

SPACE FOR LEASE

11811 U.S. Highway One, North Palm Beach, FL

Situated directly on U.S. Highway One just north of PGA Boulevard in North Palm Beach. Excellent tenant mix including Valley National Bank, Melting Pot Restaurant, Golden Bear Realty International and Signature Cabinetry.

PROPERTY DETAILS

Location: Just north of PGA Blvd on US Hwy 1 at the NW corner of US Hwy 1 and Kathy Lane.

GLA: 20,992 SF
Available: 1,150 to 4,970 SqFt
Site Size: 2.31 Acres
Frontage: 300 feet
Parking Ratio: 6/1,000 SF
Yr Blt/Ren: 1982/2008

HIGHLIGHTS

Outstanding Location

Strong daytime population of 85,655 and great access to major roadways and Interstate 95

Affluent Locale

Situated amid some of the nation's most exclusive and affluent waterfront and golf course communities, including Lost Tree Village and Seminole Landing

Curb Appeal

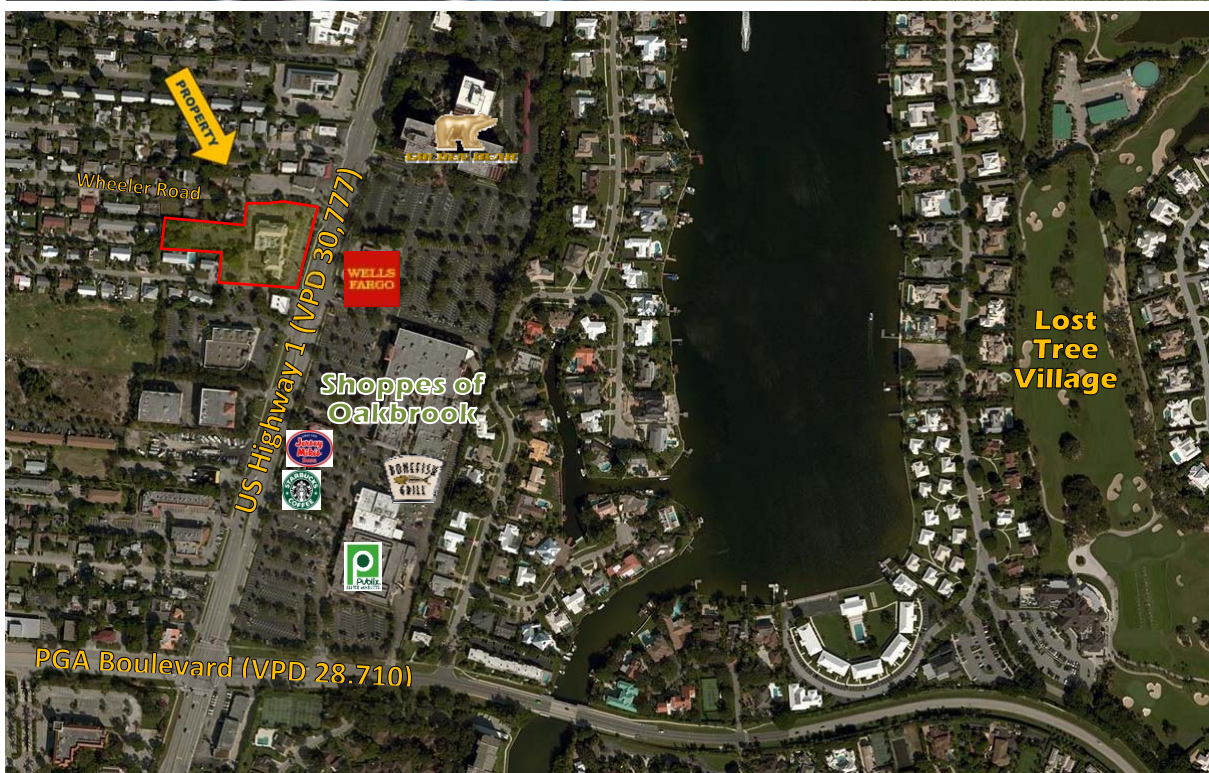
Excellent Frontage (300 feet on US Hwy1), Prominent Building and Monument Signage, and Ample Parking

Exceptional Visibility

31,000 cars per day, highest count on US 1 from Boca Raton to Tequesta

Prominent Retailers Nearby

Publix, Bass Pro Shops (proposed), Starbucks, McDonalds, Dunkin Donuts, Jersey Mikes, Wells Fargo, TD Bank, Chase Bank and more



Property Contact:

Robert J. Sullivan, CCIM

Phone: 561-694-5290 Ext. 101
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www.rjsrealty.com

RJS Realty Group

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North Palm Beach, FL

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Directions: Take I-95 to PGA Boulevard (exit 79A); head east for 2.6 miles to US Highway 1 and then turn left (north) and go 0.25 miles. The Property is located on the left (west) side of US Highway 1 across the street from Wells Fargo.

TRANSPORTATION:

PBIA is approximately – 16 miles south
 Mangonia Park Commuter Rail (Tri-County) – 11 miles south
 West Palm Beach Commuter Rail (Tri-County) - 15 miles south

POINTS OF INTEREST:

The Gardens Mall – 1.6 miles west
 Downtown at The Gardens – 2.2 miles west
 Legacy Place - 2.3 miles west
 Abacoa – 6.5 miles north
 Downtown West Palm Beach – 11.8 miles south
 Palm Beach Outlet Mall – 12.1 miles south

Drive Time (minutes)	5 min	10 min	15-min
Population	10,324	68,574	169,295
Pop Growth 2015-2020	4.9%	4.7%	5.1%
Daytime Employment	12,054	52,943	120,363
Average Household Income	\$91,188	\$95,869	\$89,645
Total Households	5,669	33,661	75,094
Average HH Size	1.82	2.03	2.24
HH Growth 2015-2020	4.65%	4.7%	5.0%
Median Home Value	\$297,292	\$266,188	\$247,138

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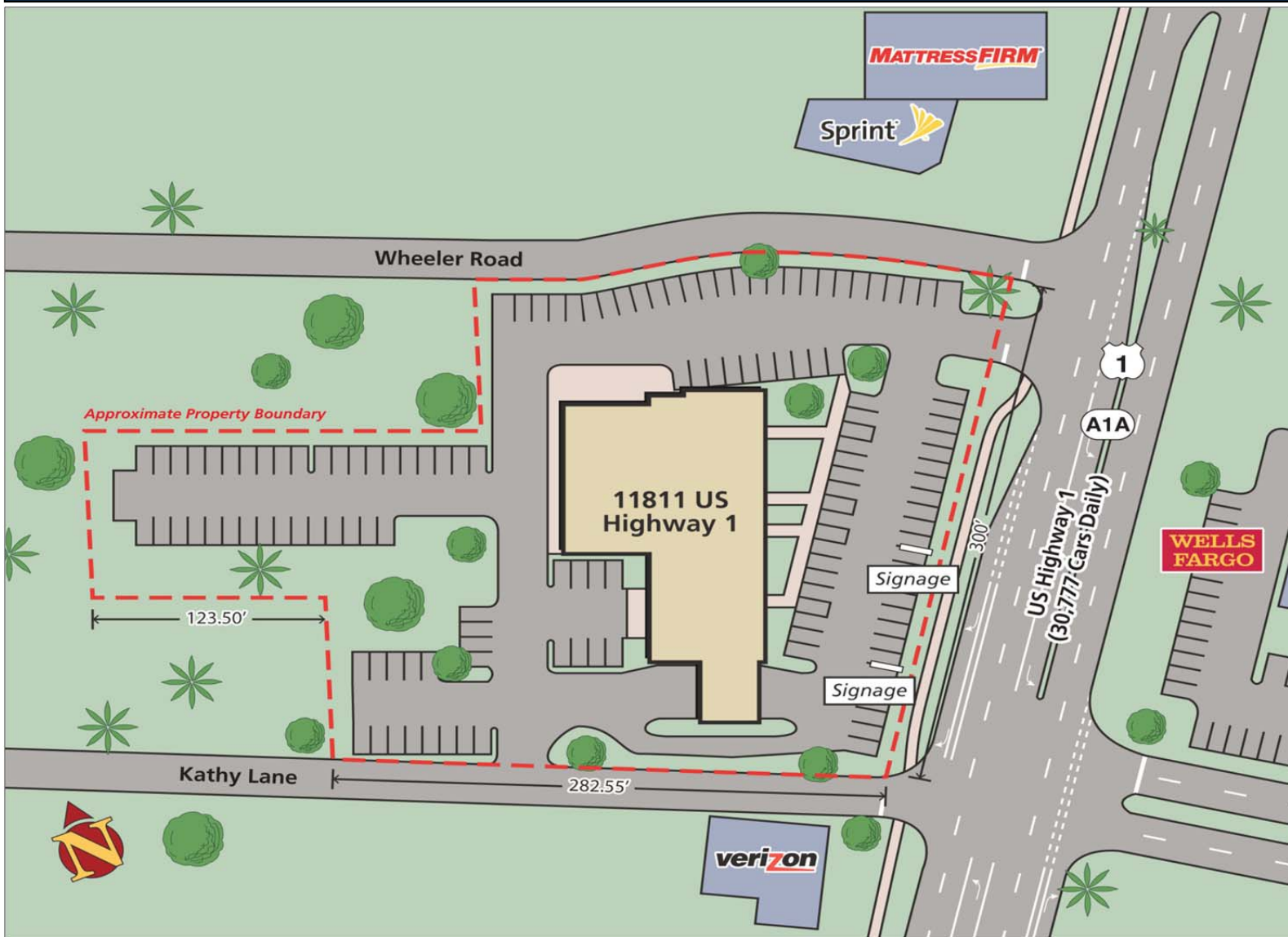
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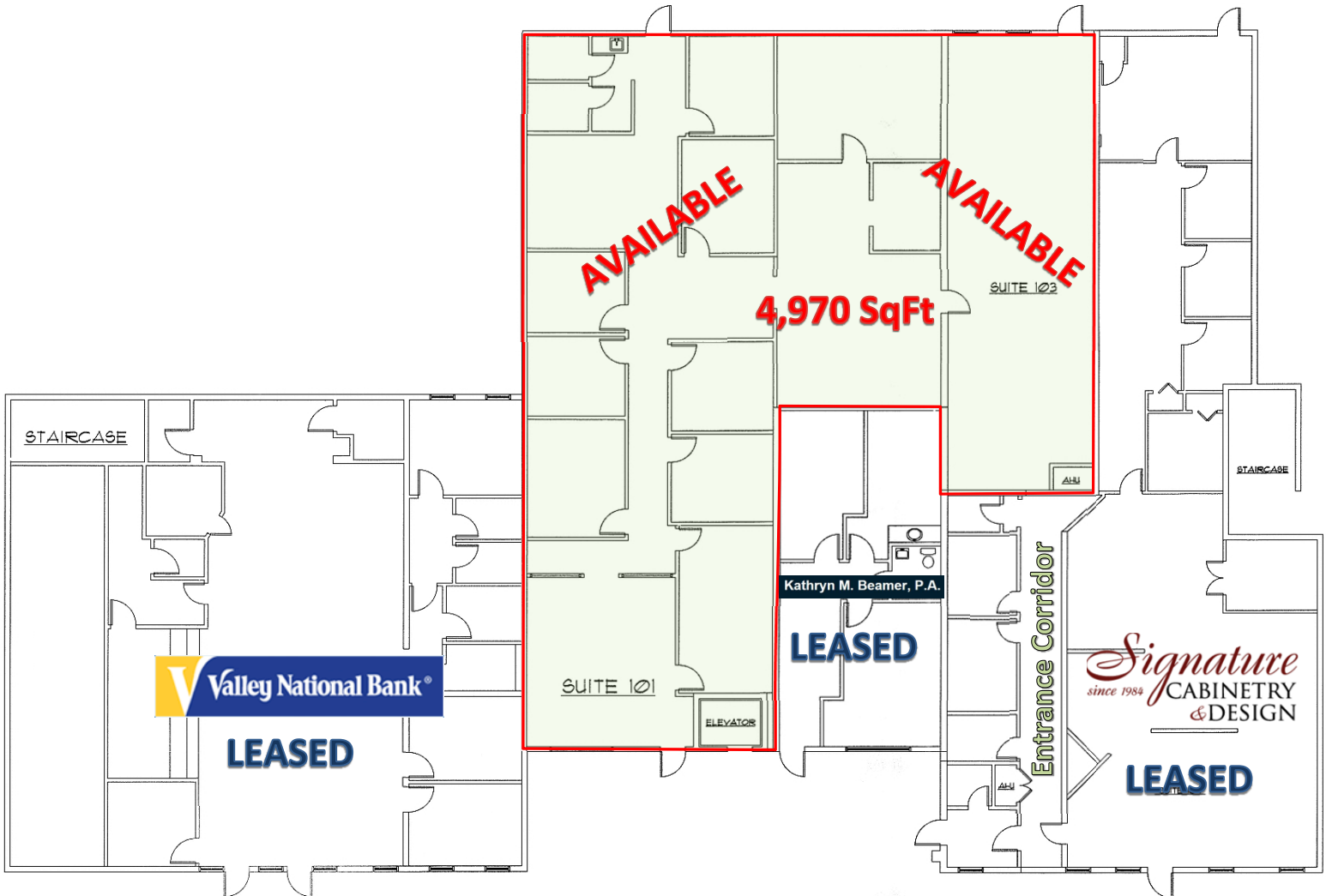
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PROPERTY FLOOR PLAN

(1st Floor)



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