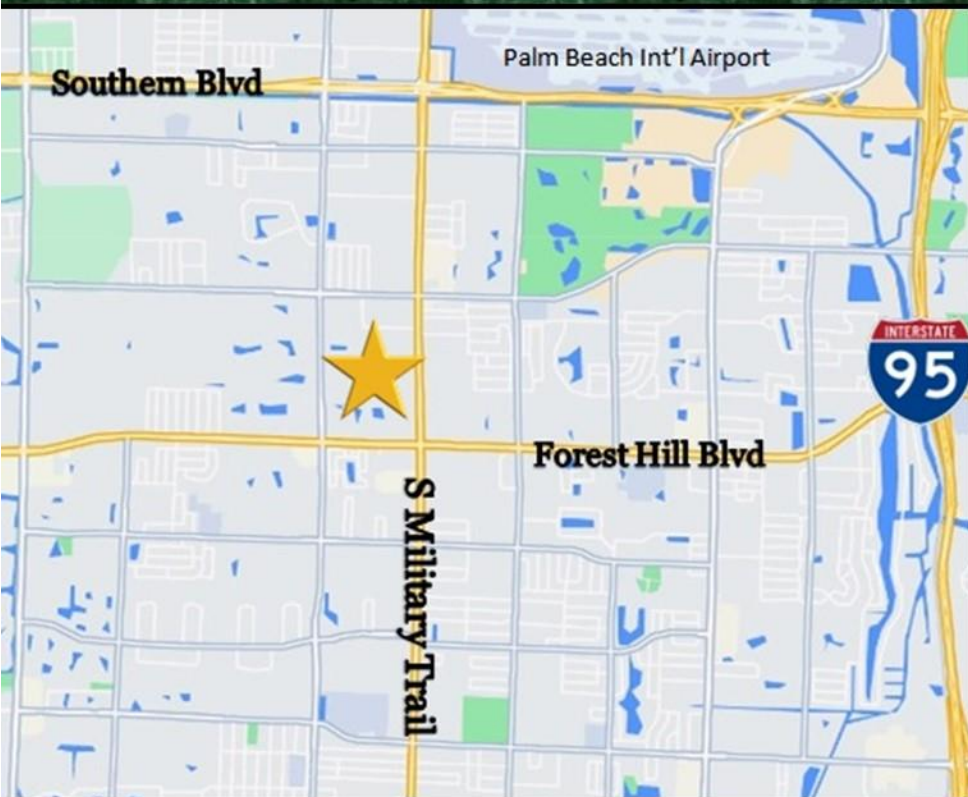




KELMAR PLAZA
1263-1273 S MILITARY TRAIL
WEST PALM BEACH, FL 33415



**OFFICE, RETAIL
OR GYM FOR LEASE**



PROPERTY OVERVIEW

BUILDING ADDRESS	1263-1273 S Military Trail, West Palm Beach, FL 33415
LEASABLE AREA	531-8,040 Square Feet
TRAFFIC COUNT	42,000+ on S Military Trail
PARCEL	00-42-45-13-10-001-0010
ZONING	CG
SERVICE TYPE	Modified Gross
ACCESSIBILITY	156' frontage directly on Military Trail, access from Military Trail or Kelmar Dr
PARKING	50 Parking Spaces 3.11 Parking Ratio
MAJOR FEATURES	Massive exposure onto busy Military Trail, ample parking, long-term downstairs tenants, exceptional property maintenance, competitive lease rates, employee parking behind the building, excellent window views, turn-key spaces available for immediate occupancy for the right use, flexible second story units perfect for office, retail or gym.

PROPERTY PHOTOS



INTERIOR

- From 531 SF to 8,040 SF



FOR PROPERTY INQUIRIES AND
SHOWINGS PLEASE CALL
BILLY WHITTON:

N.E.G. Property Services, Inc.
Licensed Real Estate Broker
Billy Whitton
954-491-2281
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