

# Vacant Bank Building

13700 S. Jog Road, Delray Beach, FL 33446



*For More Information:*

**RICHARD S. KAUFMAN, CCIM**

Broker

561.762.3182 | [rkaufman@strategicrealty.com](mailto:rkaufman@strategicrealty.com)



500 Northpoint Parkway Suite 300  
West Palm Beach, Florida  
[www.strategicrealty.com](http://www.strategicrealty.com) | 561.471.5353



## PROPERTY HIGHLIGHTS

**REDUCED** Purchase Price \$2,795,000.00

OR BEST OFFER. Owner Financing Available

Four (4) Drive Thru Lanes enclosed 1,800SF

Publix anchored Shopping Center Outparcel  
at the Shops at San Marco

Excellent Delray Beach Location

Great Visibility to North and South Bound  
Traffic

Excellent Demographics—Population in excess  
of 200,000 within 5-mile.

National Retailers in the immediate vicinity  
along South Jog Road include Publix, Home  
Depot, Walgreens, Applebee's, ABC Wine &  
Spirits, Papa Johns and Verizon Wireless

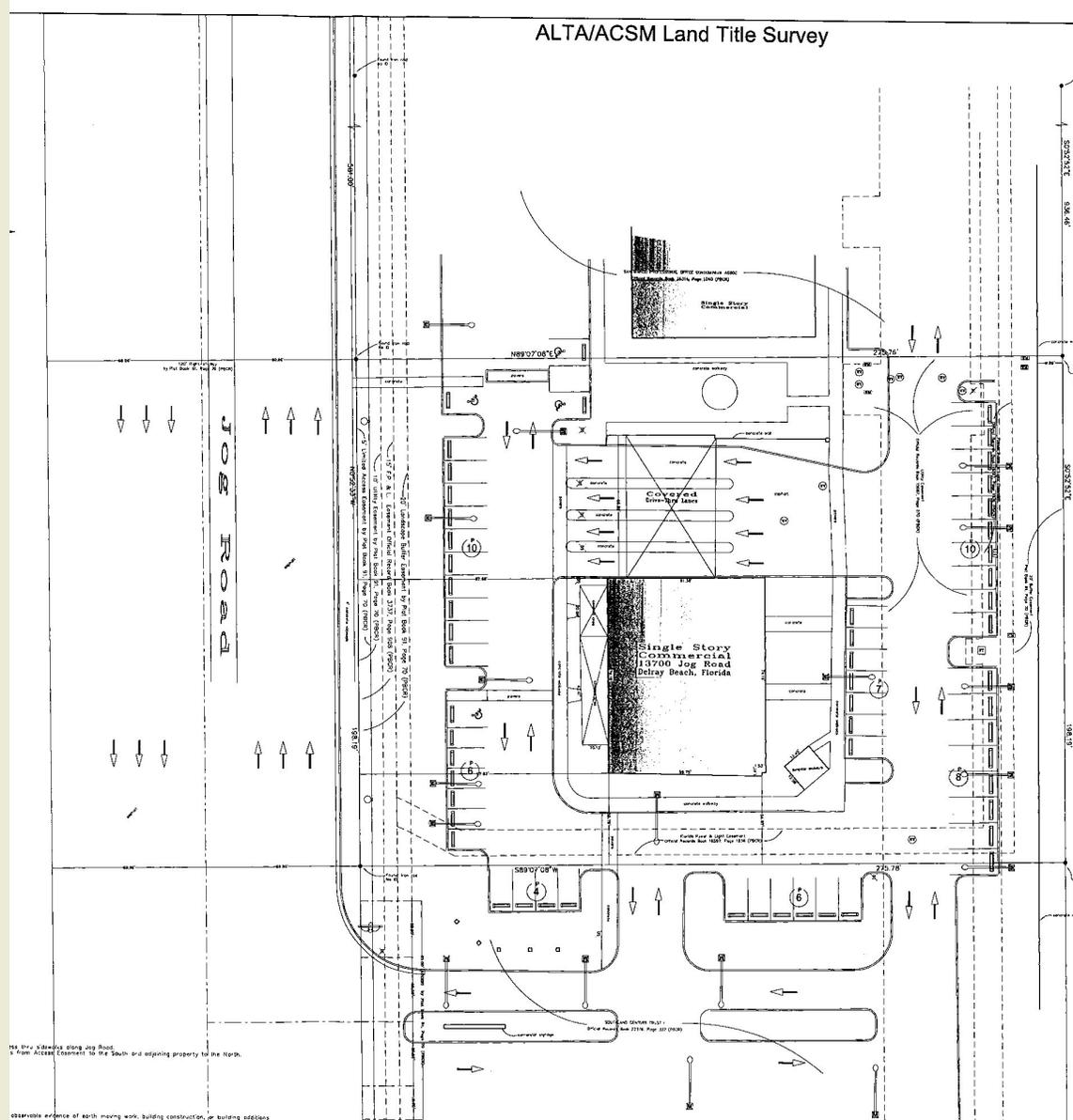
## PROPERTY DETAILS



|                             |                        |
|-----------------------------|------------------------|
| <b>GROSS BUILDING AREA:</b> | <b>4,774 SF</b>        |
| <b>LOT SIZE:</b>            | <b>1.25 AC</b>         |
| <b>OWNERSHIP:</b>           | <b>FEE SIMPLE</b>      |
| <b>NUMBER OF STORIES:</b>   | <b>ONE STORY</b>       |
| <b>YEAR BUILT:</b>          | <b>2004</b>            |
| <b>CONSTRUCTION:</b>        | <b>CONCRETE</b>        |
| <b>ROOF:</b>                | <b>FLAT   TILE</b>     |
| <b>PARKING AREA:</b>        | <b>Asphalt</b>         |
| <b>HVAC:</b>                | <b>Central Air</b>     |
| <b>FIRE PROTECTION:</b>     | <b>Fully Sprinkled</b> |
| <b>ZONING:</b>              | <b>MUPD</b>            |
| <b>ACCESS:</b>              | <b>S. JOG ROAD</b>     |
| <b>PROPERTY TAXES</b>       | <b>\$40,533.00</b>     |
| <b>POA DUES</b>             | <b>\$40,000.00</b>     |

# 13700 S Jog Road

## Survey



Vacant Building  
13700 S. JOG ROAD  
DELRAY BEACH | FLORIDA

# Bank of America

13700 S. Jog Road, Delray Beach, FL 33446



**SUBJECT PROPERTY**  
  
**Bank of America**  
13700 S. JOG RD  
DELRAY BEACH, FL 33446

**Publix**

**Publix**

**Publix**

**Winn-Dixie**

**THE HOME DEPOT**

**LEGACY AT SHERWOOD PARK GOLF COURSE**



**TARGET**

**Gleneagles Country Club**  
*A Member of the ClubCorp Family*

**AR ADDISON RESERVE COUNTRY CLUB**

**DELRAY MEDICAL CENTER**  
PALM BEACH HEALTH NETWORK

**WAL-MART SUPERCENTER**

**STRATEGIC REALTY SERVICES, LLC**



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