

**4,300 SF  
Bldg/36,600 SF  
Paved/Fenced  
Yard**

**FOR LEASE**

**1304 Old Okeechobee Road  
West Palm Beach, FL 33401**



**AURUM**



# THE SPACE

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Location        | 1304 Old Okeechobee Road<br>West Palm Beach, FL 33401 |
| County          | Palm Beach                                            |
| APN             | 74434328120010010                                     |
| Cross Street    | Wilkins Avenue                                        |
| Square Feet     | 4,300                                                 |
| Annual Rent PSF | \$41.86                                               |
| Lease Type      | NNN                                                   |

**Notes** \$15,000/month/NNN



## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 12,267    | 93,401    | 251,266   |

## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$163,324 | \$132,293 | \$110,168 |

## NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,930     | 39,740    | 101,815   |

## PROPERTY FEATURES

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| NUMBER OF UNITS           | 1                                                 |
| BUILDING SF               | 4,300                                             |
| LAND SF                   | 36,600                                            |
| LAND ACRES                | .84                                               |
| YEAR BUILT                | 1975                                              |
| ZONING TYPE               | (GC) General Commerical - City of West Palm Beach |
| LOCATION CLASS            | "A" Location                                      |
| NUMBER OF STORIES         | 1                                                 |
| NUMBER OF BUILDINGS       | 1                                                 |
| LOT DIMENSION             | Irregular                                         |
| GRADE LEVEL DOORS         | 3                                                 |
| FENCED YARD               | Yes                                               |
| OFFICE SF                 | 2,600                                             |
| OFFICE TO WAREHOUSE RATIO | 60/40                                             |

## NEIGHBORING PROPERTIES

|       |                               |
|-------|-------------------------------|
| NORTH | Multi-tenant office/warehouse |
| SOUTH | Residential                   |
| EAST  | Towing company                |
| WEST  | Office                        |

## MECHANICAL

|                 |                          |
|-----------------|--------------------------|
| HVAC            | One unit for office area |
| FIRE SPRINKLERS | No                       |
| LIGHTING        | Buiding and Yard         |

## CONSTRUCTION

|                 |         |
|-----------------|---------|
| PARKING SURFACE | Asphalt |
|-----------------|---------|

## TENANT INFORMATION

|                |        |
|----------------|--------|
| LEASE TYPE     | NNN    |
| MAJOR TENANT/S | Vacant |

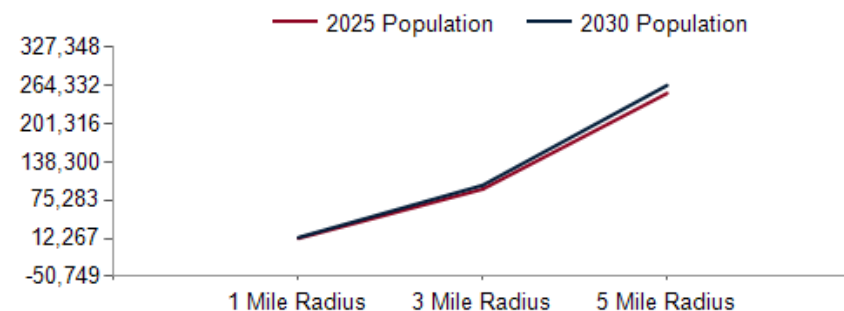




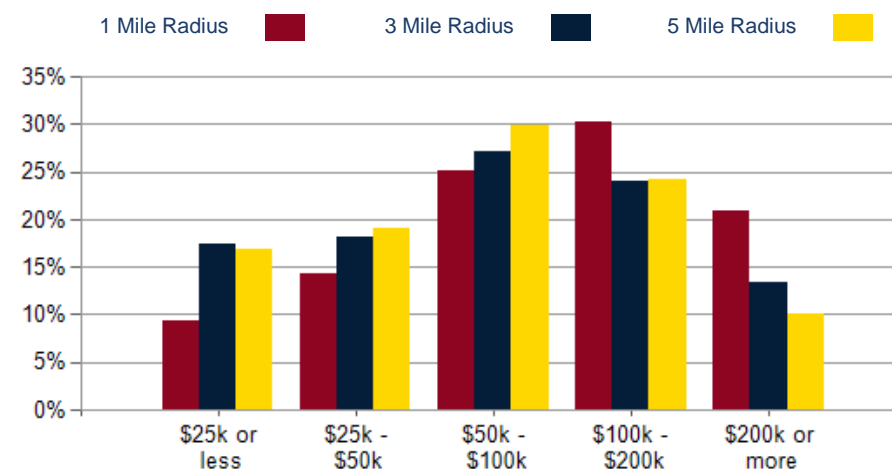


| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 7,821  | 71,333 | 191,899 |
| 2010 Population                    | 9,583  | 75,602 | 211,079 |
| 2025 Population                    | 12,267 | 93,401 | 251,266 |
| 2030 Population                    | 13,706 | 99,835 | 264,332 |
| 2025 African American              | 1,127  | 26,212 | 69,267  |
| 2025 American Indian               | 128    | 962    | 2,505   |
| 2025 Asian                         | 298    | 1,717  | 5,532   |
| 2025 Hispanic                      | 4,381  | 31,237 | 94,641  |
| 2025 Other Race                    | 1,828  | 11,466 | 32,303  |
| 2025 White                         | 6,891  | 37,892 | 93,760  |
| 2025 Multiracial                   | 1,991  | 15,120 | 47,773  |
| 2025-2030: Population: Growth Rate | 11.20% | 6.70%  | 5.10%   |

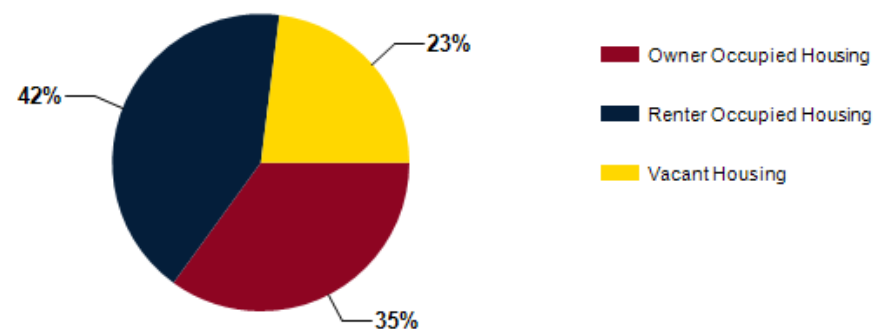
| 2025 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 337       | 4,384     | 10,465    |
| \$15,000-\$24,999     | 219       | 2,525     | 6,694     |
| \$25,000-\$34,999     | 333       | 3,145     | 8,206     |
| \$35,000-\$49,999     | 517       | 4,071     | 11,142    |
| \$50,000-\$74,999     | 740       | 6,145     | 17,641    |
| \$75,000-\$99,999     | 748       | 4,608     | 12,723    |
| \$100,000-\$149,999   | 1,317     | 7,180     | 18,396    |
| \$150,000-\$199,999   | 475       | 2,334     | 6,312     |
| \$200,000 or greater  | 1,244     | 5,345     | 10,231    |
| Median HH Income      | \$101,572 | \$72,967  | \$69,425  |
| Average HH Income     | \$163,324 | \$132,293 | \$110,168 |



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

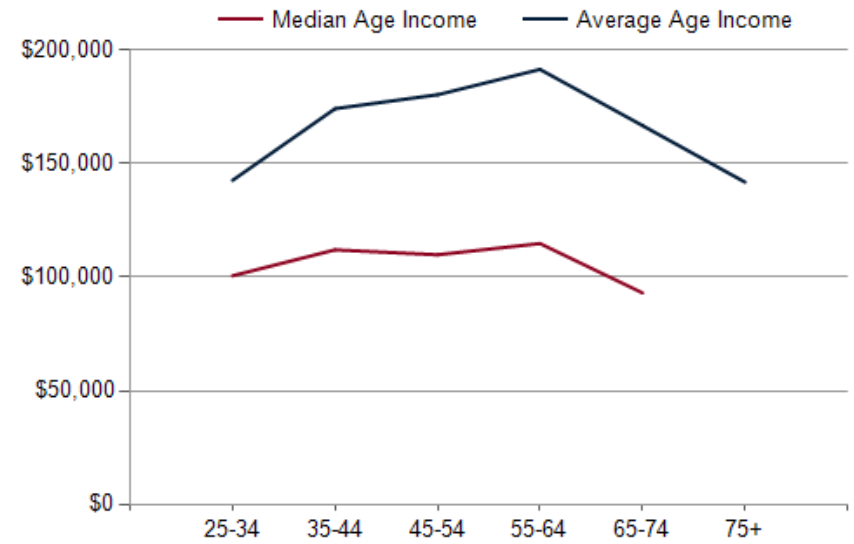
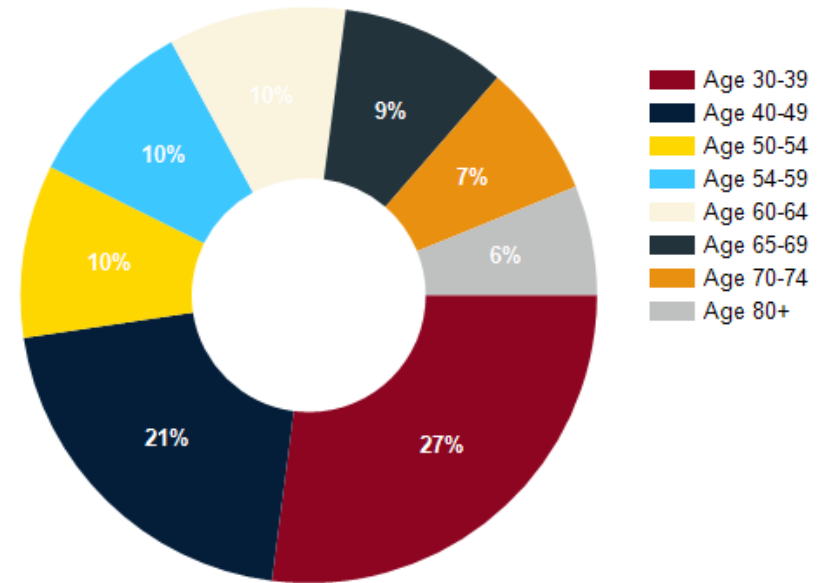


Source: esri

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 1,052  | 7,454  | 18,427  |
| 2025 Population Age 35-39 | 1,001  | 6,995  | 17,745  |
| 2025 Population Age 40-44 | 869    | 6,169  | 16,445  |
| 2025 Population Age 45-49 | 694    | 5,131  | 14,593  |
| 2025 Population Age 50-54 | 738    | 5,425  | 15,141  |
| 2025 Population Age 55-59 | 740    | 5,294  | 14,676  |
| 2025 Population Age 60-64 | 756    | 5,404  | 15,161  |
| 2025 Population Age 65-69 | 707    | 4,893  | 13,888  |
| 2025 Population Age 70-74 | 568    | 4,366  | 11,740  |
| 2025 Population Age 75-79 | 467    | 3,811  | 9,833   |
| 2025 Population Age 80-84 | 336    | 2,697  | 6,735   |
| 2025 Population Age 85+   | 260    | 2,749  | 7,106   |
| 2025 Population Age 18+   | 10,345 | 76,142 | 201,273 |
| 2025 Median Age           | 40     | 40     | 40      |
| 2030 Median Age           | 41     | 41     | 41      |

| 2025 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$100,602 | \$73,098  | \$75,201  |
| Average Household Income 25-34 | \$142,685 | \$104,945 | \$99,195  |
| Median Household Income 35-44  | \$112,042 | \$80,936  | \$83,260  |
| Average Household Income 35-44 | \$174,208 | \$126,140 | \$117,512 |
| Median Household Income 45-54  | \$109,872 | \$82,090  | \$83,406  |
| Average Household Income 45-54 | \$180,360 | \$132,057 | \$119,139 |
| Median Household Income 55-64  | \$114,812 | \$82,751  | \$77,545  |
| Average Household Income 55-64 | \$191,528 | \$155,401 | \$124,855 |
| Median Household Income 65-74  | \$93,062  | \$64,007  | \$54,384  |
| Average Household Income 65-74 | \$166,772 | \$147,874 | \$107,336 |
| Average Household Income 75+   | \$141,872 | \$149,691 | \$100,156 |

Population By Age







**WARNING**  
This property under  
24 hour video  
surveillance  
Esta propiedad está  
bajo 24 hora vigilancia  
de video



AURUM

Rear of Bldg and Yard | 4,300 SF Bldg/36,600 SF Paved/Fenced Yard



# 4,300 SF Bldg/36,600 SF Paved/Fenced Yard

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*Aurum Property Partners, LLC*

**Peter Applefield**

Aurum Property Partners, LLC

Broker

(561) 252-2391

[pja@aurumpropertypartners.com](mailto:pja@aurumpropertypartners.com)



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