

3551 Northlake Boulevard Palm Beach Gardens, FL

- Rare infill site in Palm Beach Gardens
- ±2.87 Acres - Zoned commercial general
- Strong retail user demand
- Branch improvements with multi-lane drive through can be renovated or demolished for impact fee credits



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CAPITAL

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3551 Northlake Boulevard

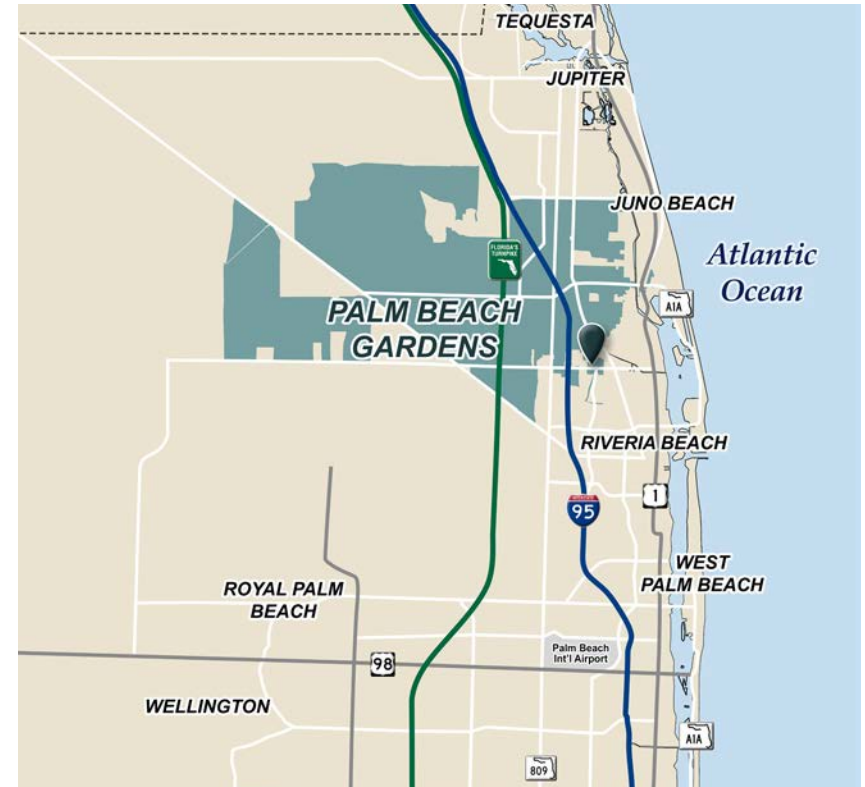
Palm Beach Gardens, FL

Opportunity Overview

McConnell Capital is pleased to present the opportunity to acquire 3551 Northlake Boulevard, Palm Beach Gardens, FL ('3551 Northlake' or the 'Site').

3551 Northlake is a seldom available redevelopment opportunity in Palm Beach Gardens. Fronting Northlake Boulevard, the site boasts dual access points on the busiest artery in North Palm Beach County. Pent up demand for retail, medical, small format multifamily and limited service hotel development will afford Prospective Purchasers a variety of execution strategies.

The Seller (SunTrust Bank) will entertain proposals to sell the property outright. Prospective Purchaser shall refrain from accessing the Site improvements without authorization due to ongoing branch decommissioning activity.



Property Overview

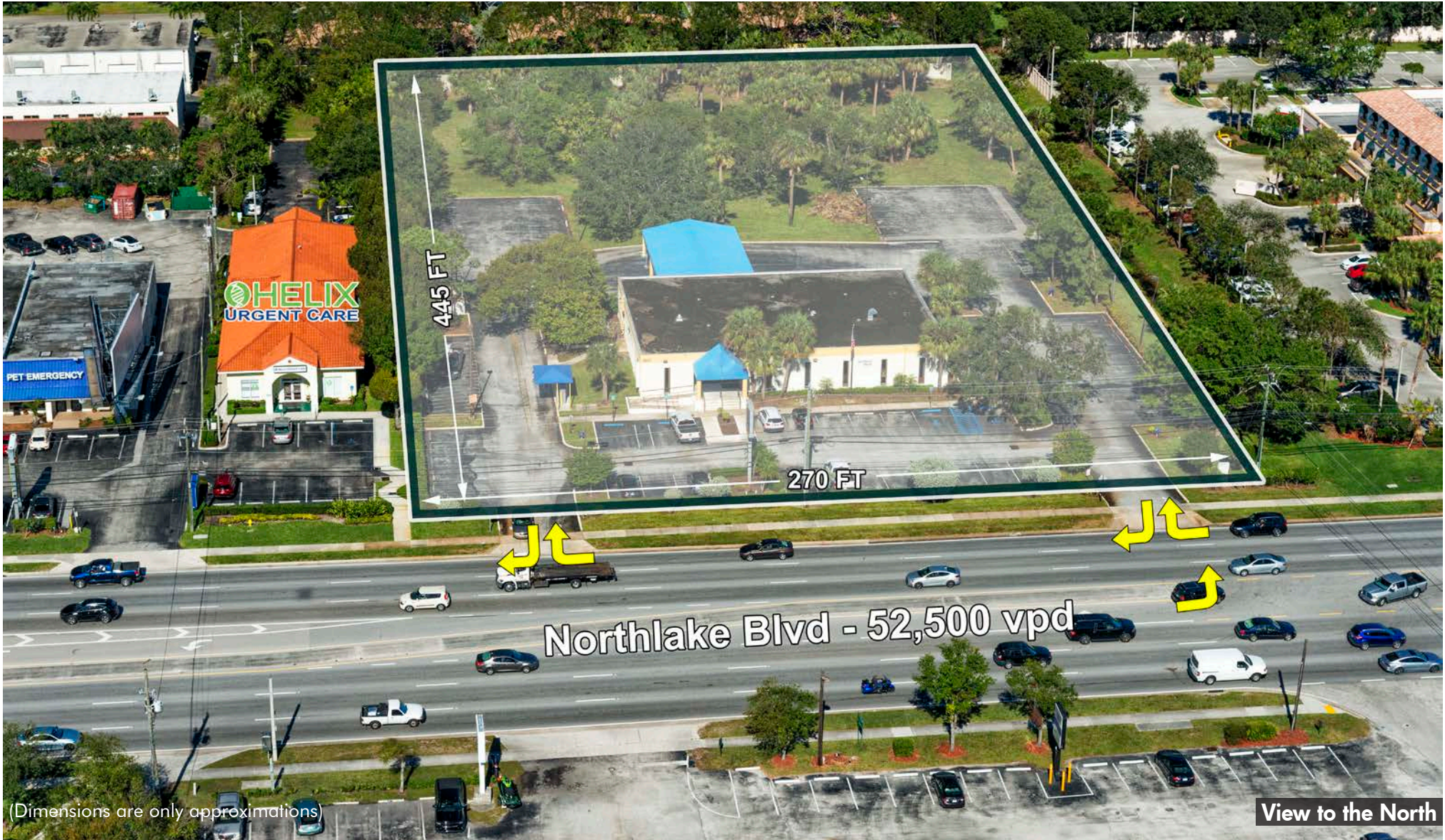
Address: 3551 Northlake Blvd., Palm Beach Gardens, FL 33403
 Building: 7,198 FT Turn Key Bank Branch with Drive-Thru
 Parcel Acreage: 2.76± Acres
 Condition: Vacant / Sold As-Is
 Potential Uses: Medical, Hotel, Multifamily, Retail, Office
 Folio Numbers: [00-43-42-18-00-000-7040](#)

Demographic	1 Mile	3 Miles	5 Miles	Palm Beach Gardens
Population	10,967	88,436	162,546	52,657
Median Age	40.3	43.5	44.2	49.9
Employees	8,093	68,526	113,521	43,180
Businesses	962	7,882	12,705	4,601
Average Income	\$62,838	\$80,445	\$88,366	\$108,753

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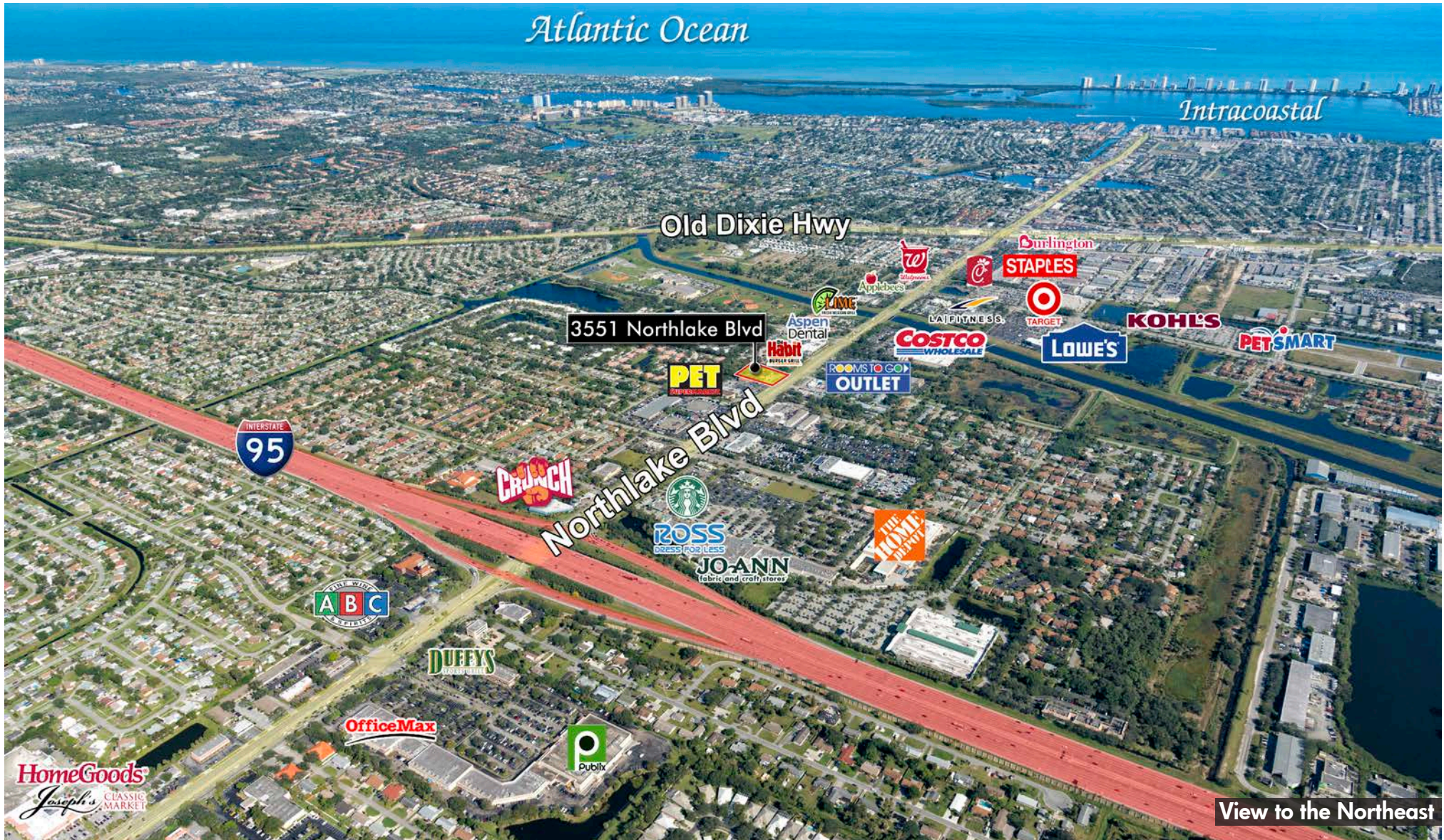
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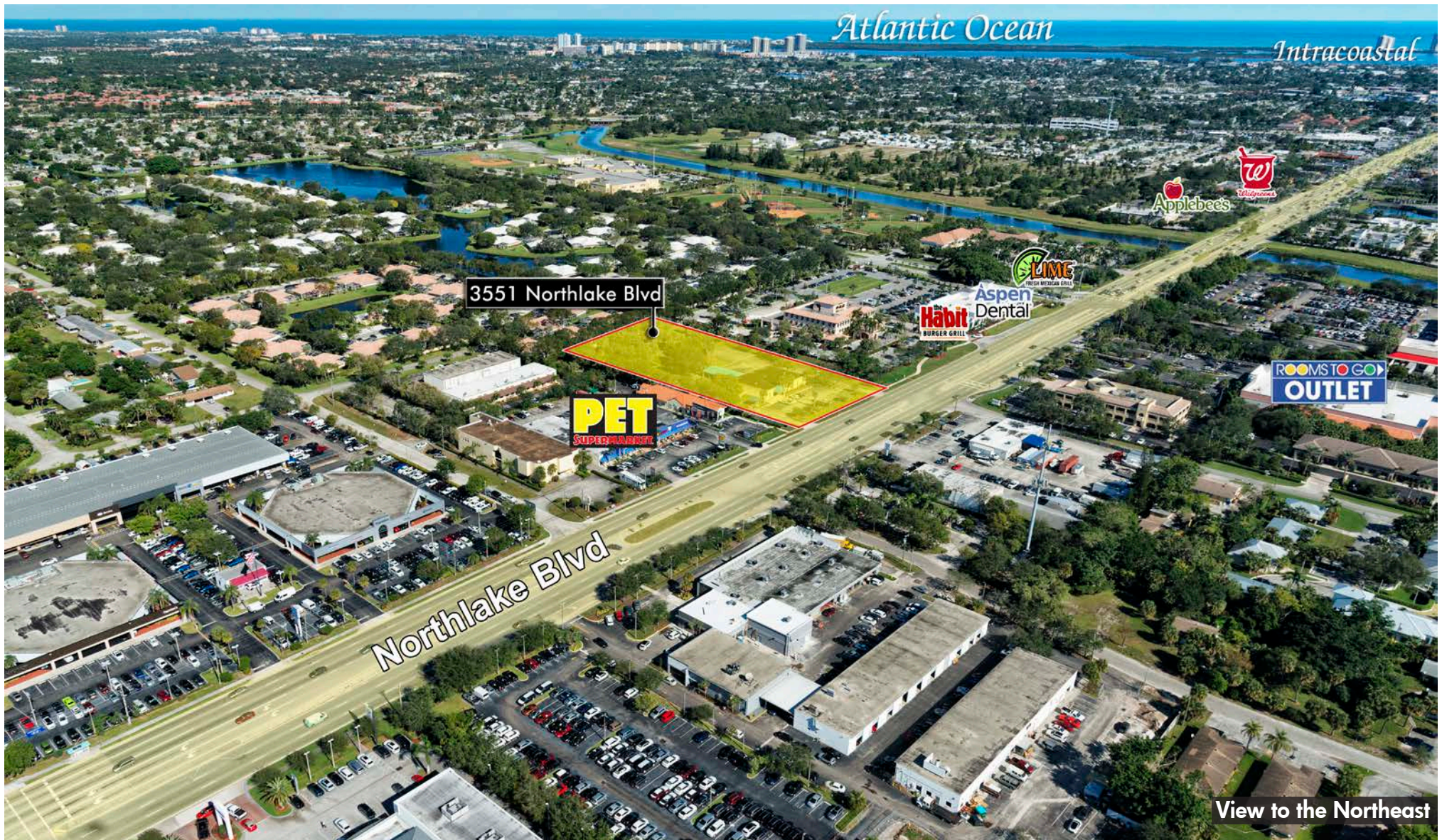
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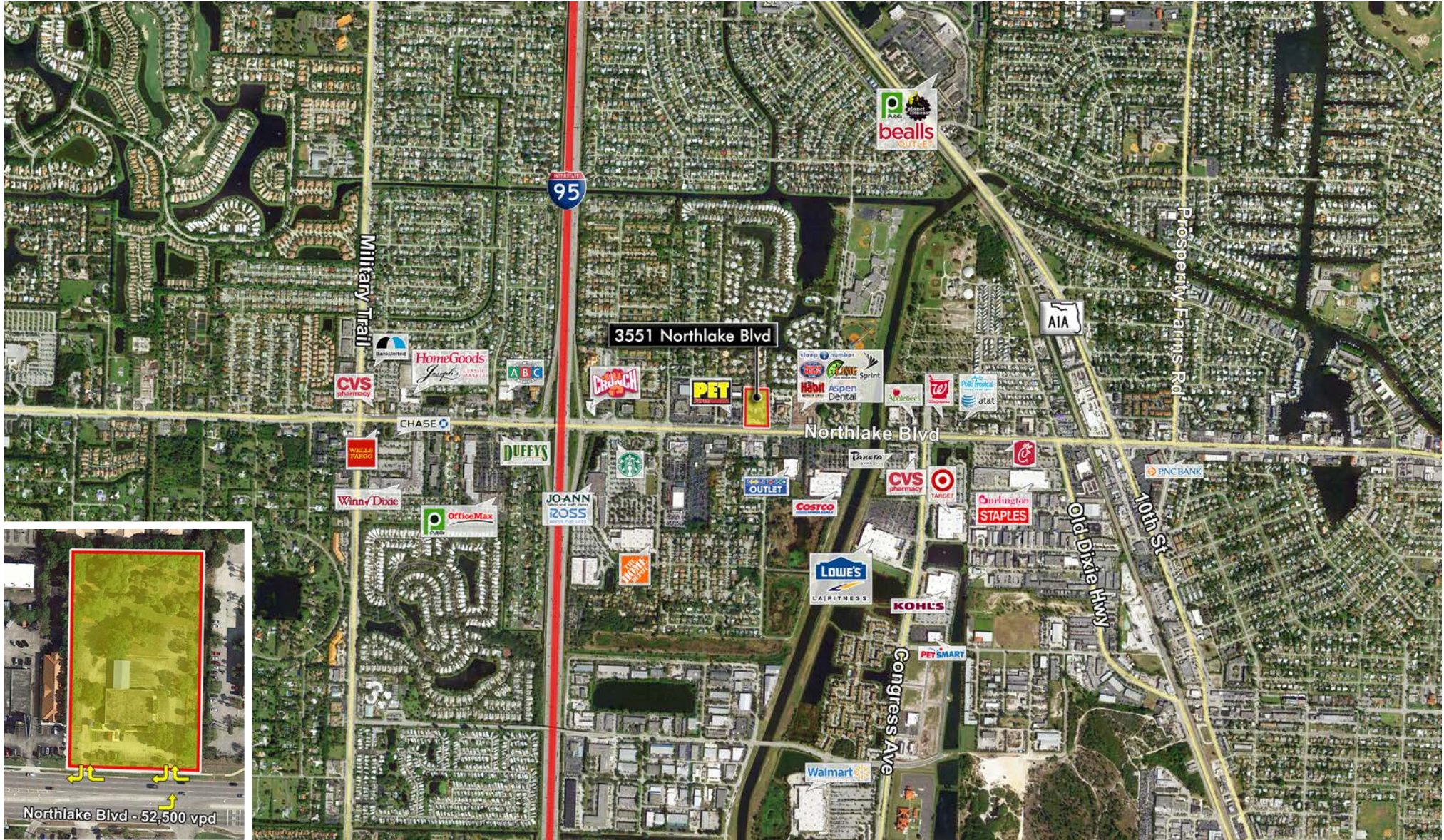
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