

For Sale or Lease

CBRE

Former Car Dealership

42,792 SF

Located on 14.71 AC

1200 South Congress Ave,
Palm Springs, FL 33406



Contact Us

Chase Deuschle

Senior Vice President

CBRE | Advisory & Transaction Services

401 E. Las Olas Blvd., Suite 1500 | Fort Lauderdale, FL 33301

T +1 954 356 0458

C +1 954 801 7945

chase.deuschle@cbre.com

Property Description

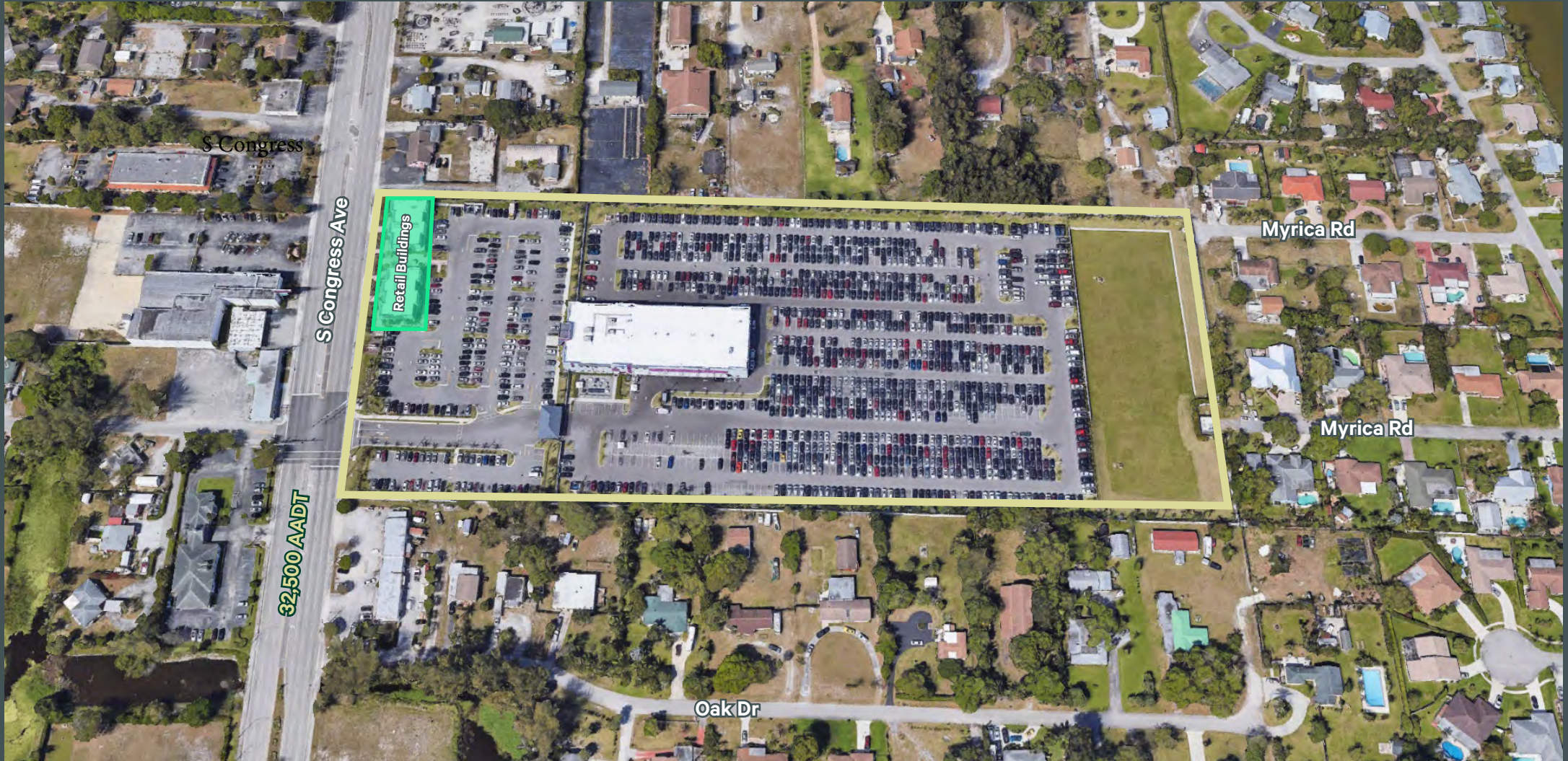


The subject property improvements are placed upon one parcel. The parcel is rectangular and comprises approximately 14.706 acres. One (1) two story building and vehicle maintenance area is located on the central portion with a security guard shack located southwest of the main structure. A dry-detention basin is located on the eastern portion with asphalt paved parking and landscaped areas throughout.

The site includes two (2) additional leased commercial buildings totaling 8,056 SF are located on the western portion bringing in an annual income of over \$100,000. They contain 4 tenant occupied retail spaces and 1 vacant (for lease) retail space. Three tenant leases are set to expire by May 2024 and one is set to expire Q2 2026.

Address	1200 South Congress Avenue
City, State and Zip Code	West Palm Beach, Florida 33406
Zoning	Light Industrial
Land (acres)	14.706
Number of buildings	Three
Number of floors	Two
Year built	2016
Gross building area (sf)	Main bldg: 42,792 SF
Occupied Retail Buildings	Bldg A: 4,021 SF / Bldg B: 4,035 SF
Building Footprint	1st Floor: 27,308 SF / 2nd Floor: 12,040 SF Mezzanine: 3,444 SF
Warehouse Breakdown	Office, Showroom, Electric, Photo Booth, Detail, Service
# of Roll Up Doors	18
Clear Height	26 Ft
Service Bays	Room for 10 service bays
Foundation / Substructure	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
Superstructure	Concrete masonry unit (CMU) load bearing walls Metal deck on open web steel trusses
Roof type	Flat, mechanically-fastened, single-ply thermoplastic membrane
Parking space count	1,218
ADA-designated parking count	Nine ADA-designated spaces
EV Chargers	4 electric vehicle charging stations
HVAC system	Packaged units; Mini split system units
Number of elevators	One hydraulic passenger elevator
Generator	Full redundancy propane generator
Property Taxes	\$323,031 Annual property taxes (2023)

Property Aerial



Contact Us

Chase Deuschle

Senior Vice President

CBRE | Advisory & Transaction Services

401 E. Las Olas Blvd., Suite 1500 | Fort Lauderdale, FL 33301

T +1 954 356 0458

C +1 954 801 7945

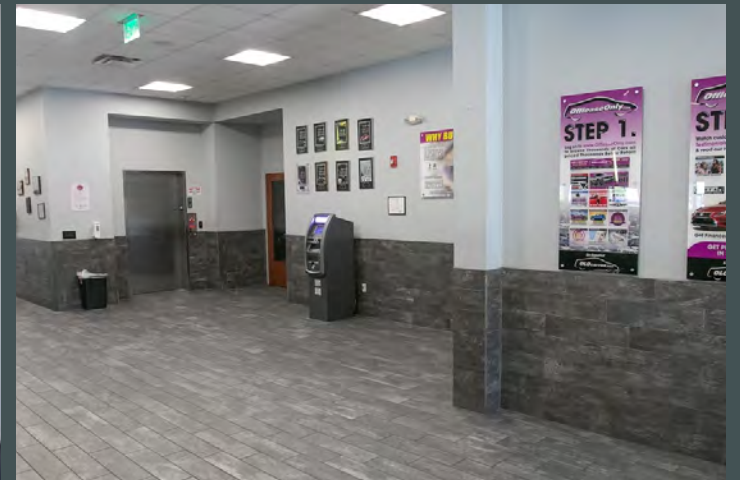
chase.deuschle@cbre.com

Property Photos



[Click Here to View Property Video](#)

Property Photos

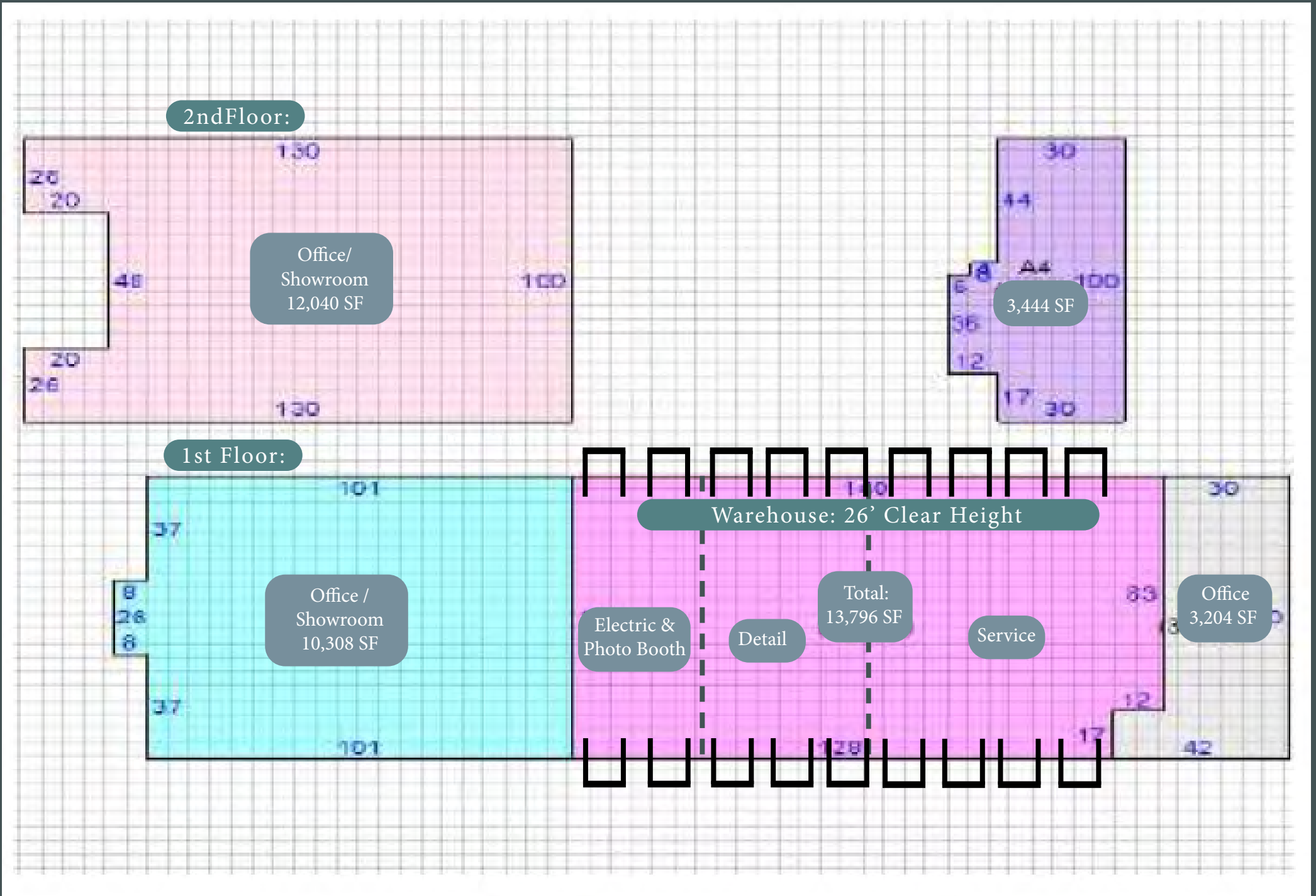


[Click Here to View Property Video](#)

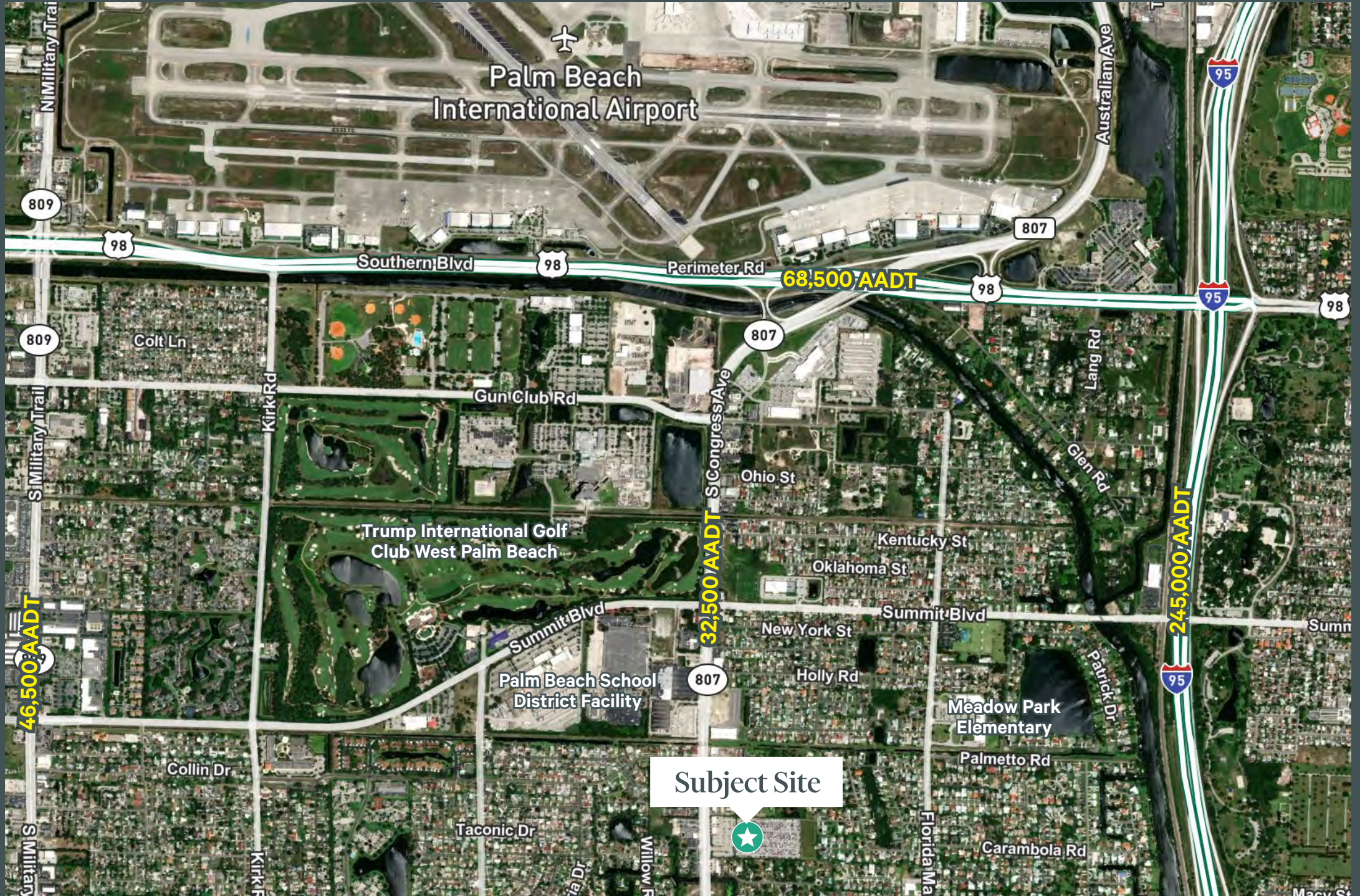
Property Photos



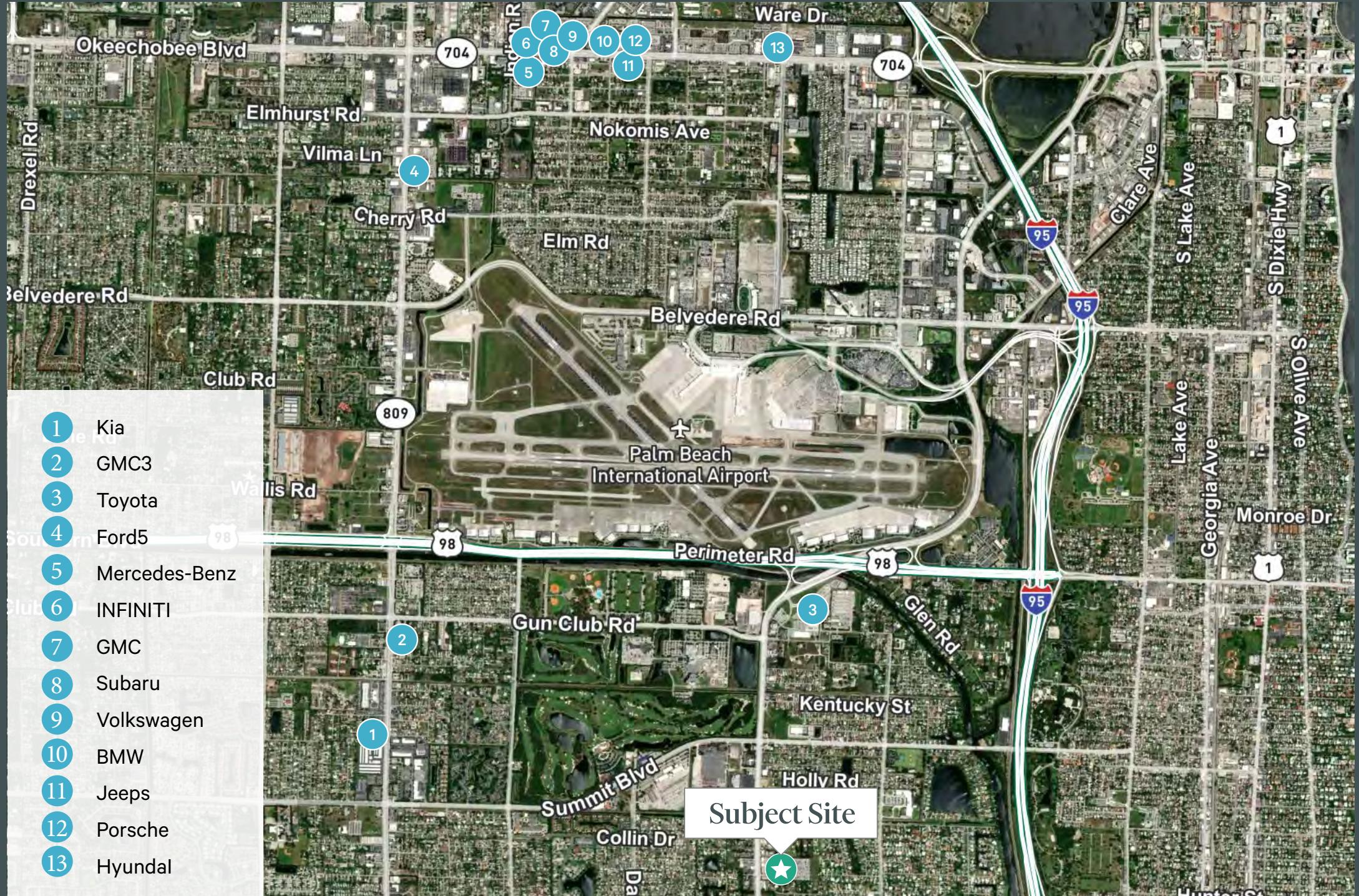
Building Footprint



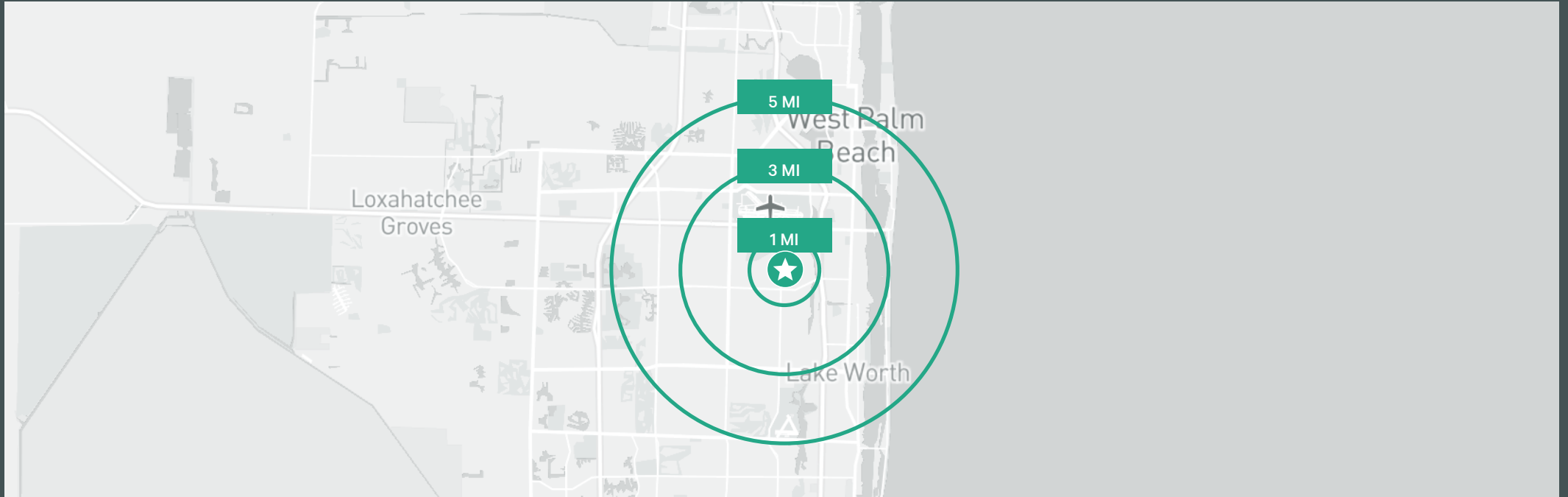
Aerial



Auto Market Aerial



Demographics



	1 Mile	3 Miles	5 Miles
Population			
2023 Population - Current Year Estimate	11,229	135,430	331,122
2028 Population - Five Year Projection	11,135	135,826	337,194
2020-2023 Annual Population Growth Rate	-0.01%	0.62%	0.63%
Households			
2023 Households - Current Year Estimate	3,972	48,381	126,224
2028 Households - Five Year Projection	3,954	48,775	129,598
2020-2023 Compound Annual Household Growth Rate	0.12%	0.85%	0.77%
2023-2028 Annual Household Growth Rate	-0.09%	0.16%	0.53%
2023 Average Household Size	2.79	2.75	2.58
Household Income			
2023 Average Household Income	\$99,187	\$81,412	\$83,214
2028 Average Household Income	\$115,521	\$94,946	\$97,427
Housing Units			
2023 Housing Units	4,314	52,246	143,430
2023 Vacant Housing Units	342	3,865	17,206
2023 Occupied Housing Units	3,972	48,381	126,224
2023 Owner Occupied Housing Units	2,933	26,696	66,228
2023 Renter Occupied Housing Units	1,039	21,685	59,996
Education			
2023 Population 25 and Over	8,323	93,305	230,888
HS and Associates Degrees	4,995	52,711	127,575
Bachelor's Degree or Higher	2,271	22,706	61,989
Place of Work			
2023 Businesses	748	6,885	18,613
2023 Employees	9,773	54,427	156,704



Contact Us

Chase Deuschle

Senior Vice President

CBRE | Advisory & Transaction Services

401 E. Las Olas Blvd., Suite 1500 | Fort Lauderdale, FL 33301

T +1 954 356 0458

C +1 954 801 7945

chase.deuschle@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.