

AVAILABLE FOR LEASE

Freestanding Office or Retail Building

3801 S Congress Ave, Palm Springs, FL 33461



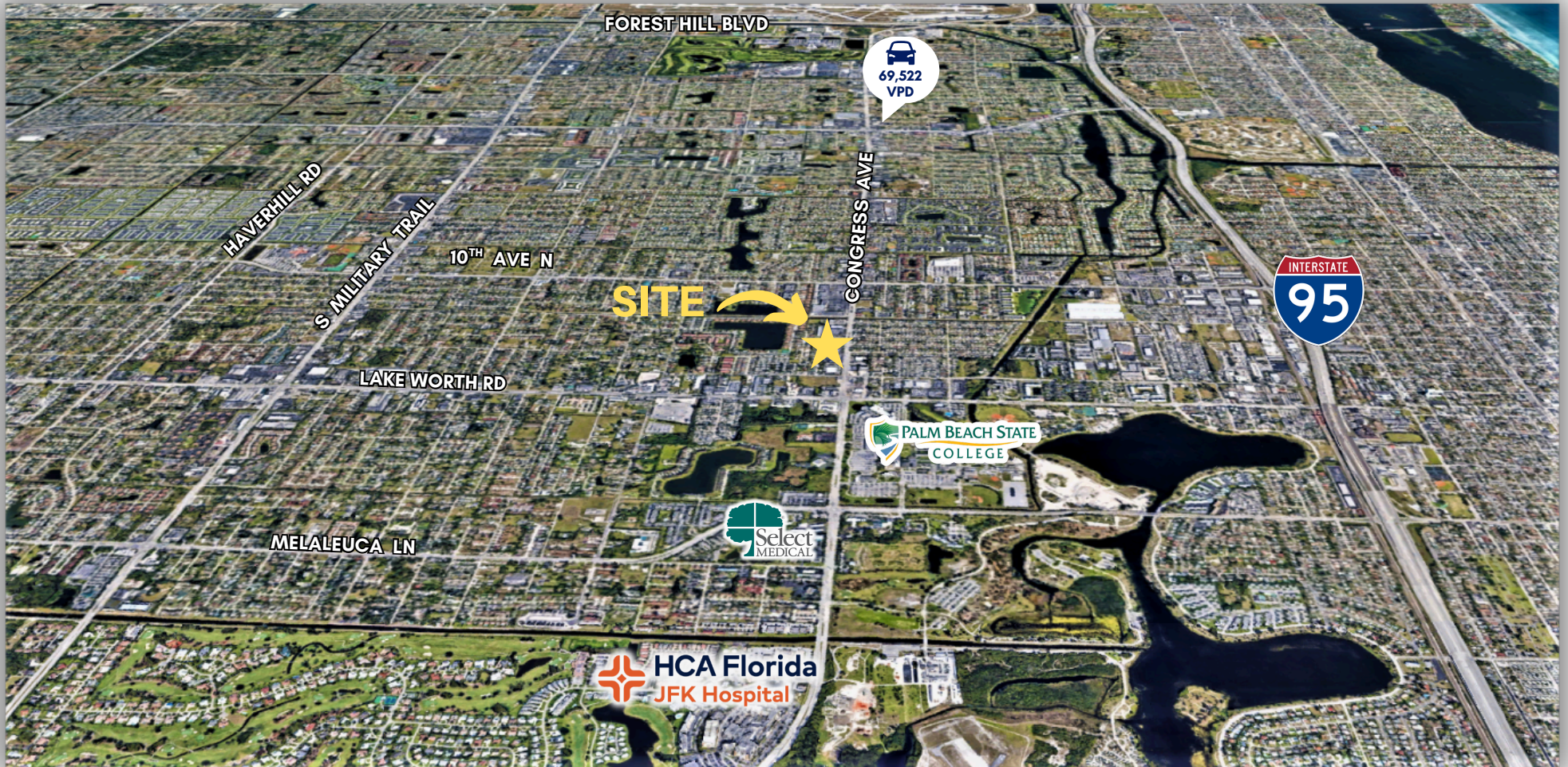
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PROPERTY AERIAL



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RETAIL AERIAL



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PROPERTY HIGHLIGHTS

- LOCATION:

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
- OPPORTUNITY:

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
- LAND:

2.36 Acre +/-
- ZONING:

CG (Commercial General) - Palm Beach County Office, Retail, or Medical
- FRONTAGE:

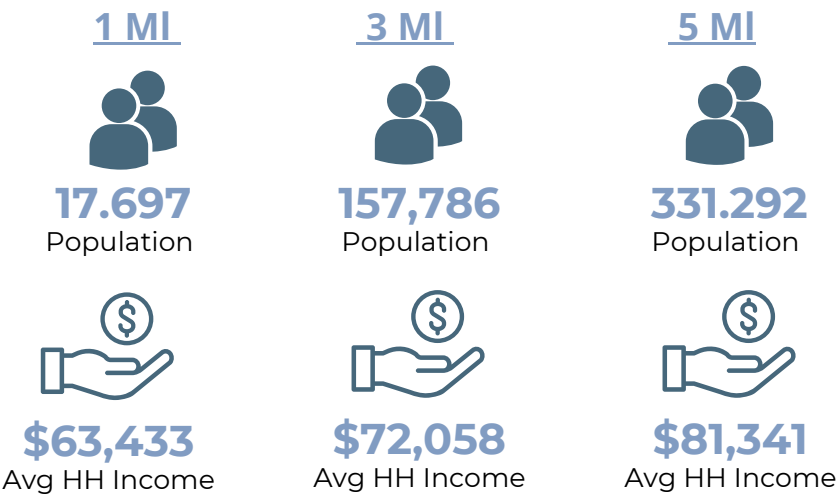
High visibility and exposure on S Congress Ave with 378 feet of frontage
- LEASE RATE:

Call for Pricing
- PARKING:

Ample private parking with 106 designated spaces
- TRAFFIC:

69,522 VPD (2022) = S Congress Ave/2nd Ave

DEMOGRAPHICS (2024)



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