

# For Lease

FREE-STANDING PRIME RETAIL

410 South State Rd 7  
Royal Palm Beach, FL 33414



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# THE SPACE

Location	410 South State Rd 7 Royal Palm Beach, FL 33414
County	Palm Beach
APN	72-42-44-06-13-002-0000
Cross Street	South State Rd 7
Traffic Count	65,500
Square Feet	13532
Annual Rent PSF	\$34.00
Lease Type	NNN

## HIGHLIGHTS

- High Traffic Counts. AADT 65,500 (SR-7 / US-441).
- Free Standing Building.
- Abundant Parking lot.
- Strong Demographics: Royal Palm Beach and Wellington.
- Outparcel to Shoppes at Isla Verde.
- 78 dedicated parking spaces.
- Zoned for General Commercial.
- Current tenant: La-Z-Boy Furniture until August 2025.
- Dense demographics with 218,684 people in 5 miles.
- Prime State Rd 7 visibility and access.
- Large Pylon signage available.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,556	68,444	218,684

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$169,955	\$141,086	\$119,871

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,973	24,321	80,720

## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
GLA (SF)	13,532
LAND SF	88,305
LAND ACRES	2.03
YEAR BUILT	2014
ZONING TYPE	General Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	78

## NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Residential
EAST	Commercial
WEST	Commercial

## CONSTRUCTION

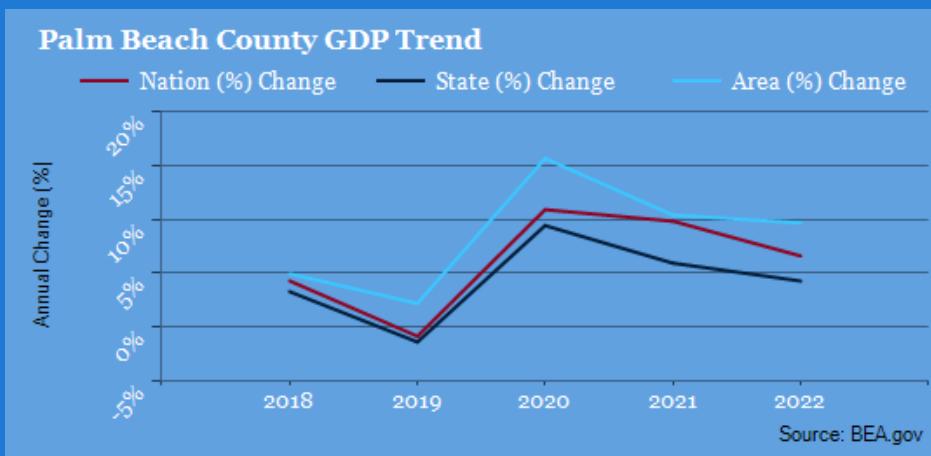
FOUNDATION	Concrete
EXTERIOR	Concrete, Stucco
PARKING SURFACE	Asphalt
ROOF	Flat

## TENANT INFORMATION

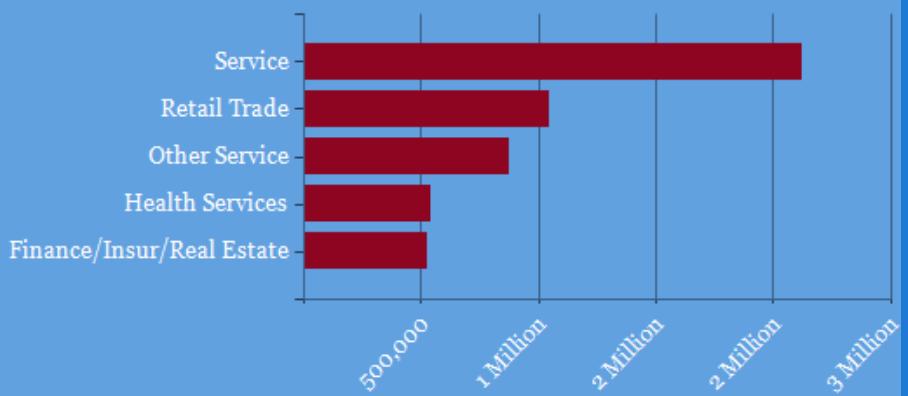
LEASE TYPE	NNN
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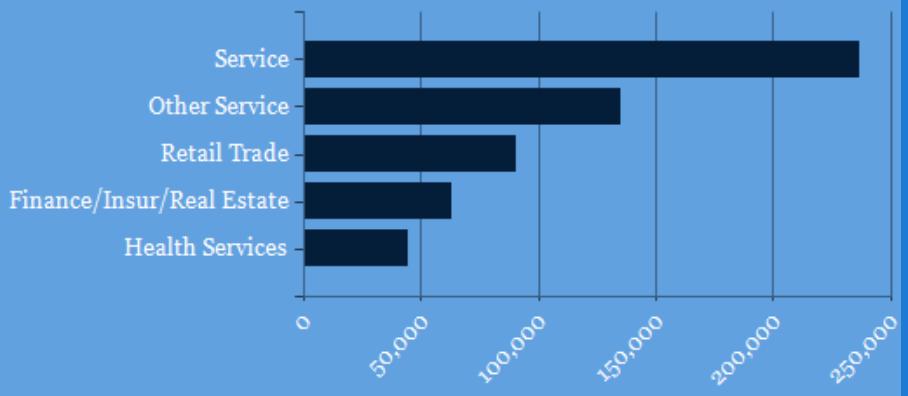
- The property is located on South State Road 7, a major thoroughfare in Royal Palm Beach, FL, known for its high traffic volume and visibility.
- Nearby retailers include Walmart Supercenter, Target, and Home Depot, attracting a steady flow of potential customers to the area.
- The surrounding area features a mix of residential neighborhoods, providing a built-in customer base for businesses leasing the property.
- Royal Palm Beach is a growing community with a strong local economy, making it an attractive location for businesses looking to establish or expand their presence.
- Convenient to the Western Communities major Retail and Medical facilities. Just West of the Florida Turnpike on South Stater Rd 7.



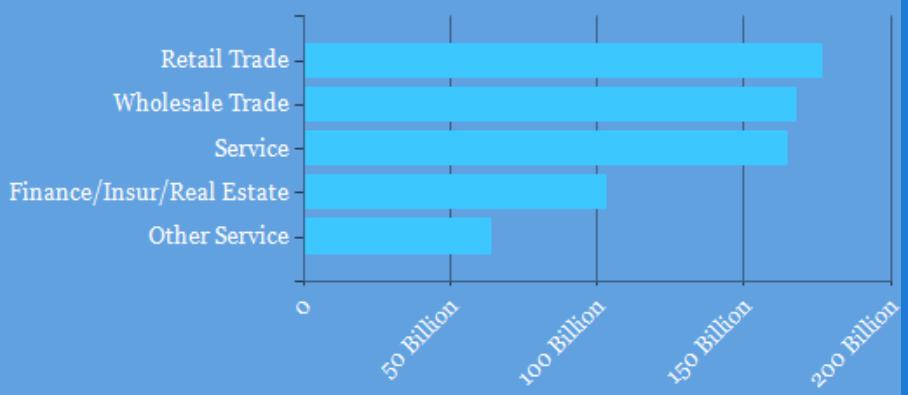
### Major Industries by Employee Count

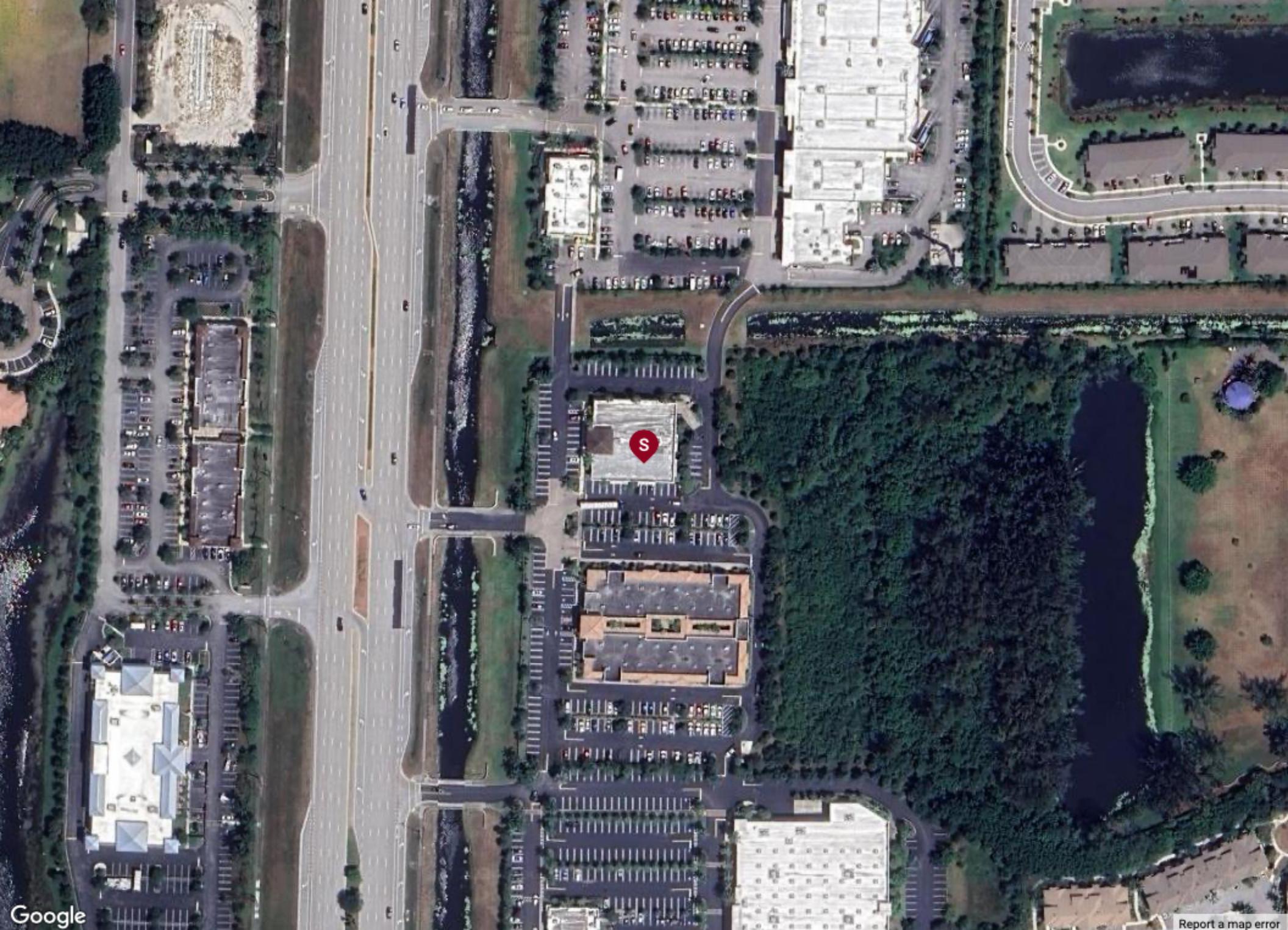


### Major Industries by Business Count



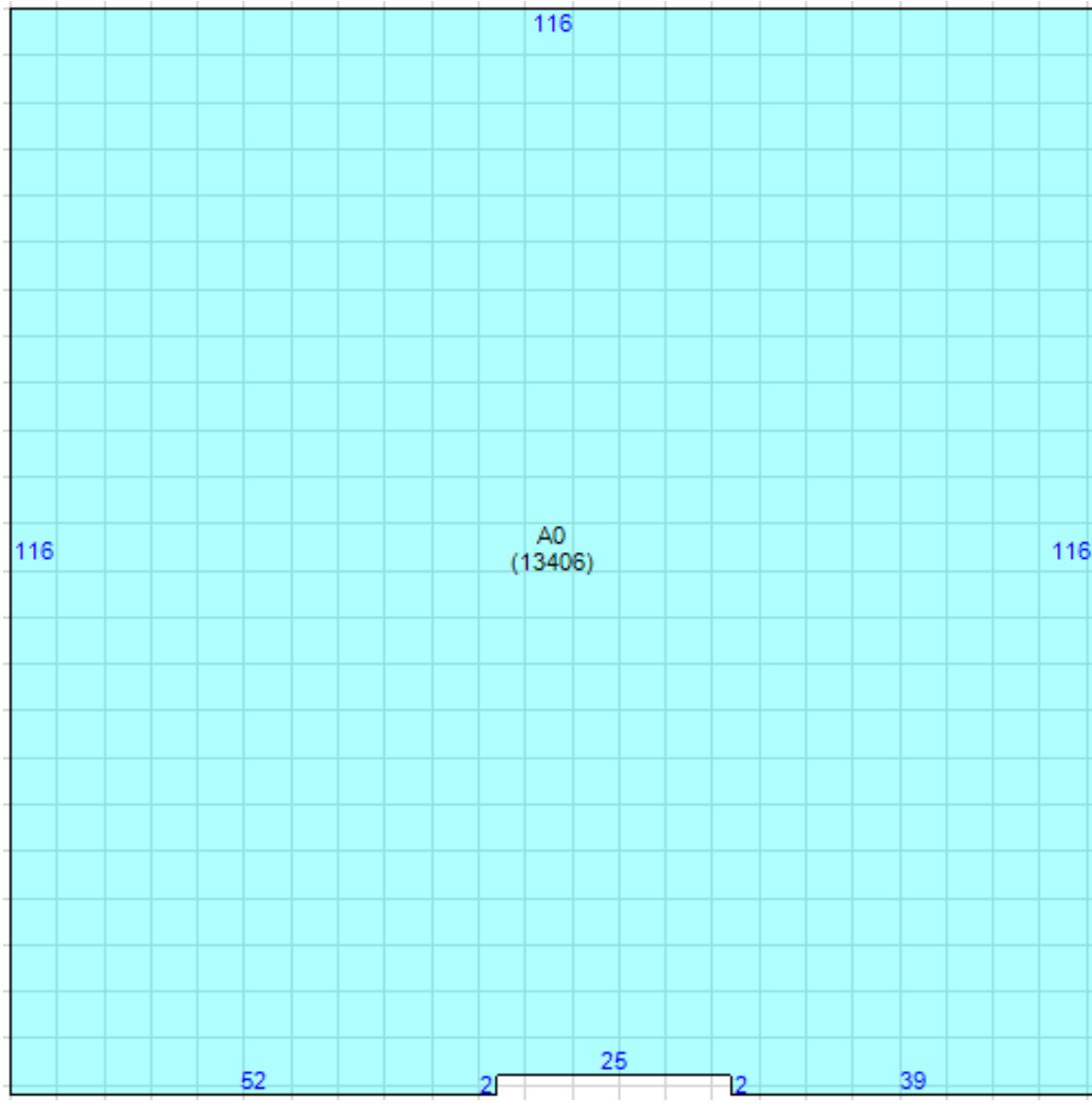
### Major Industries by Sales Amount



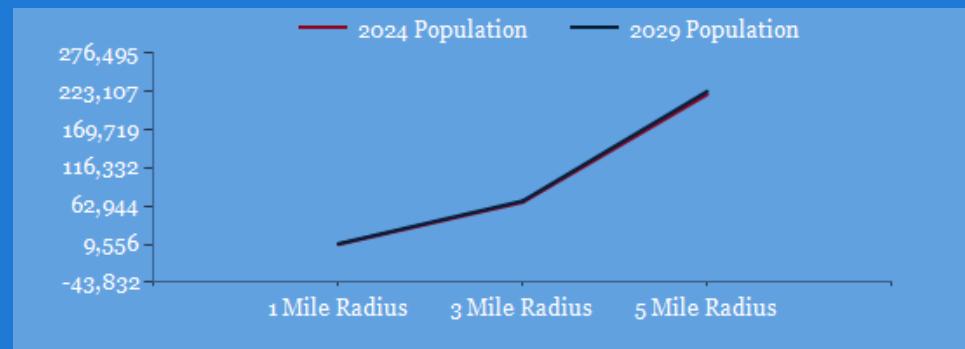


Owner Name : FRANQUEIRA INVESTMENTS LLC  
Parcel Control Number : 72-42-44-06-13-002-0000  
Location Address : 410 S STATE ROAD 7

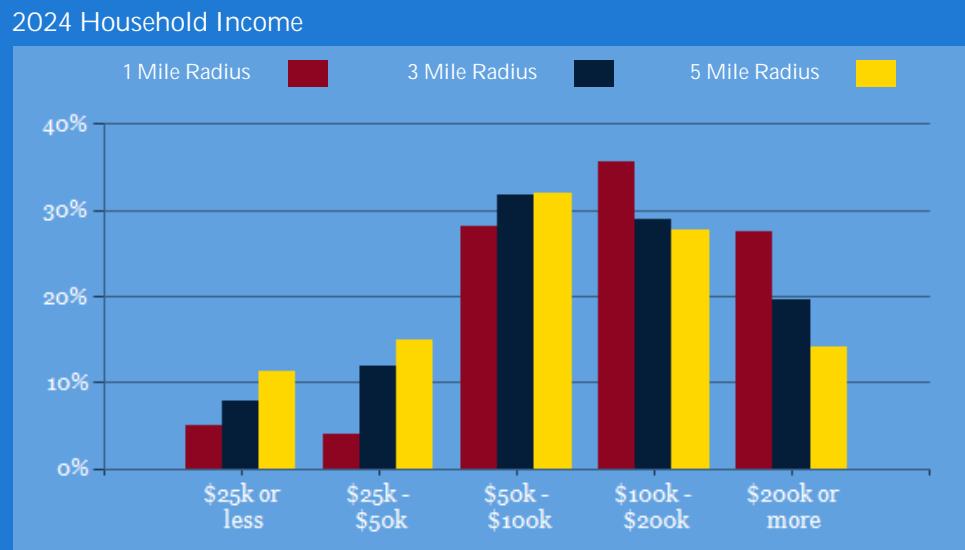
## Sketch for Building 1



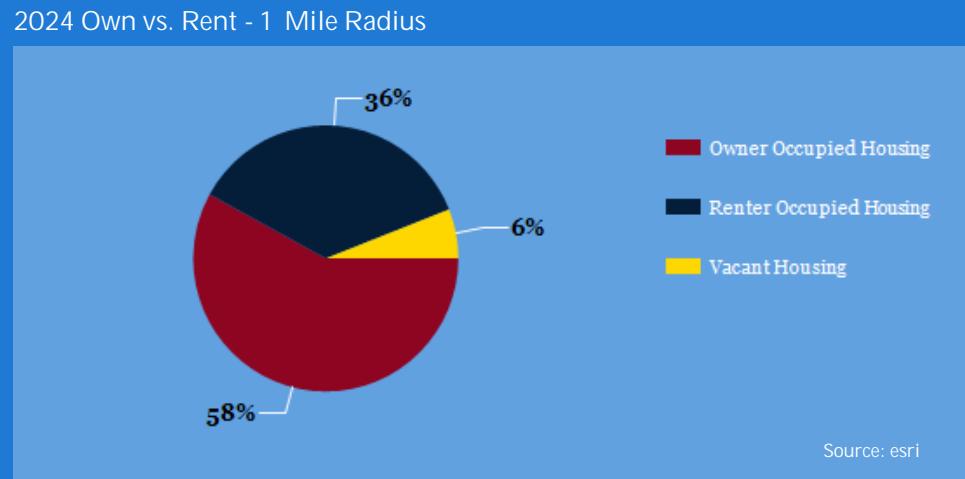
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,111	32,033	131,709
2010 Population	6,700	57,810	185,607
2024 Population	9,556	68,444	218,684
2029 Population	10,510	70,261	223,107
2024-2029: Population: Growth Rate	9.60%	2.65%	2.00%



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	1,123	5,200
\$15,000-\$24,999	79	772	3,833
\$25,000-\$34,999	41	874	3,676
\$35,000-\$49,999	81	2,009	8,443
\$50,000-\$74,999	304	3,970	14,255
\$75,000-\$99,999	529	3,754	11,475
\$100,000-\$149,999	600	3,922	14,097
\$150,000-\$199,999	457	3,118	8,284
\$200,000 or greater	814	4,779	11,457
Median HH Income	\$127,282	\$97,073	\$84,060
Average HH Income	\$169,955	\$141,086	\$119,871



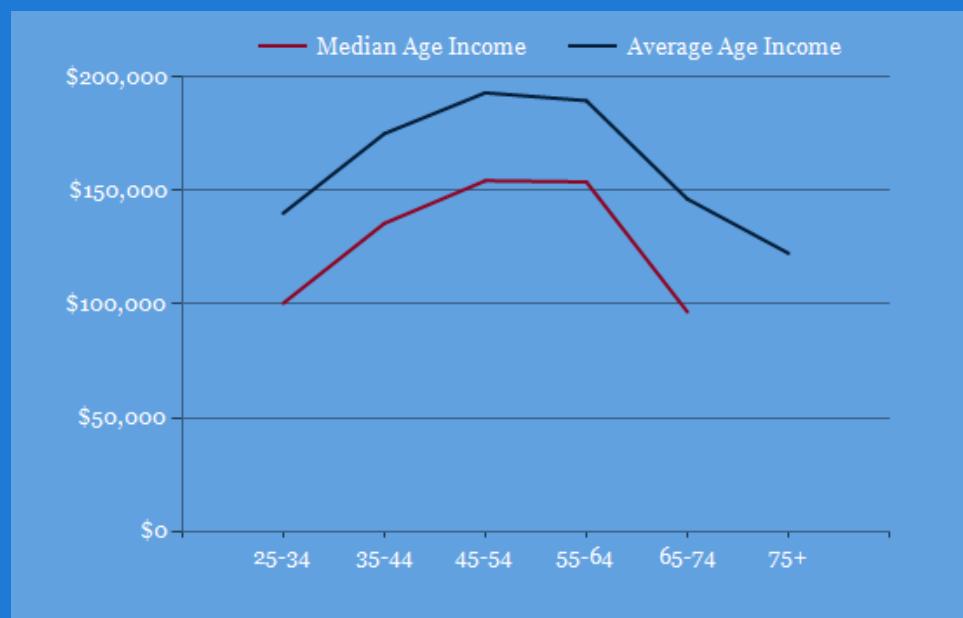
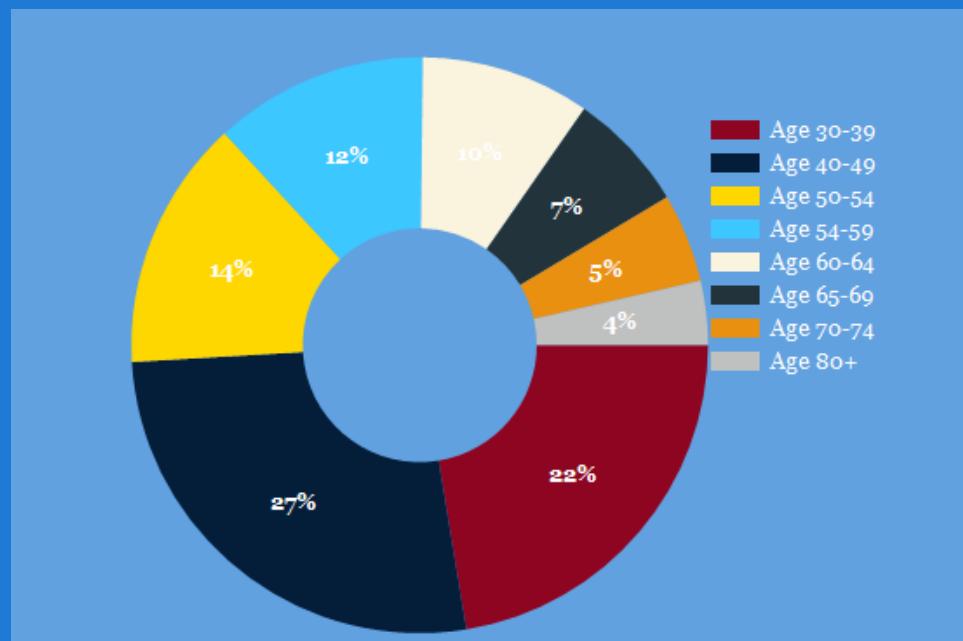
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	393	13,054	58,412
2010 Total Households	1,946	20,122	69,038
2024 Total Households	2,973	24,321	80,720
2029 Total Households	3,279	25,156	82,909
2024 Average Household Size	3.21	2.79	2.69
2024-2029: Households: Growth Rate	9.90%	3.40%	2.70%



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	590	3,957	12,629
2024 Population Age 35-39	625	4,277	13,687
2024 Population Age 40-44	737	4,692	14,667
2024 Population Age 45-49	708	4,722	13,980
2024 Population Age 50-54	764	5,030	15,080
2024 Population Age 55-59	651	4,584	14,373
2024 Population Age 60-64	515	4,286	14,412
2024 Population Age 65-69	365	3,705	12,815
2024 Population Age 70-74	271	3,179	11,036
2024 Population Age 75-79	195	2,595	8,902
2024 Population Age 80-84	109	1,544	5,592
2024 Population Age 85+	90	1,419	5,796
2024 Population Age 18+	7,158	53,755	173,812
2024 Median Age	37	42	43
2029 Median Age	37	42	44

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,367	\$86,430	\$82,401
Average Household Income 25-34	\$140,039	\$123,860	\$113,238
Median Household Income 35-44	\$135,563	\$118,039	\$104,723
Average Household Income 35-44	\$175,074	\$157,419	\$139,000
Median Household Income 45-54	\$154,369	\$127,550	\$108,881
Average Household Income 45-54	\$193,084	\$169,595	\$146,689
Median Household Income 55-64	\$153,849	\$114,991	\$97,661
Average Household Income 55-64	\$189,616	\$159,200	\$135,817
Median Household Income 65-74	\$96,596	\$81,632	\$70,180
Average Household Income 65-74	\$146,300	\$120,742	\$101,056
Average Household Income 75+	\$122,385	\$88,588	\$73,262



# For Lease

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*Exclusively Marketed by:*

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