



**FOR SALE**

**6588 N MILITARY TRAIL**  
**RIVIERA BEACH, FL 33407**

**FREESTANDING, SINGLE TENANT, FLEX SPACE**





# OVERVIEW

Freestanding, single tenant, Flex / Showroom / Retail / Storage space available for sale in Riviera Beach. The property has frontage on Military Trail. Which provides street visibility of 35,500 cars per day. Easy Access to all major thoroughfares.

19,270 SF available, broken down as 4,470 SF retail space and 14,800 SF of storage space. The property is zoned Commercial General "CG". Wide range of uses allowed, including all retail & commercial uses. Residential and industrial are the only prohibited uses. The property was previously operated as a national mattress retail & showroom.

# SITE SUMMARY

**BUILDING SIZE :** (+/-)19,270 SF

**LOT SIZE :** 1.4 ACRES

**PROPERTY TYPE :** Flex / Showroom / Retail / Storage

**PROHIBITED USES :** Residential, Industrial

**ZONING :** Commercial General "CG"

**ASKING PRICE :** \$4,750,000

# HIGHLIGHTS

- LARGE 1.4 AC LOT
- EXCESS PARKING AND OUTDOOR STORAGE
- FREESTANDING BUILDING
- HIGH TRAFFIC AREA
- MILITARY TRAIL FRONTAGE
- EASY ACCESS TO I-95 AND TURNPIKE



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**DAVID RICHMAN** | VP INVESTMENT SALES | 847.772.7159  
**MAX LORIA** | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# INTERIOR PHOTOS



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# AERIAL PHOTO



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# AERIAL CONTEXT MAP



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# SITE SURVEY



2108.0954  
BOUNDARY SURVEY  
PALM BEACH COUNTY

www.exactafl.com | Phone: 561.736.1000 | Fax: 561.736.1001

PROPERTY ADDRESS:  
6588 N MILITARY TRAIL, WEST PALM BEACH, FLORIDA 33407

SURVEY NUMBER: 2108.0954

CERTIFIED TO:  
UNKNOWN. THIS SURVEY IS NOT VALID WITHOUT THE HOMEOWNER'S SIGNATURE.

BUYER:

LENDER:

TITLE COMPANY:

TITLE COMMITMENT: CLIENT FILE NO:

LEGAL DESCRIPTION:  
LOT 7, PART OF TRAILSIDE ASSOCIATES, ACCORDING TO THE PLAN THEREBY RECORDED IN PLAT BOOK # PAGE # OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JOB SURVEYOR'S NOTES:  
THE BEARING REFERENCE OF NORTH BY DEGREES 52 MINUTES 14 SECONDS WEST IS BASED ON THE SOUTHERN PROPERTY LINE OF LOT 7, LOCATED WITHIN TRAILSIDE ASSOCIATES, ACCORDING TO THE PLAN THEREBY AS RECORDED IN PLAT BOOK # PAGE # OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.


DATE: 09/11/21 FIELD WORK DATE: 9/10/2021

REVISION DATES:  
(REV: 9/11/2021)


POINTS OF INTEREST:  
NONE NOTED

**SURVEYOR'S CERTIFICATE**

I hereby certify that this Survey of the lands described herein was made under the direct supervision, and to the best of my knowledge and belief, a true and accurate representation of all lands and meets the Chapter 54, 55, 56 through 57, 2020, Florida Administrative Code, and the Florida Statutes, 472.02, Florida Statutes. This survey was not made without the signature and original sealed seal of a Florida Licensed Surveyor and mapmaker, except when the electronic signature and seal of a Florida Licensed Surveyor and mapmaker is attached hereto and incorporated into this document.



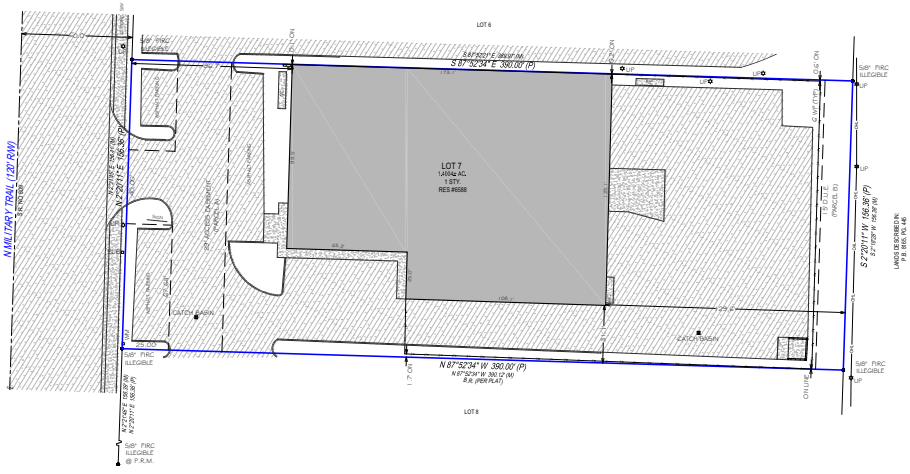
**JUAN C. CARRASGA**  
State of Florida  
Boris Land Surveyors, LLC (LSP 1581)



Florida Land Title Association  
AFFILIATE MEMBERS

2108.0954  
BOUNDARY SURVEY  
PALM BEACH COUNTY

SURVEYOR'S NOTES:  
D.L.E., ORANGE AND UTILITY EASEMENT  
EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED



- GENERAL SURVEYOR'S NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the plat of this survey was not performed by the signing surveyor to determine which measurements, if any, are affecting this project.
  - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other services lines, including but not limited to overhead wires, are not shown on this survey unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
  - If there is a specific tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
  - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified. Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Dimensions are in feet and decimals thereof.
  - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
  - Unless otherwise noted "SBC" indicates a Sat Iron Rebar with a Cap stamped SBR201, a minimum half inch in diameter and sixteen inches long.
  - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 517.002 (2) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the reverse for this survey which is part of the paper copy. Manually signed and sealed top of all surveying instruments files are kept in the office of the performing surveyor.
  - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
  - Points of Interest (POI) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI may not represent all items of interest to the viewer. There may be additional POI which are not shown or called-out as POI, or which are otherwise reference to the surveyor.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional signatories or references to third party firms are for informational purposes only.
  - Pursuant to F.S. 555.0335, an individual employee or agent may not be held individually liable for negligence.
  - Due to varying construction standards, those dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYOR'S LEGEND:**

LINE TYPES	ABBREVIATIONS	ME -
--- Calculated	ME - Maintenance Easement	ME -
--- Boundary Line	DI - Dead	ME -
--- PI - Field	ME -	ME -
--- Center Line	ME -	ME -
--- Chain Link or Wire Fence	ME -	ME -
--- Easement	ME -	ME -
--- Edge of Water	ME -	ME -
--- Iron Pipe	ME -	ME -
--- Overhead Lines	ME -	ME -
--- Structure	ME -	ME -
--- Survey Line	ME -	ME -
--- Vinyl Fence	ME -	ME -
--- High or Low Point	ME -	ME -
--- Wood Fence	ME -	ME -
--- C - Curve	ME -	ME -
--- Asphalt	ME -	ME -
--- Brick or Tile	ME -	ME -
--- Concrete	ME -	ME -
--- Covered Area	ME -	ME -
--- Wood	ME -	ME -
--- SYMBOLS	ME -	ME -
--- Benchmark	ME -	ME -
--- Center Line	ME -	ME -
--- Central Angle or Delta	ME -	ME -
--- Common Ownership	ME -	ME -
--- Corner Point	ME -	ME -
--- Land Stake	ME -	ME -
--- Elevation	ME -	ME -
--- Fire Hydrant	ME -	ME -
--- Find or Set Monument	ME -	ME -
--- Coping or Anchor	ME -	ME -
--- Manhole	ME -	ME -
--- Tree	ME -	ME -
--- Utility or Light Pole	ME -	ME -
--- Well	ME -	ME -

**FLOOD ZONE INFORMATION:**  
By performing a SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WITH FEMA GOV, THE PROPERTY APPLICANT IS TO LOCATED IN THE 1% AEC FLOOD ZONE. THIS PROPERTY WAS FOUND IN THE CITY OF PALM BEACH, COUNTY NUMBER 1204, PANEL NUMBER 0368 DATED 10/25/2017.

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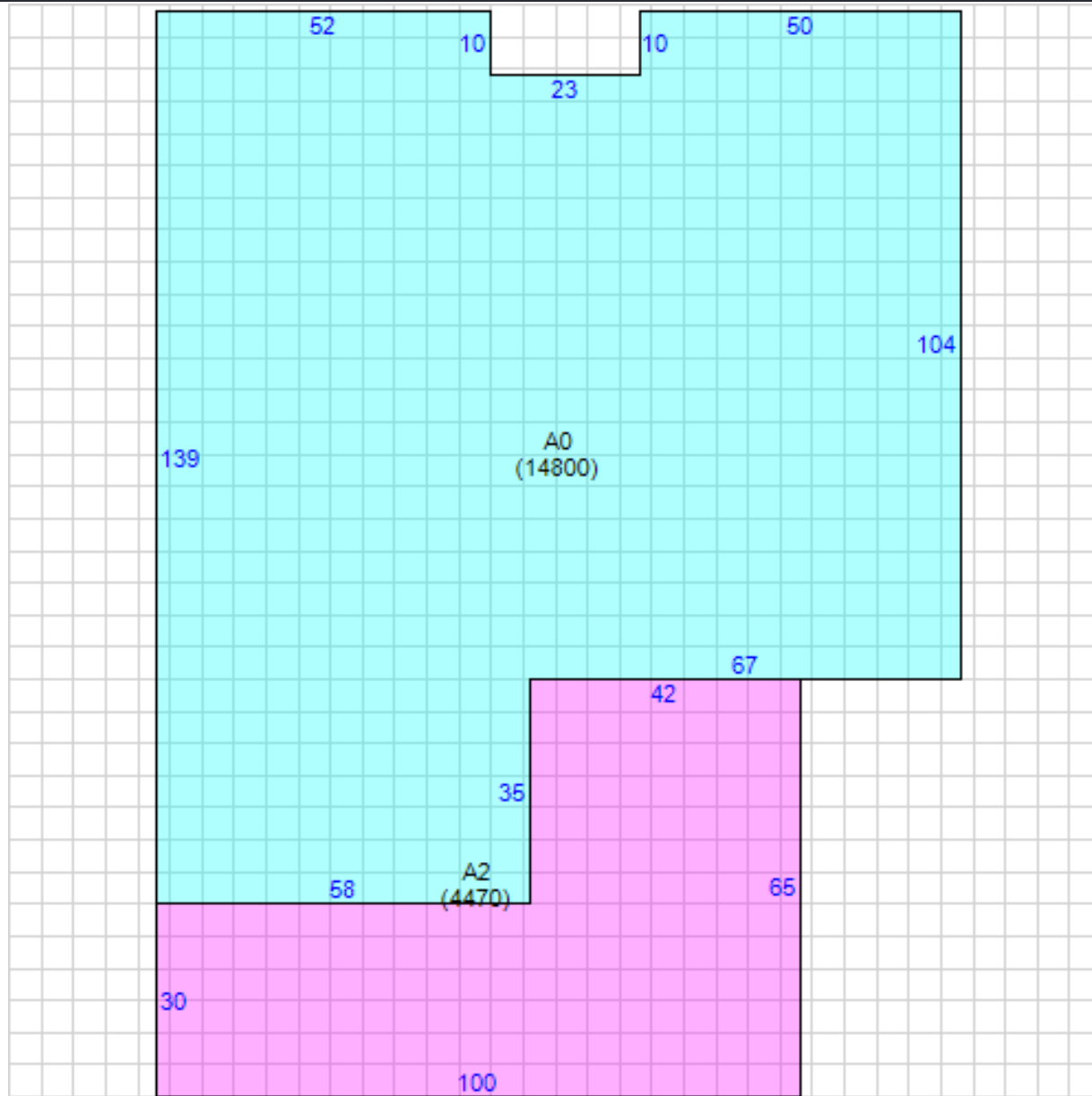
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# BUILDING SKETCH



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