

FOR LEASE

4449 OKEECHOBEE BOULEVARD

4449 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33409

PROPERTY DESCRIPTION

Off corner restaurant and ground lease opportunity available.

PROPERTY HIGHLIGHTS

- Off corner 5,661 sf space available for lease
- Situated on 1.25 acres of land - ground lease opportunity
- Located in prime position on the NE corner of the signalized intersection at Okeechobee Boulevard and Military Trail in West Palm Beach
- Hard corner of signalized intersection
- More than 77,500 vehicles pass by per day on Okeechobee Boulevard
- More than 36,500 vehicles pass by per day on Military Trail

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 5,661 SF

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| Population | 18,361 | 96,038 | 167,617 |
| Average HH Income | \$60,139 | \$76,380 | \$90,508 |
| Median Age | 34.0 | 39.5 | 39.3 |

BRYAN COHEN

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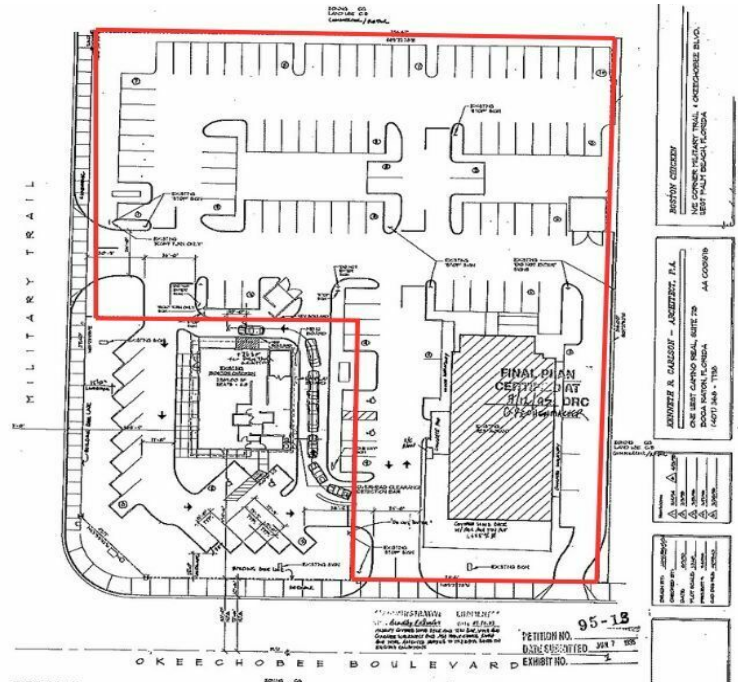
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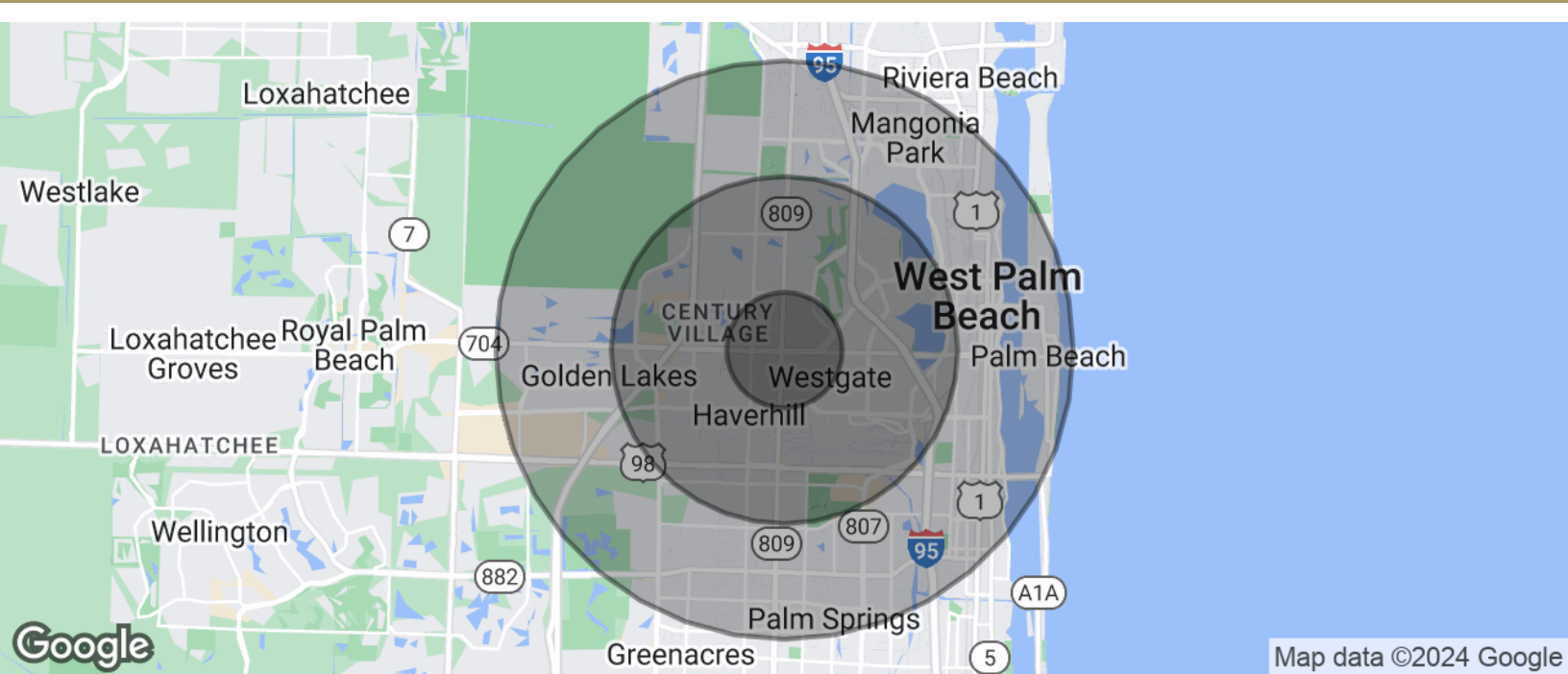
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 18,136 | 116,240 | 291,593 |
| Average Age | 38 | 41 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 7,215 | 46,712 | 114,650 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$58,514 | \$75,945 | \$83,584 |
| Average House Value | \$308,318 | \$304,562 | \$372,739 |

Demographics data derived from AlphaMap

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