

# AVAILABLE FOR LEASE

Freestanding Office or Retail Building  
3801 S Congress Ave, Palm Springs, FL 33461

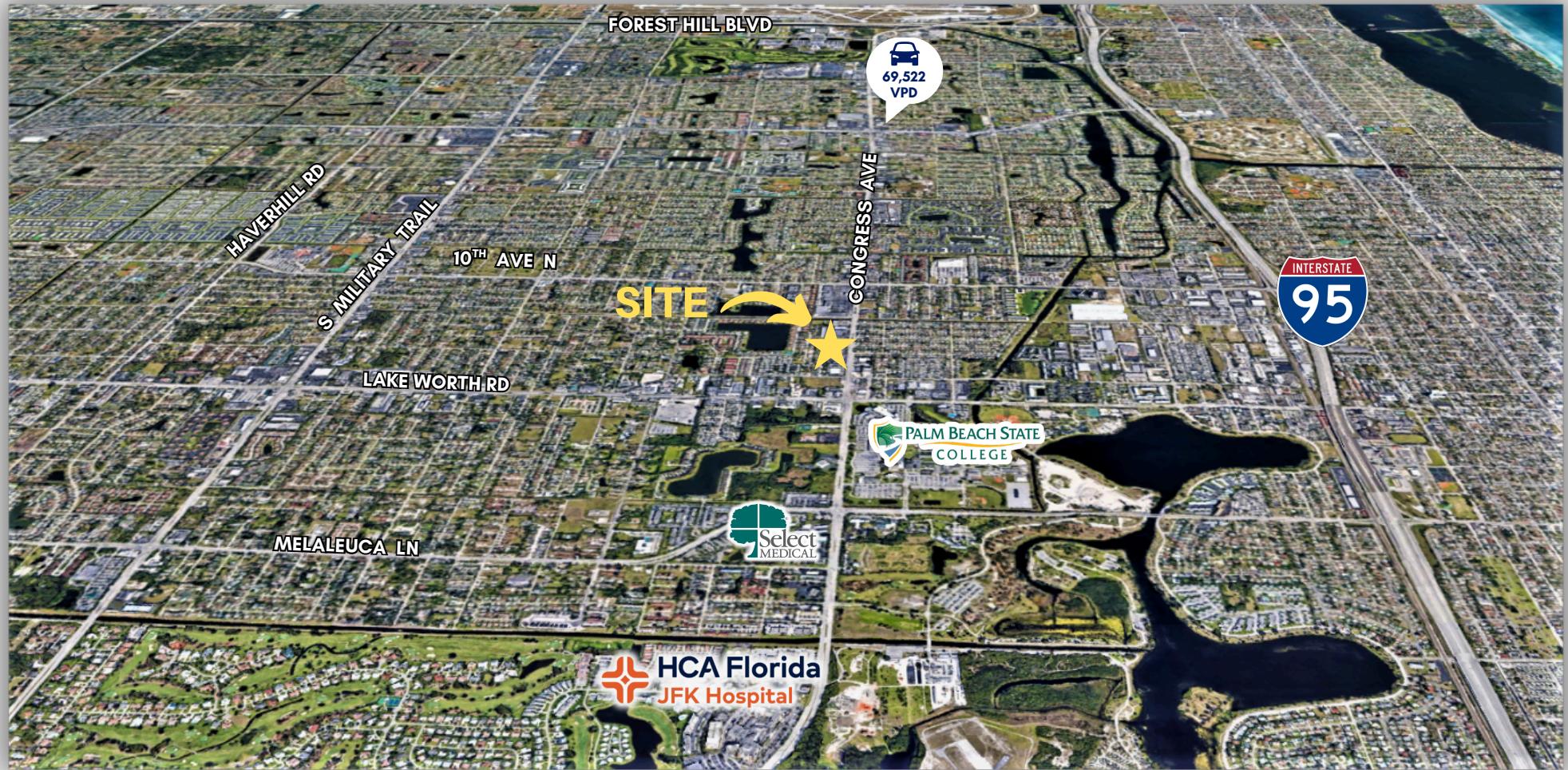
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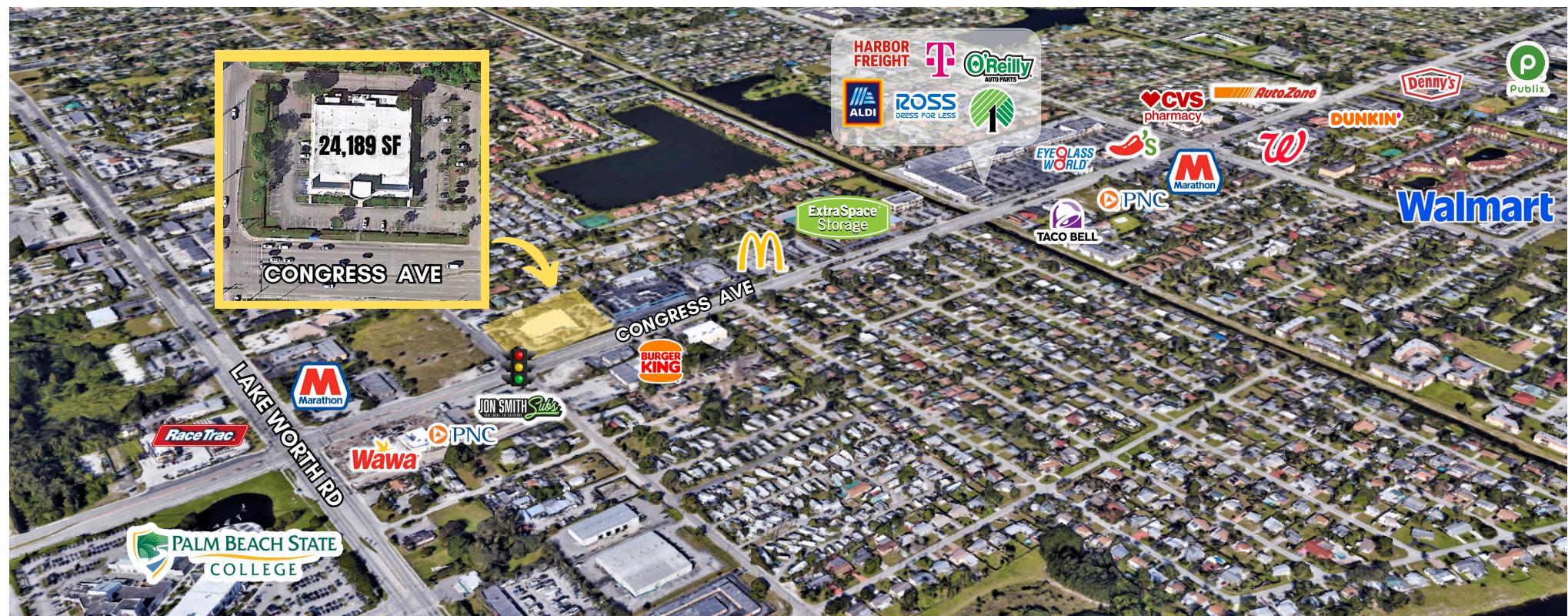
## PROPERTY AERIAL



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# RETAIL AERIAL



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# PROPERTY HIGHLIGHTS

<b>LOCATION:</b>	Prime Location on S Congress Ave Located on a hard signalized corner Quick access to Interstate 95 (1.45 Miles) Quick access to Florida Turnpike (5.40 Miles) Close proximity to JFK Hospital and Palm Beach State College
<b>OPPORTUNITY:</b>	Freestanding building 24,189 SF +/- Divisible Fully built out office space or convert to retail Single or multi-tenant user Multiple access points to the property Property equipped with back-up generator
<b>LAND:</b>	2.36 Acre +/-
<b>ZONING:</b>	CG (Commercial General) - Palm Beach County Office, Retail, or Medical
<b>FRONTAGE:</b>	High visibility and exposure on S Congress Ave with 378 feet of frontage
<b>LEASE RATE:</b>	Call for Pricing
<b>PARKING:</b>	Ample private parking with 106 designated spaces
<b>TRAFFIC:</b>	69,522 VPD (2022) = S Congress Ave/2nd Ave

## DEMOGRAPHICS (2024)



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