

FOR LEASE

# 4449 OKEECHOBEE BOULEVARD

4449 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33409



## PROPERTY DESCRIPTION

Highly visible outparcel available as a second generation restaurant and ground lease opportunity. Located in the mix of a heavily trafficked retail corridor.

## PROPERTY HIGHLIGHTS

- Off corner 5,661 sf 2nd generation restaurant
- Situated on 1.25 acres of land - ground lease opportunity
- Located in prime position on the NE corner of the signalized intersection at Okeechobee Boulevard and Military Trail in West Palm Beach
- Hard corner of signalized intersection
- More than 77,500 vehicles pass by per day on Okeechobee Boulevard
- More than 36,500 vehicles pass by per day on Military Trail

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,661 SF
Lot Size:	1.99 Acres

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,361	96,038	167,617
Average HH Income	\$60,139	\$76,380	\$90,508
Median Age	34.0	39.5	39.3

**BRYAN COHEN**

561.471.0212

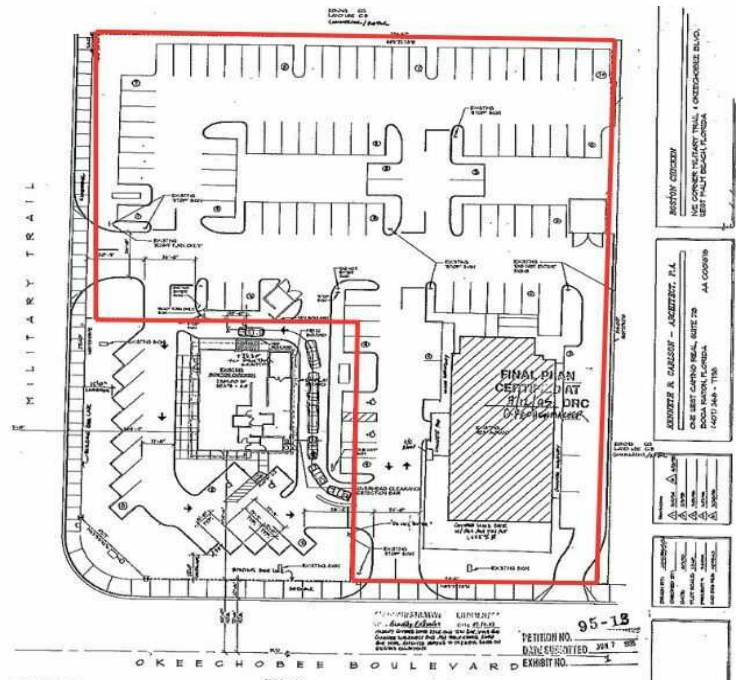
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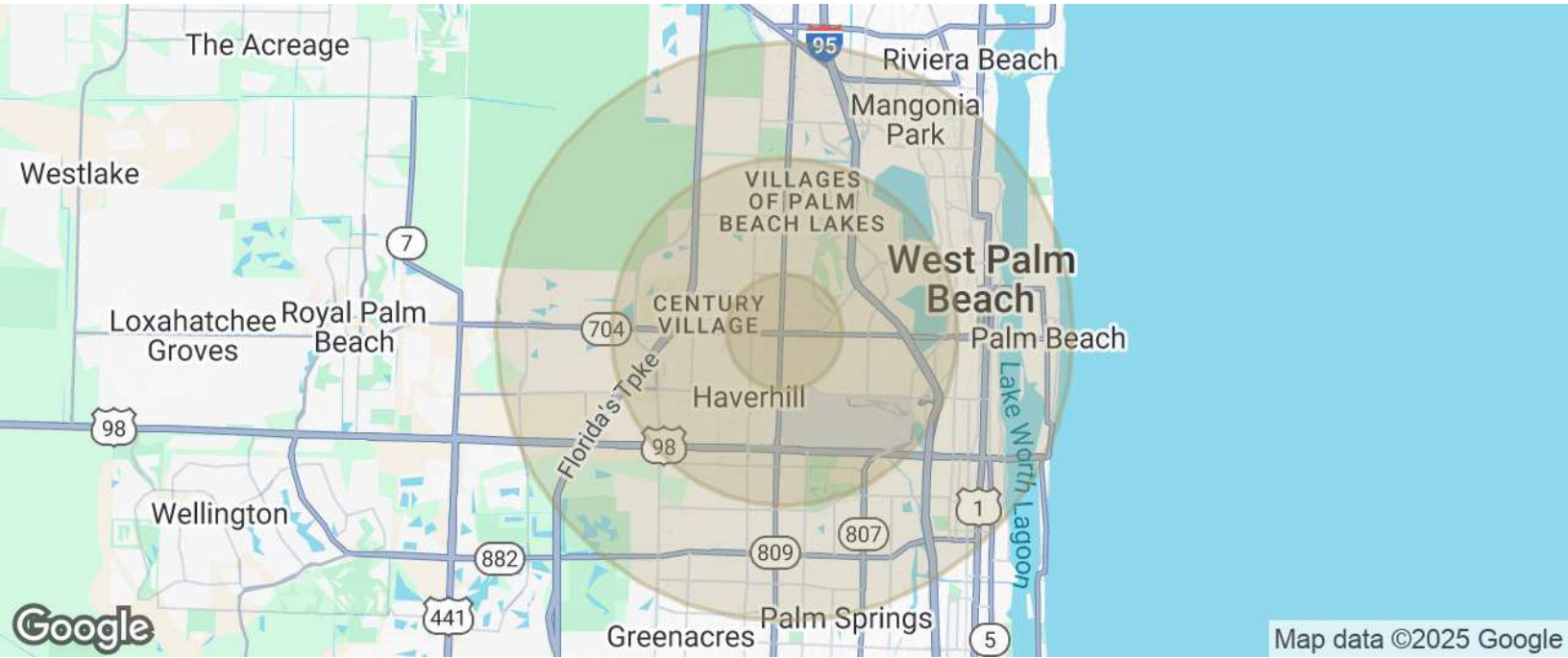
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,136	116,240	291,593
Average Age	38	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,215	46,712	114,650
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$58,514	\$75,945	\$83,584
Average House Value	\$308,318	\$304,562	\$372,739

Demographics data derived from AlphaMap

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