

FOR LEASE

386 BLUE HERON BOULEVARD

WEST PALM BEACH, FL 33404



PROPERTY DESCRIPTION

386 Blue Heron Blvd. is a strategically located property in West Palm Beach, Florida with convenient access along one of the area's well-traveled corridors. Positioned just minutes from beautiful beaches, marinas, shopping centers, dining, and major transportation routes, this property combines accessibility with the vibrant energy of Palm Beach County.

PROPERTY HIGHLIGHTS

- Convenient access to major highways and transportation routes
- Close proximity to beaches, marinas, and waterfront recreation
- Minutes from shopping centers, restaurants, and entertainment

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 5,000+/- SF

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|----------|
| Total Households | 4,335 | 26,366 | 70,786 |
| Total Population | 9,870 | 67,391 | 167,415 |
| Average HH Income | \$100,311 | \$89,237 | \$98,324 |

BRYAN COHEN

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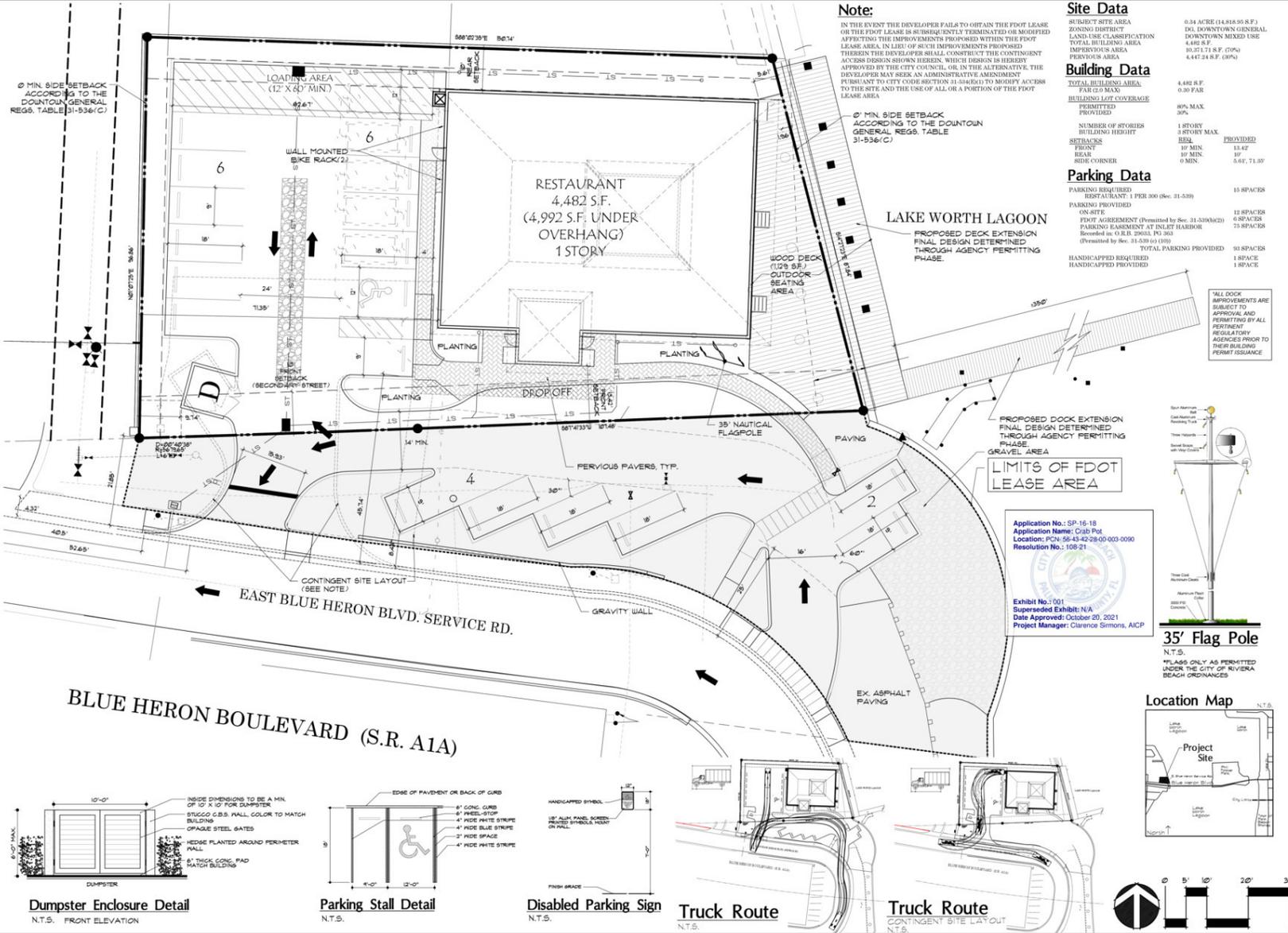
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SITE PLAN

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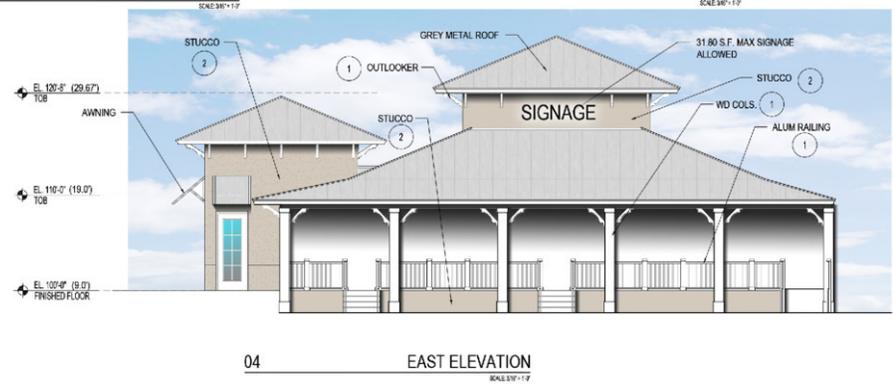
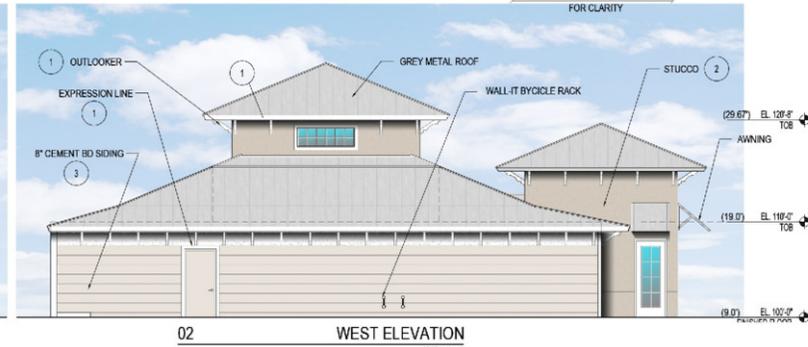
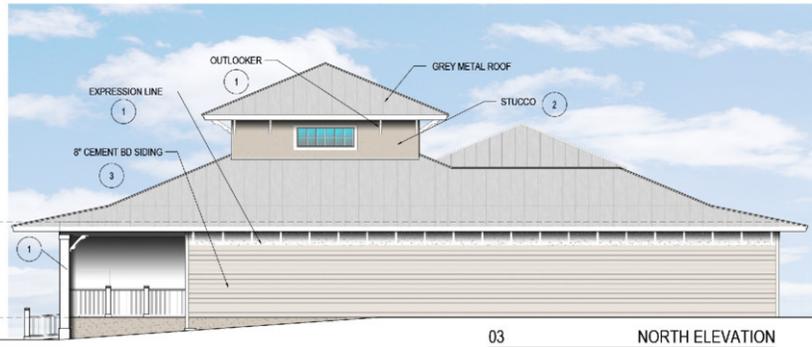
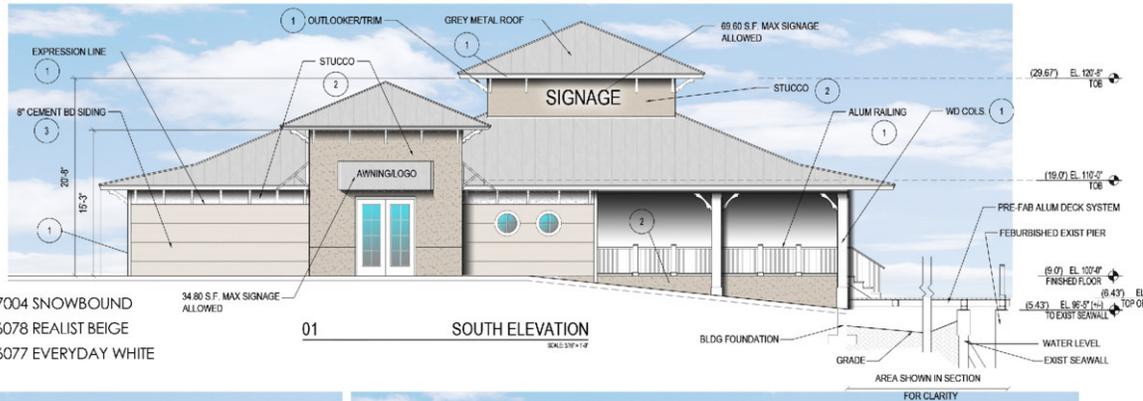
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| COLOR LEGEND | |
|--------------|--|
| 1 | SHERWIN WILLIAMS SW 7004 SNOWBOUND 100% (PAINT MATCH REQUIRED) |
| 2 | SHERWIN WILLIAMS SW 6078 REALIST BEIGE 100% (PAINT MATCH REQUIRED) |
| 3 | SHERWIN WILLIAMS SW 6077 EVERYDAY WHITE 100% (PAINT MATCH REQUIRED) |

- 1 SHERWIN WILLIAMS SW 7004 SNOWBOUND
- 2 SHERWIN WILLIAMS SW 6078 REALIST BEIGE
- 3 SHERWIN WILLIAMS SW 6077 EVERYDAY WHITE



Application No.: SP-16-18
Application Name: Crab Pot
Location: PCN- 56-43-42-28-00-003-0090
Resolution No.: 108-21

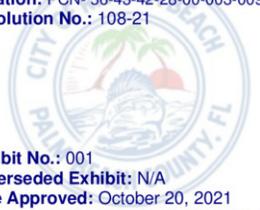


Exhibit No.: 001
Superseded Exhibit: N/A
Date Approved: October 20, 2021
Project Manager: Clarence Simons, AICP

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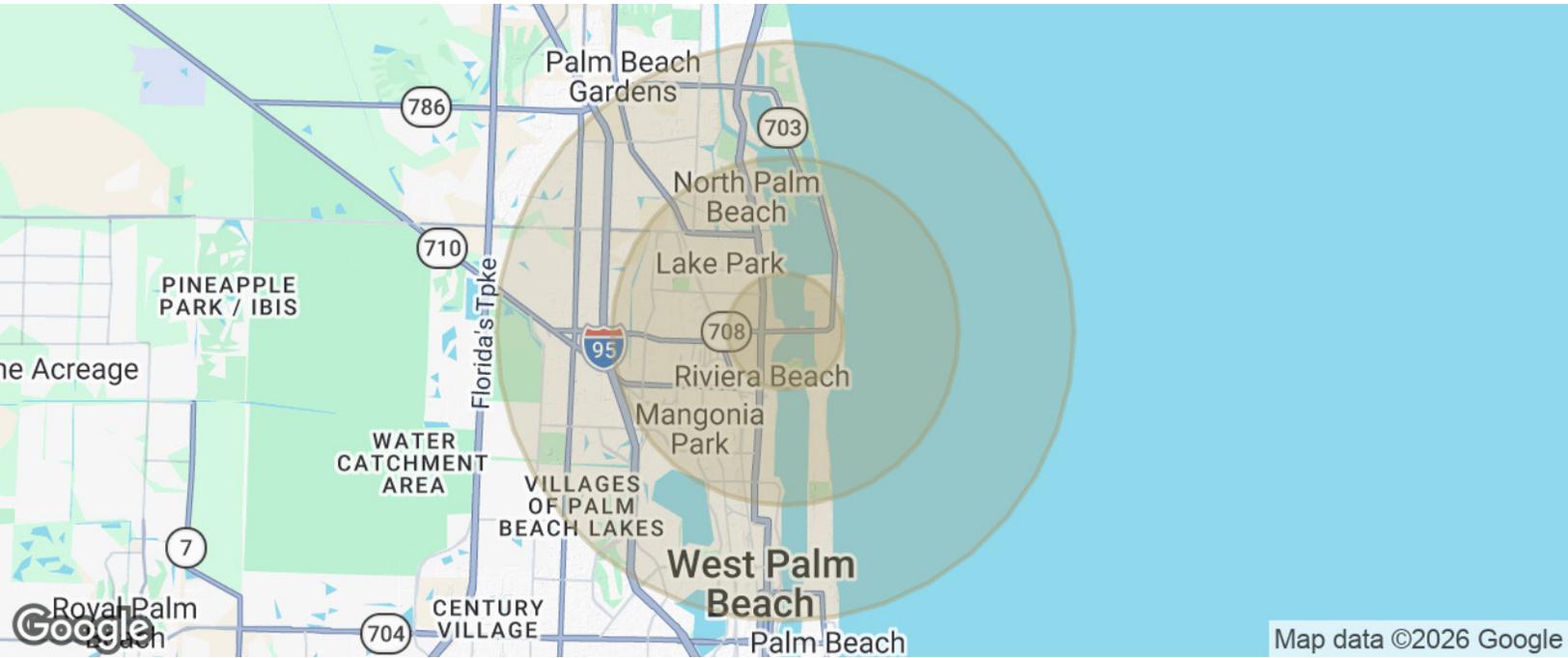
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| | | | |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 9,870 | 67,391 | 167,415 |
| Average Age | 48 | 42 | 44 |
| Average Age (Male) | 47 | 41 | 43 |
| Average Age (Female) | 48 | 43 | 45 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,335 | 26,366 | 70,786 |
| # of Persons per HH | 2.3 | 2.6 | 2.4 |
| Average HH Income | \$100,311 | \$89,237 | \$98,324 |
| Average House Value | \$534,870 | \$439,161 | \$483,447 |

Demographics data derived from AlphaMap

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