

FREESTANDING FORMER BANK WITH DRIVE-THRU

3501 KYOTO GARDENS DRIVE

NW Quadrant of Kyoto Gardens Drive and Fairchild Gardens Avenue

PALM BEACH GARDENS | FLORIDA

±4,320 SF

FOR LEASE



ARTIST'S RENDERING

CONTACT EXCLUSIVE BROKERS

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RIPCO
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



SPACE DETAILS

LOCATION

Situated on a corner parcel along a key road connecting The Gardens Mall and Downtown Palm Beach Gardens, this site is near residential, retail, and hotel developments and just 0.5 miles from Florida A1A and 1 mile from I-95, offering prime access and visibility in the Palm Beach Gardens trade area.

SIZE

Ground Floor: ±4,320 SF

USE CODE

2300 - Financial

RENT

Upon Request

NEIGHBORS

Hilton Garden Inn Palm Beach Gardens, Key Bank, Gardens Mall, Quest Diagnostics, Barnes & Noble

STATUS

Formerly Regions Bank

COMMENTS

- Freestanding, single-story building
- Built in 2008
- 28 surface parking spaces
- Four (4) drive-thru lanes

POSSESSION

Available Immediately
(New direct lease with Landlord)

ZONED

PCD (Planned Community Development)

DEMOGRAPHICS

TOTAL POPULATION

1 mile	9,861
3 miles	74,755
5 miles	164,259

MEDIAN AGE

1 mile	49.7
3 miles	51.2
5 miles	49.4

TOTAL HOUSEHOLDS

1 mile	4,851
3 miles	34,303
5 miles	72,155

POP. WITH BACHELORS DEGREE +

1 mile	3,841	48%
3 miles	32,590	55%
5 miles	66,036	52%

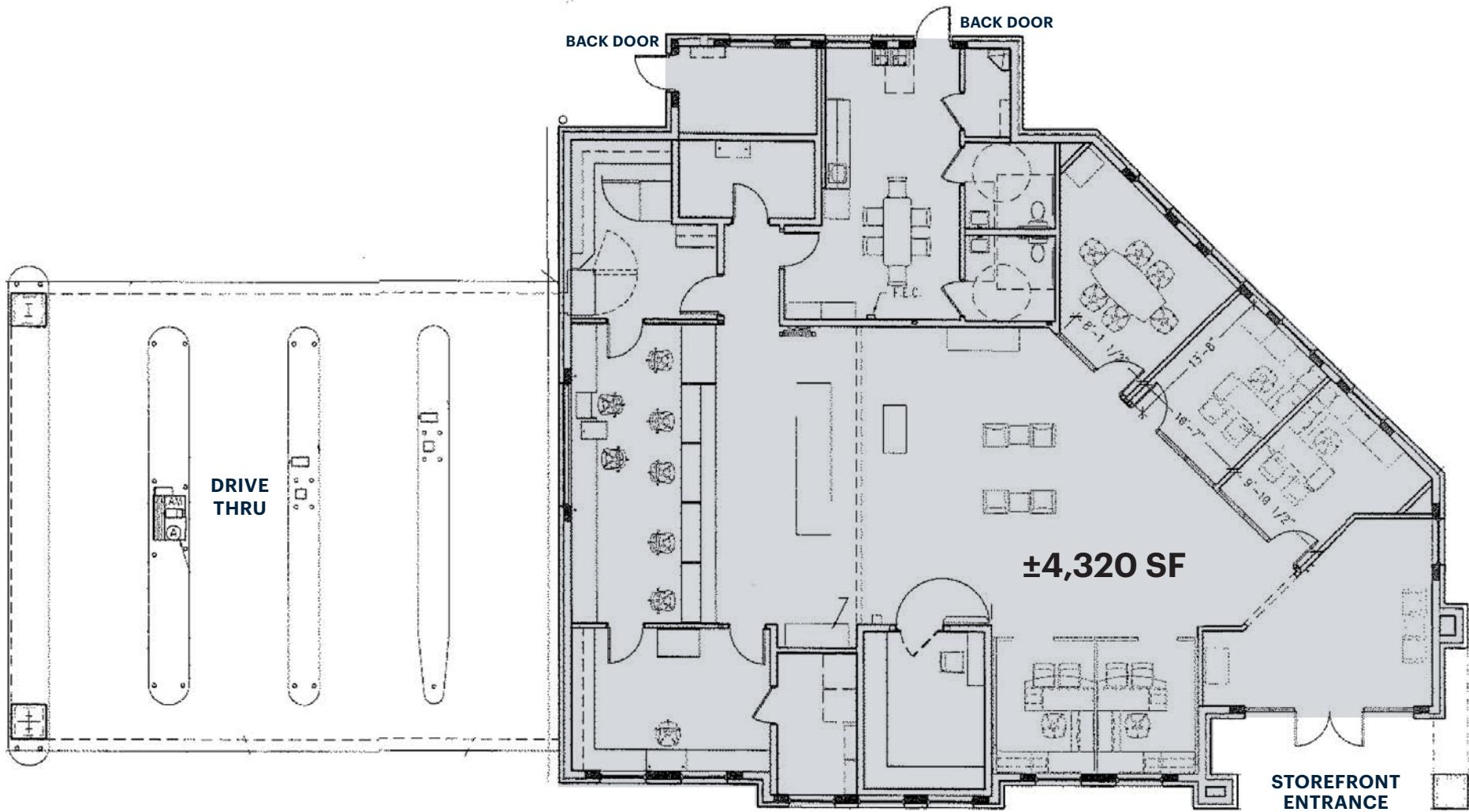
AVERAGE HOUSEHOLD INCOME

1 mile	\$127,692
3 miles	\$157,908
5 miles	\$153,082

DAYTIME POPULATION

1 mile	17,062
3 miles	95,026
5 miles	184,738

FLOOR PLAN



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AREA MAP



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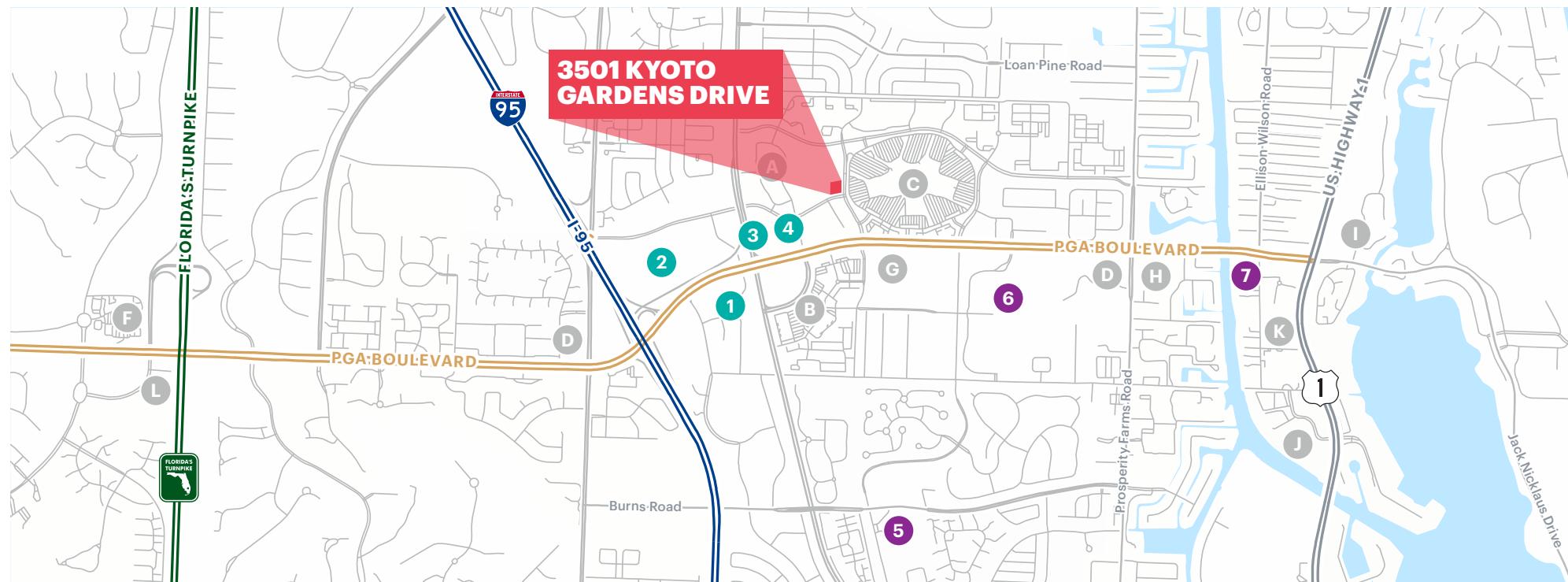
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MARKET AERIAL



AREA MAP



A Downtown PBG
455,000 SF Lifestyle Center



A Legacy Place
427,000 SF Lifestyle Center



B The Gardens Mall
1,400,000 SF Luxury Mall



C PGA Plaza
120,000 SF Shopping Center

F PGA Superstore
50,000 SF Specialty Store

I Shoppes at City Centre
95,000 SF Shopping Center

D Garden Square
126,000 SF Shopping Center

G Prosperity Center
123,000 SF Shopping Center

J Crystal Cove Commons
120,000 SF Shopping Center

E Mirasol Walk
114,000 SF Shopping Center

H Shops of Oakbrook
200,000 SF Shopping Center

K LA Fitness Plaza
100,000 SF Shopping Center

1 PGA Station
11200 RCA Center Drive

Approved master plan: 8-story, 200,000 SF class A office tower (25,000 SF floor plates), 10,000 SF fine dining, 7,000 SF retail, 2,102 parking spaces, 5-story, 122-key hotel, 260,000 SF office/medical space, and 396 residential units. Proposed stop for Tri-Rail with unspecified timing.

2 FPL PGA Office
4300 Kyoto Gardens Drive

6 story, 270,000 SF class A office tower designed to withstand category 5 hurricane force winds. 1,000 daytime employees. Recently approved 6-story, has 2 building will be an additional 250,000 SF class A office space, with another 1,000 employees.

3 D'Vosta Towers
3874 Kyoto Gardens Drive

Two 11-story towers with a combined 220,000 SF of Class A office space. Decorative pyramid shaped framework on tops are inspired by the Grand Louvre Pyramid. Major office tenants: JP Morgan, Tower Hill Insurance, Comiter, Singer, Baseman, & Braun, Foresight Management

4 Financial Center
3801 PGA Boulevard

The 10-story, 195,000 SF Class A Office Tower is walking distance from Palm Beach Gardens. The business hub has tenants like UBS, RBC, Morgan Stanley, and Lighthouse Investment Partners. The prime office space has an asking rent of \$50 per square foot NNN.

5 PBG Medical Center
199 Beds, 9,824 Discharges, \$2.35B in Revenue

6 Palm Beach State College
20,631 Undergraduates

7 Ritz-Carlton Residences
Three, 7-Story Buildings, 106 Units, 29-Slip Marina