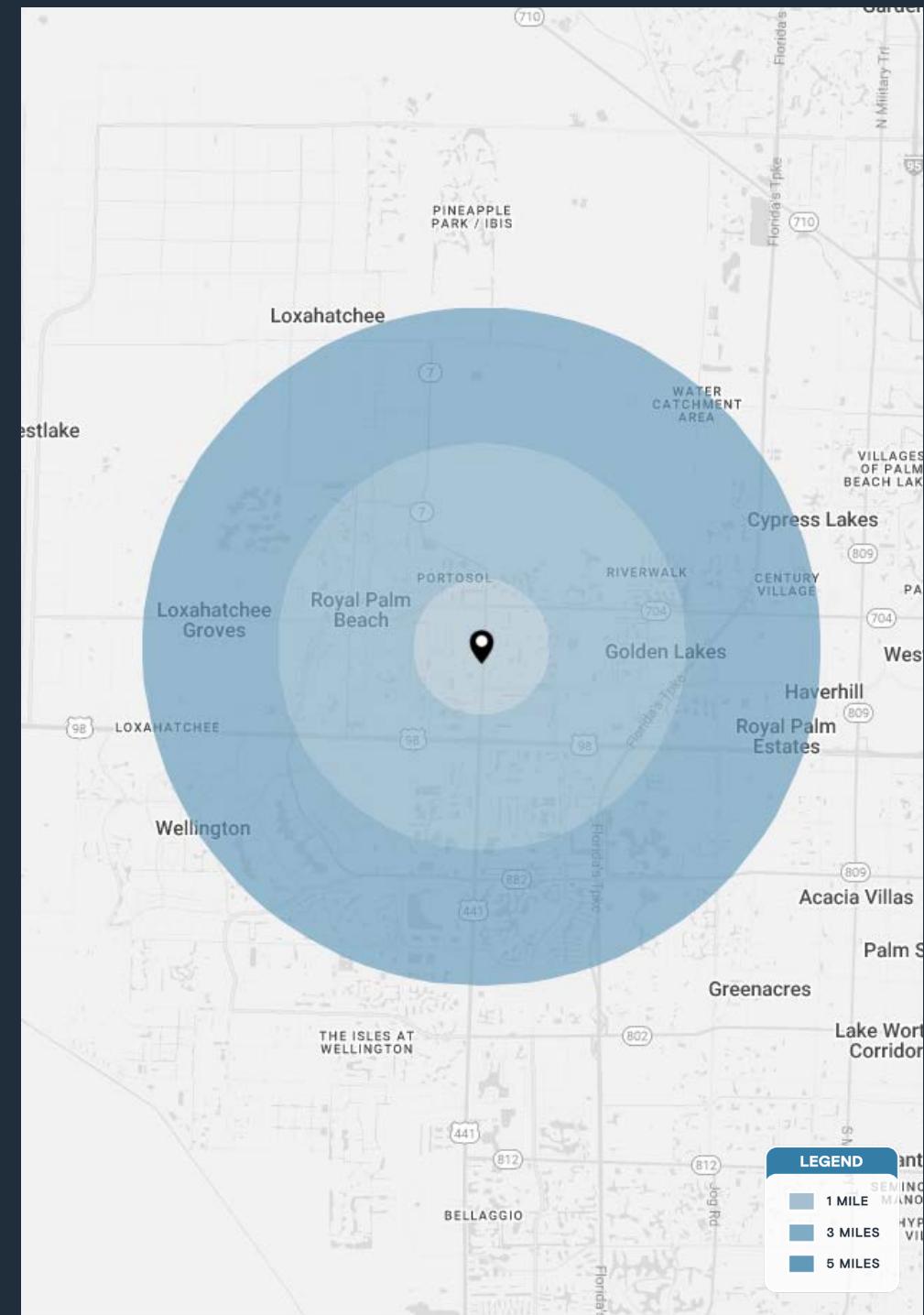
- ±5,760 SF former restaurant on ±1.76 acres for lease/ground lease
  - also approved for a car wash
- 2nd generation restaurant with grease trap, hood, walk-in cooler/freezer
- Outdoor patio area
- Will consider uses other than restaurant and redevelopment
- Regional trade area with high volume retailers/restaurants
- Abundant parking
- 42,500 AADT on 441/ N State Road 7
- Average household income of over \$106,000 and 167,568 people in a 5 mile radius

## DEMOGRAPHICS

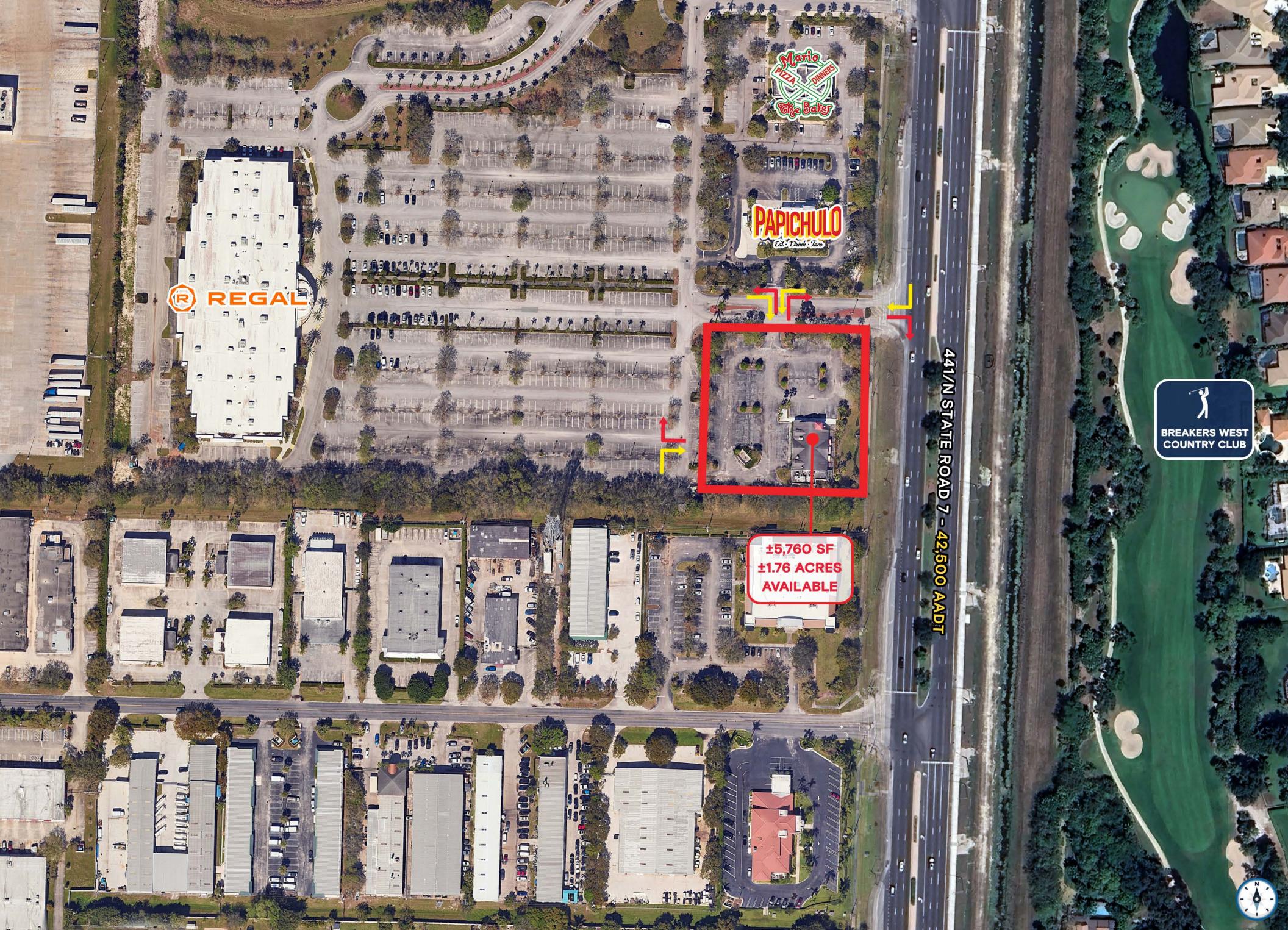
	1 MILE	3 MILES	5 MILES
POPULATION	7,257	66,669	167,568
HOUSEHOLDS	2,698	24,676	61,996
EMPLOYEES	6,138	54,748	137,873
AVERAGE HH INCOME	\$102,570	\$110,763	\$106,145

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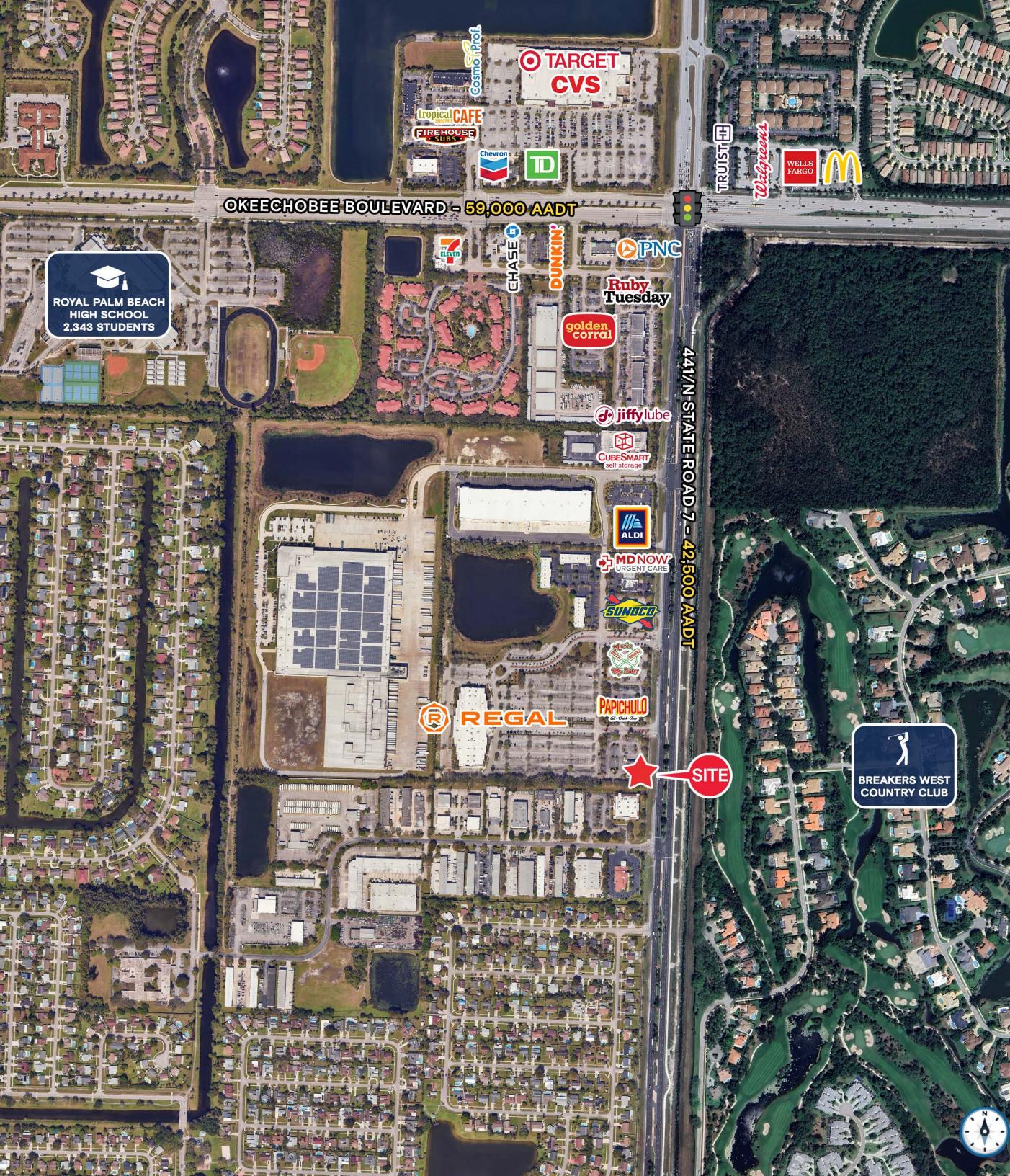
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,167	78,242	199,529
HOUSEHOLDS	6,145	28,676	74,390
EMPLOYEES	14,220	64,126	163,790
AVERAGE HH INCOME	\$111,420	\$110,258	\$102,506











## Contact Brokers

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