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REAL ESTATE EXCELLENCE



**81,922 SF Warehouse For Sale**

# Executive Summary

1114 N Congress Avenue  
West Palm Beach, FL 33409

Information herein is subject to change. Buyer and buyers agent to verify all information. This offering is subject to errors, omissions, prior sale or withdrawal without notice.



# 1114 N Congress Avenue

West Palm Beach, FL 33409



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## Overview

Situated adjacent to The Hangar, Airfield Park offers the perfect solution for enthusiasts seeking secure storage for their valuable assets including; wine, art, and automobile collections. Also featuring a state-of-the-art conference center, complete with a boardroom and expansive event space. 16 Units ranging from 5,011 to 5,884 square feet. Solid concrete tilt wall construction with 14' x 14' Miami Dade Hurricane Rated insulated garage and pedestrian doors. Latest AI technology security with live monitoring.



Address	1114 N Congress Ave West Palm Beach, FL 33409
APN	
Current Use:	Warehouse
Lot Size	5 Acres
Zoning:	MUPD (Multiple Use Planned Development)
Parking	150 Parking Spaces
Clear Height	20 feet



Asking \$33,000,000



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## Demographics

### POPULATION

	1 MILE	3 MILE	5 MILE
2020 POPULATION	8,169	117,614	286,996
2024 POPULATION	7,469	120,598	291,407
ANNUAL GROWTH 2020-2024	-2.10%	0.60%	0.40%
MEDIAN AGE	31.8	38.1	39.4

### HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 HOUSEHOLDS	2,238	47,778	113,288
2024 HOUSEHOLDS	1,972	48,550	114,034
ANNUAL GROWTH 2020-2024	-1.70%	0.70%	0.50%
OWNER OCCUPIED HOUSEHOLDS	1,215	22,234	61,184
RENTER OCCUPIED HOUSEHOLDS	776	28,178	57,028

### INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$56,273	\$74,884	\$76,454
MEDIAN HOUSEHOLD INCOME	\$52,667	\$53,154	\$55,083
< \$25,000	410	11,783	25,521
\$25,000-\$50,000	524	11,105	26,310
\$50,000-\$75,000	462	8,863	21,614
\$75,000-\$100,000	413	5,264	12,839
\$100,000-\$125,000	84	4,080	10,120
\$125,000-\$150,000	70	2,638	6,117
\$150,000-\$200,000	8	1,735	4,456
\$200,000+	3	2,983	7,056

SOURCE: COSTAR



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