



1521 W Blue Heron Blvd. West Palm Beach, FL 33404

## Excellent Opportunity to Lease a Highly Visible Retail Storefront!

### Property Features

- Convenient location just one mile east of I-95 and under 2 miles from the Port of Palm Beach
- Nearby tenants include Kentucky Fried Chicken, Dunkin Donuts, Taco Bell, O'Reilly Auto Parts and more
- Close to residential neighborhoods along with John F. Kennedy Middle School and Suncoast Community High School

For more information:

**Bruce Corn**

Managing Director | [bcorn@mhcreal.com](mailto:bcorn@mhcreal.com)

### Key Features:



Great visibility with over 34,000 cars per day



Located one mile east of I-95



Building signage



Ample parking



# 1521 W Blue Heron Blvd.

West Palm Beach, FL 33404

For Lease  
±1,200 SF  
Retail Space



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	15,575	98,219	202,355
Avg. HH Income	\$60,021	\$90,383	\$100,985
Households	5,335	37,588	85,817

Neighborhood retail plaza  
with loyal customers from  
surrounding residential  
neighborhoods and schools



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