

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

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

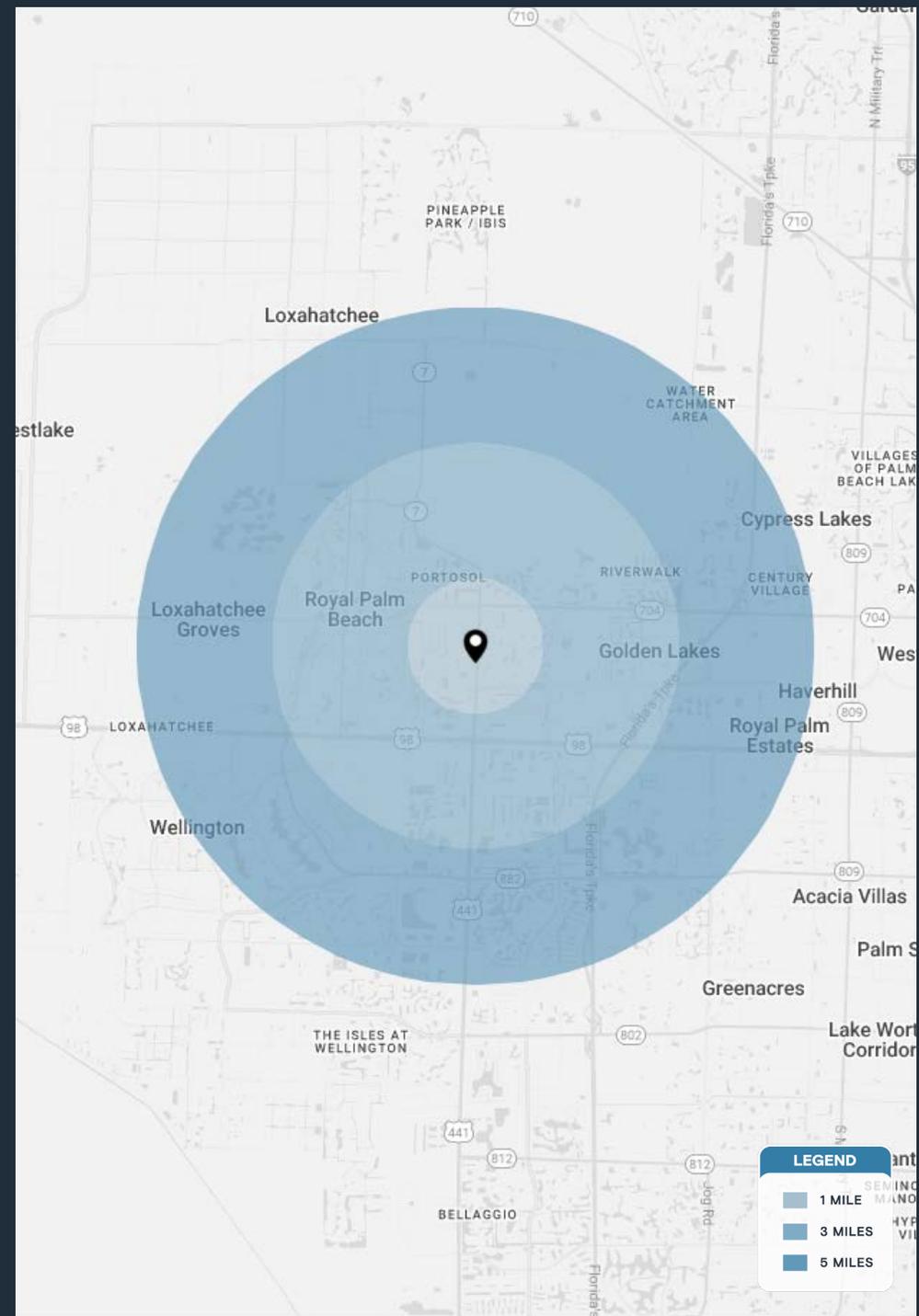
- ±5,760 SF former restaurant on ±1.76 acres for lease/ground lease – also approved for a car wash
- 2nd generation restaurant with grease trap, hood, walk-in cooler/ freezer
- Outdoor patio area
- Will consider uses other than restaurant and redevelopment
- Regional trade area with high volume retailers/restaurants
- 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

DEMOGRAPHICS

	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







REGAL

PAPICHULO
Eat • Drink • Dance

Mario's
PIZZA • DINNERS
The Bakery

**±5,760 SF
±1.76 ACRES
AVAILABLE**

441/N STATE ROAD 7 - 42,500 AADT

**BREAKERS WEST
COUNTRY CLUB**





CROSSROADS AT ROYAL PALM BEACH
Publix
Walgreens
DOLLAR TREE

COBBLESTONE VILLAGE
TARGET
CVS

Walgreens

Publix

OKEECHOBEE BOULEVARD - 59,000 AADT

Winn/Dixie
CVS

ROYAL PALM BEACH HIGH SCHOOL
2,343 STUDENTS

ALDI

REGAL

SITE

BREAKERS WEST COUNTRY CLUB

SOUTHERN PALM CROSSING
COSTCO WHOLESALE HomeGoods
Marshall's GOING GOING GONE! PET SUPPLIES PLUS
GREAT PRICES. NO REGIONS.

COMMONS AT ROYAL PALM
HOBBY LOBBY PETSMART
Super Savings. Super Selection!
DOLLAR TREE SALLY BEAUTY
PartyCity

Walmart

CRESTWOOD SQUARE
Publix
ABC

CORAL SKY PLAZA
BJ's five BELOW
ROSS FAMOUS
DRESS FOR LESS footwear

SHOPPES AT SOUTHERN PALMS
DICK'S SPORTING GOODS KOHL'S
DOLLAR TREE

VILLAGE SHOPPES
Burlington planet fitness

41st/N STATE ROAD 7 - 42,500 AADT

Walgreens

PALMS WEST HOSPITAL
204 BEDS

SOUTHERN BOULEVARD - 79,007 AADT

Office DEPOT

LOWE'S

Publix

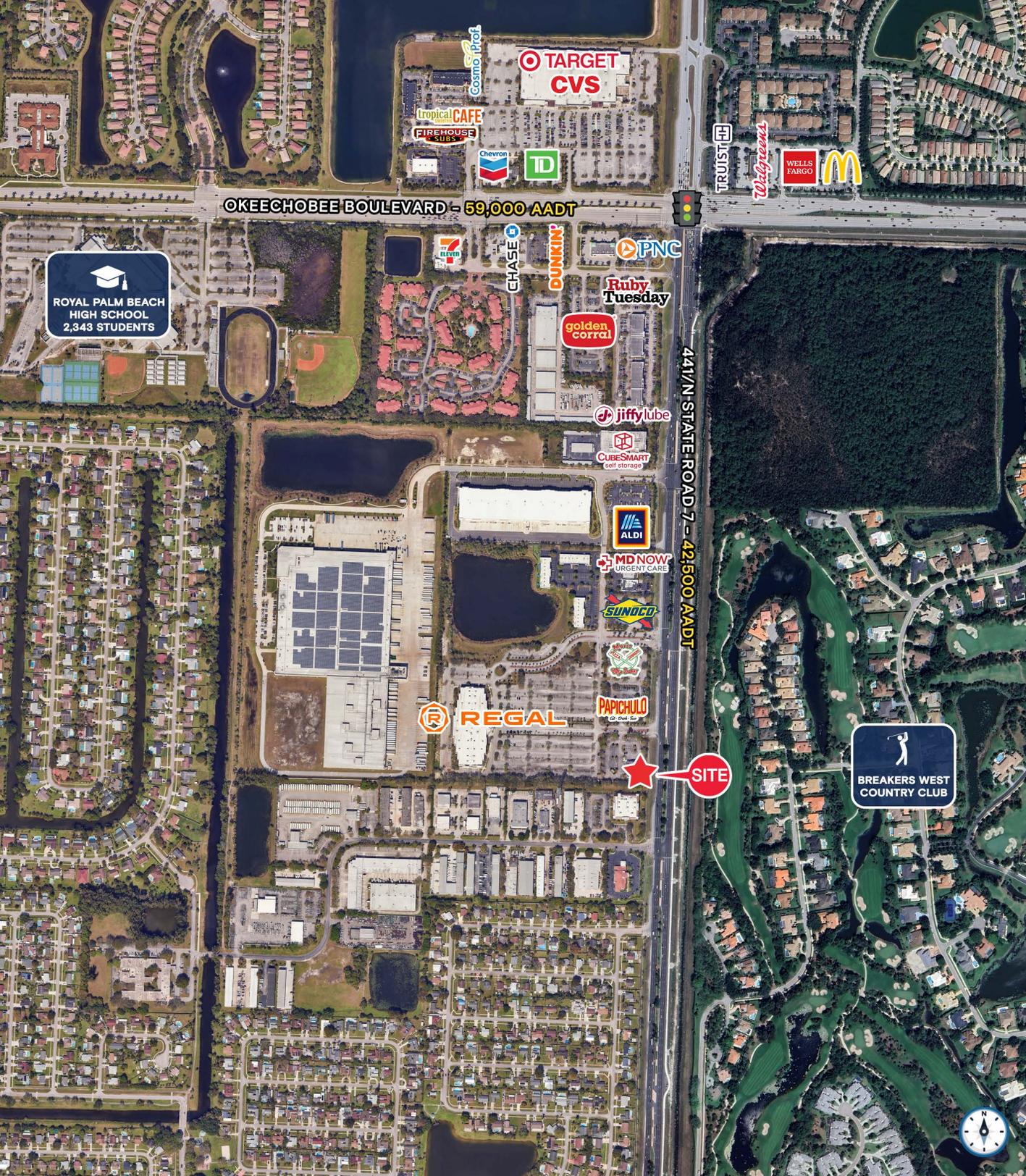
WESTERN PLAZA
THE HOME DEPOT
EL DORADO FURNITURE
Advance! Auto Parts

TJ-maxx Michaels
AMERICA'S BEST CONTACTS & EYEGLASSES

ROOMS TO GO

THE SHOPPES AT ISLA VERDE
SPROUTS FARMERS MARKET OLD NAVY
BEST BUY Total Wine & MORE
petco ULTA
JOANN





ROYAL PALM BEACH
HIGH SCHOOL
2,343 STUDENTS

BREAKERS WEST
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Contact Brokers

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