



## 1601 NORTH CONGRESS AVENUE

1601 North Congress Avenue, West Palm Beach, FL  
33409



**Contact**

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## 1601 North Congress Avenue

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## PROPERTY INFORMATION

**Purchase Price**  
\$3,990,000.00

**Property Address**  
1601 North Congress Avenue  
West Palm Beach, FL 33409

**Year Built**  
1998

**Property Size**  
11,364 Sq. Ft.

**Land Size**  
1.84 Acres

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



**1601**  
NORTH CONGRESS  
AVENUE

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## PROPERTY OVERVIEW

This is a unicorn of a property highlighted by an 11k square foot (sf) improved CBS free standing commercial/industrial building(s) situated on a supersized 1.84 acre lot.

The main building is about 9k sf including covered storage space and features 18' /- ceilings, 3 phase power and 3 roll up doors. There is also a 2k sf accessory building. The perimeter and storage yard are fully fenced with concrete walls.

There is monument signage and frontage on the path of progress in West Palm Beach.

Virtual Property Tour  
<https://vimeo.com/886247789share=copy>

Gator Commercial and eXp Commercial are pleased to present an exclusive real estate opportunity for sale. This is an approximately 11,364 square foot (sf) improved CBS free standing commercial/industrial building(s) situated on a 1.84 acre lot.

The main building is fully sprinklered featuring 7,458sf (estimated 2,000sf climate controlled office/retail/showroom and 5500sf warehouse) plus an attached 1,629sf of permanent covered storage space. The warehouse portion boasts 16' /- ceilings, 3 phase power and 3 roll up doors. The accessory building consists of a 550sf warehouse/office plus 1,750sf covered storage. The perimeter and storage yard are fully fenced with concrete walls. There are two above ground fuel storage tanks.

There is monument signage and 400' /- of frontage on Congress Ave which generates significant exposure. The subject is situated conveniently in the heart of West Palm Beach/Palm Beach County, close to both I95 and the Florida Turnpike, just south of major thoroughfare Okeechobee Rd and just north of the Palm Beach International Airport. The property is best configured for single tenant use but multi-tenant opportunities may exist.

It's zoned CG and UG through Palm Beach County and Westgate Overlay District, respectively.

- Link to Article 3 – [Overlays and Zoning Districts](#) for standards and uses in the WCRAO starting on page 40 and reference matrix on page 45 **Article 3 - Overlays and Zoning Districts (pbcgov.com)**
- Link to Article 4 – [Use Regulations](#) for all uses in the ULCD. **Article 4 - Use Regulations (pbcgov.com)**

Value add real estate opportunities may include increasing building square footage, property redevelopment.

**\*\*Please do not disturb tenant\*\***



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS





## **1601** NORTH CONGRESS AVENUE

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CG/SE  
Land Use CH/8  
COMMERCIAL

VEHICLE SALES  
PET. 87-33(B)

**EXISTING AND PROPOSED LANDSCAPING**

PLANT TYPE	NUMBER*	THIS PHASE	TOTAL
CANOPY/ORNAMENTAL	58	10	68
PALMS	16	2**	17
LARGE SHRUBS	441	66	507
MED SHRUBS	18		18

\*PLANT COUNT BASED ON LANDSCAPE IMPROVEMENT PLAN PREPARED BY HOUSTON CUZZO GROUP, INC., 49 FLAGLER AVENUE, 3B, STUART FL 34994  
\*\*TWO PALMS, EXISTING ON SITE, WILL BE INCORPORATED INTO THE SITE LANDSCAPING PLAN.

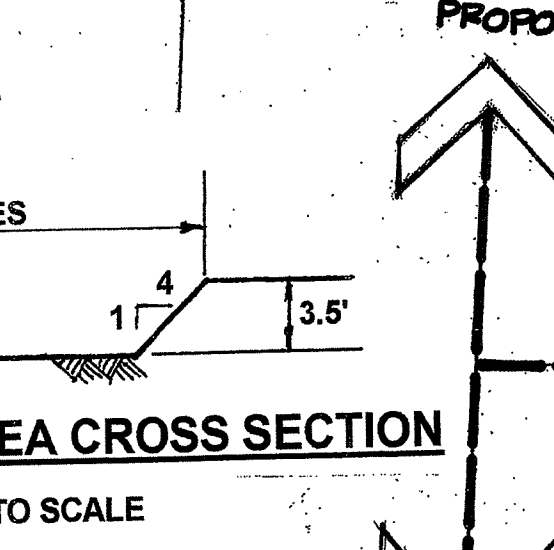
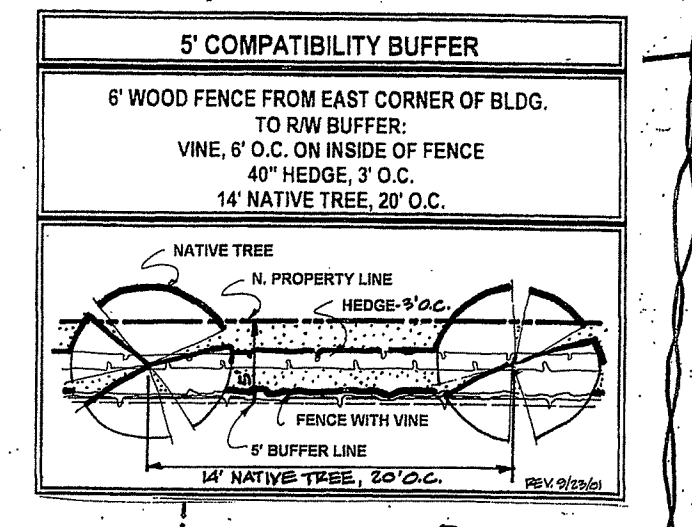
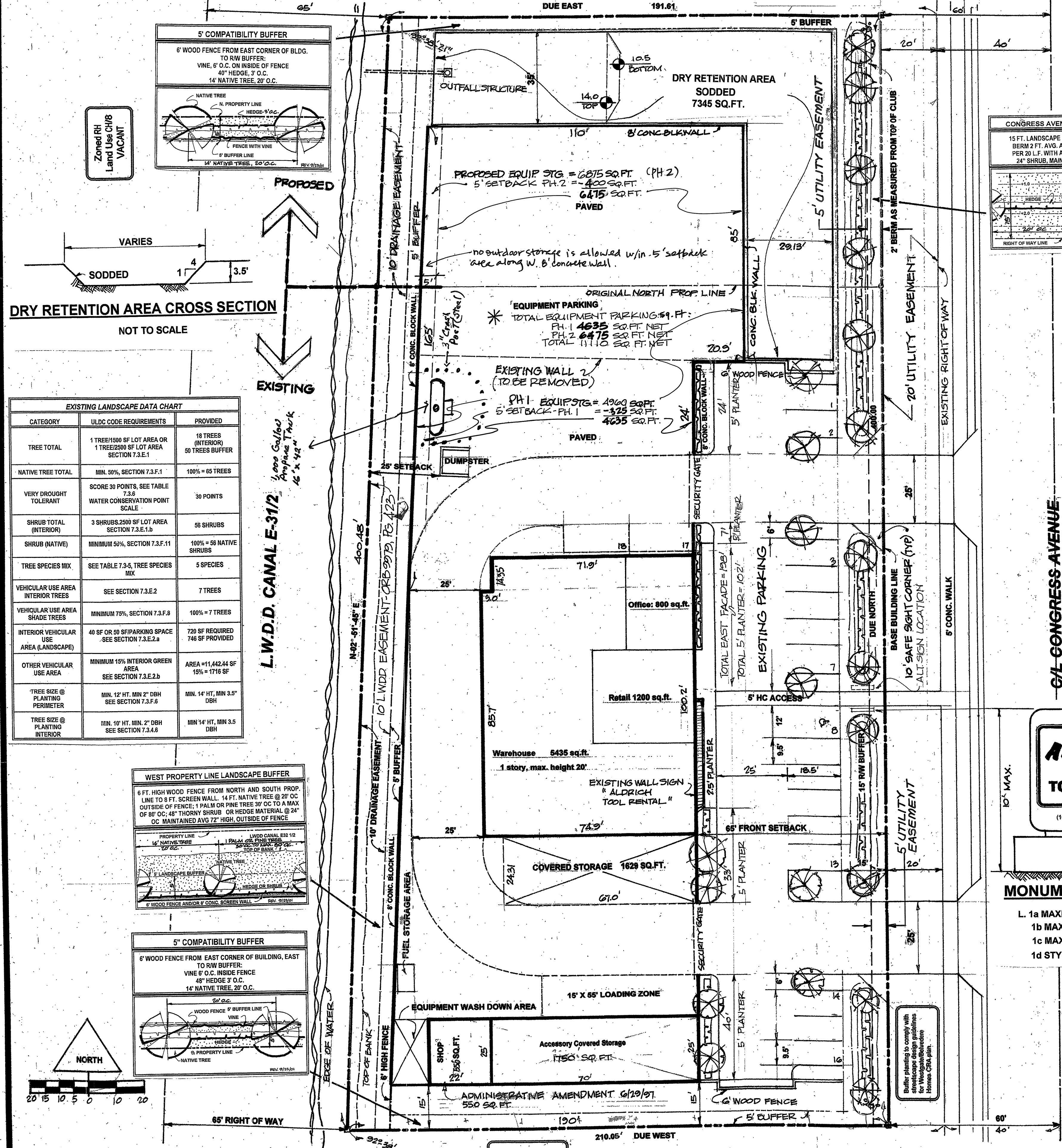


**LOCATION MAP**  
NOT TO SCALE

REVISIONS	BY
DRG COMMENTS SEPT. 2001	JB
DRG COMMENTS AUG. 2001	JB
DRG COMMENTS JAN. 2001	JB

**THE LEE STARKEY GROUP**  
Planning and Zoning Consultants  
11214 Marjoram Drive  
Palm Beach Gardens, FL 33418  
561 775-0871 Fax: 561 625-9364

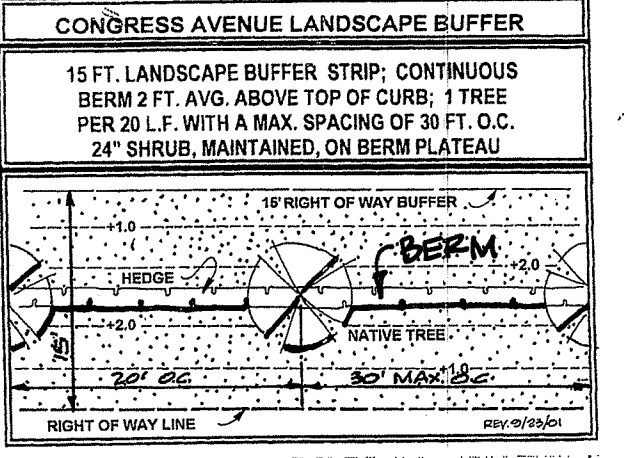
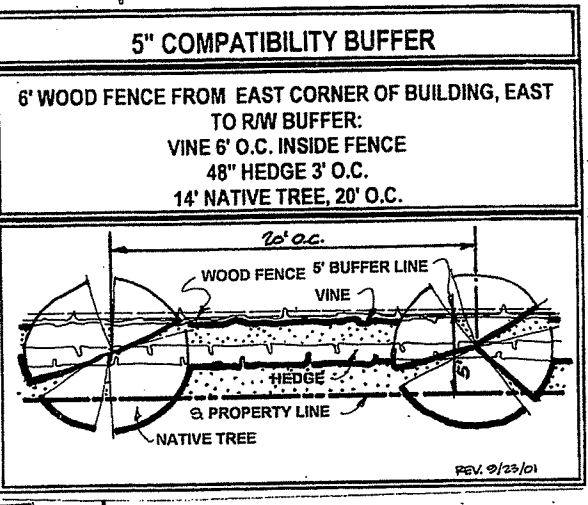
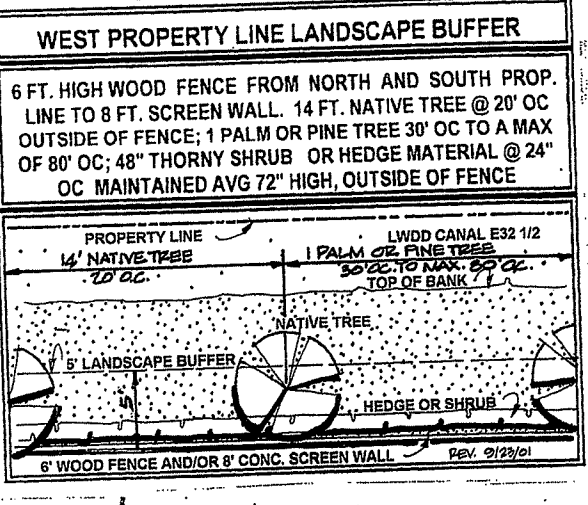
**ALDRICH TOOL RENTALS, INC.**  
PALM BEACH COUNTY, FLORIDA



**DRY RETENTION AREA CROSS SECTION**  
NOT TO SCALE

**EXISTING LANDSCAPE DATA CHART**

CATEGORY	ULDC CODE REQUIREMENTS	PROVIDED
TREE TOTAL	1 TREE/1500 SF LOT AREA OR 1 TREE/2500 SF LOT AREA SECTION 7.3.E.1	18 TREES (INTERIOR) 59 TREES BUFFER
NATIVE TREE TOTAL	MIN. 50%, SECTION 7.3.F.1	100% = 69 TREES
VERY DROUGHT TOLERANT	SCORE 30 POINTS, SEE TABLE 7.3.A WATER CONSERVATION POINT SCALE	30 POINTS
SHRUB TOTAL (INTERIOR)	3 SHRUBS/2500 SF LOT AREA SECTION 7.3.E.1.b	59 SHRUBS
SHRUB (NATIVE)	MINIMUM 50%, SECTION 7.3.F.1	100% = 59 NATIVE SHRUBS
TREE SPECIES MIX	SEE TABLE 7.3.5, TREE SPECIES MIX	5 SPECIES
VEHICULAR USE AREA INTERIOR TREES	SEE SECTION 7.3.E.2	7 TREES
VEHICULAR USE AREA SHADE TREES	MINIMUM 70%, SECTION 7.3.F.8	100% = 7 TREES
INTERIOR VEHICULAR USE AREA (LANDSCAPE)	40 SF OR 50 SF PARKING SPACE SEE SECTION 7.3.E.2.a	720 SF REQUIRED 746 SF PROVIDED
OTHER VEHICULAR USE AREA	MINIMUM 15% INTERIOR GREEN AREA SEE SECTION 7.3.E.2.b	AREA = 11,442.44 SF 15% = 1716 SF
TREE SIZE @ PLANTING PERIMETER	MIN. 12" HT. MIN. 2" DBH SEE SECTION 7.3.F.6	MIN. 14" HT. MIN. 3.5" DBH
TREE SIZE @ PLANTING INTERIOR	MIN. 10" HT. MIN. 2" DBH SEE SECTION 7.3.4.6	MIN. 14" HT. MIN. 3.5" DBH



Zoned RM  
Land Use CH/8  
RESIDENTIAL

**WATER CONSERVATION CHART**

TECHNIQUE / DESIGN FEATURE	POINTS AVAILABLE	POINTS
MOISTURE SENSING (OTHER THAN RAINSWITCH)	5	
DRIPTRICKLE/EMERGENCY IRRIGATION SYSTEM	7	
25-50 PERCENT OF SYSTEM	7	
51-75 PERCENT OF SYSTEM	9	
76-100 PERCENT OF SYSTEM	10	
IRRIGATION QUALITY EFFLUENT IRRIGATION	10	
25-50 PERCENT OF SYSTEM	10	
51-80 PERCENT OF SYSTEM	23	
91-100 PERCENT OF SYSTEM	30	
FLORIDA NATIVE LANDSCAPE	10	
25-50 PERCENT OF LANDSCAPE AREA	10	
51-75 PERCENT OF LANDSCAPE AREA	20	
91-100 PERCENT OF LANDSCAPE AREA	30	30
REQUIRED TREES, VERY DROUGHT TOLERANT	5	
25-50 PERCENT	10	
51-100 PERCENT	20	
EXTRA SHADE TREES, VERY DROUGHT TOLERANT	10	
20-50 PERCENT	10	
51-100 PERCENT	20	
SODIUM TOLERANT ALTERNATIVES	5	
25-50 PERCENT OF SODIUM TOLERANT AREA	5	
51-100 PERCENT OF SODIUM TOLERANT AREA	10	
REQUIRED SHRUBS, VERY DROUGHT TOLERANT	5	
25-50 PERCENT	10	
51-100 PERCENT	20	

\* Outdoor storage area (Also labeled as equipment parking) shall not be permitted outside the Eight (8) foot Screen Wall per BCC condition of Approval M.4.

\*\* ADMINISTRATIVE AMENDMENT\*\*  
STAFF SM/CL DATE 1-13-03  
add 5' u.e. along Congress to match plat wires

RM  
Land Use CH/8  
VACANT

PRC Condition of Approval:  
1. Prior to Building Permits, the owner shall convey to the District either Warranty deed or easement, the W. 10 feet of Lot 21 for the required right-of-way for the E 31/2-B Canal. (BIBG Permit Monitoring - WDD)



**MONUMENT SIGN DETAIL**

- L 1a MAXIMUM HEIGHT - 10' ABOVE FINISHED GRADE
- L 1b MAXIMUM SIGN FACE AREA PER SIDE - 100 SQ.FT.
- L 1c MAXIMUM NUMBER OF SIGNS - ONE (1)
- L 1d STYLE - MONUMENT STYLE ONLY

CG/SE  
Land Use CH/8  
COMMERCIAL

**LEGAL DESCRIPTION**

LOTS 21, 22, 23 AND 24, LESS THE EAST 15 FEET THEREOF FOR ROAD RIGHT OF WAY, MEERDINK'S LITTLE RANCHES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 50, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
NOTE: THE PROPERTY DESCRIBED HEREON LINES IN SECTION 30, TOWNSHIP 43 EAST, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 79,940.4 SQUARE FEET, 1.84 ACRES.

**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT	MINIMUM LOT DIMENSION				DENSITY	FAR	COVERAGE	SETBACKS			
	SIZE	WIDTH	DEPTH	FRONTAGE				FRONT	SIDE	STREET	REAR
CG	1	100'	200'	N/A	N/A	.35	26%	50'	15'	25'	20'

**SITE DATA**

PCN: 00-43-43-30-12-00-0220 PHASE 1  
00-43-43-30-12-00-0210 PHASE 2

PETITION NUMBER: ORIGINAL 97-03  
USE: TOOL RENTAL only  
ZONING: CG CH/8  
LAND USE: WESTGATE CRA-0  
OVERLAY DISTRICT:

	EXISTING	PROPOSED	TOTAL
TOTAL SITE AREA	1.39 acres 60,548 sf	0.45 acres 9,602 sf	1.84 acres 80,150 sf
CONGRESS AVE. R/W	6000 sf	1500 sf	7500 sf
BUILDING AREA			
RETAIL	1,200 sf	00	1,200 sf
OFFICE	800 sf	00	800 sf
WAREHOUSE	5,435 sf	00	5,435 sf
SUBTOTAL	7,435 sf	00	7,435 sf
(max. allowed Enclosed Bldg S.F. = 7,810 S.F.)			
SHOP	550 sf	00	550 sf
COV. STG	1629 sf	00	1,629 sf
COV. STG.	1,750 sf	00	1,750 sf
SUBTOTAL	3,929 sf	00	3,929 sf
(max. allowed covered accessory storage = 5,917 S.F.)			
TOTAL	11,364 sf	00	11,364 sf

	EXISTING	PHASE 1	PHASE 2	TOTAL
PERVIOUS AREA				
OPEN SPACE	7,945 sf	1,492 sf	00	9,437 sf
DRY RETENTION	3,946 sf	7,346 sf	00	11,292 sf
BUFFERS	7,574 sf	2,850 sf	00	10,424 sf
CANAL EASEMENT	3,003 sf	1,000 sf	00	4,003 sf
IMPERVIOUS AREA				
BUILDING COVER	13,727 sf	00	00	13,727 sf
PAVEMENT/WALKS	23,440 sf	9,350 sf	00	32,790 sf
TOTAL	46,517 sf	9,350 sf	00	55,867 sf
*EQUALS 58% OF TOTAL AREA				

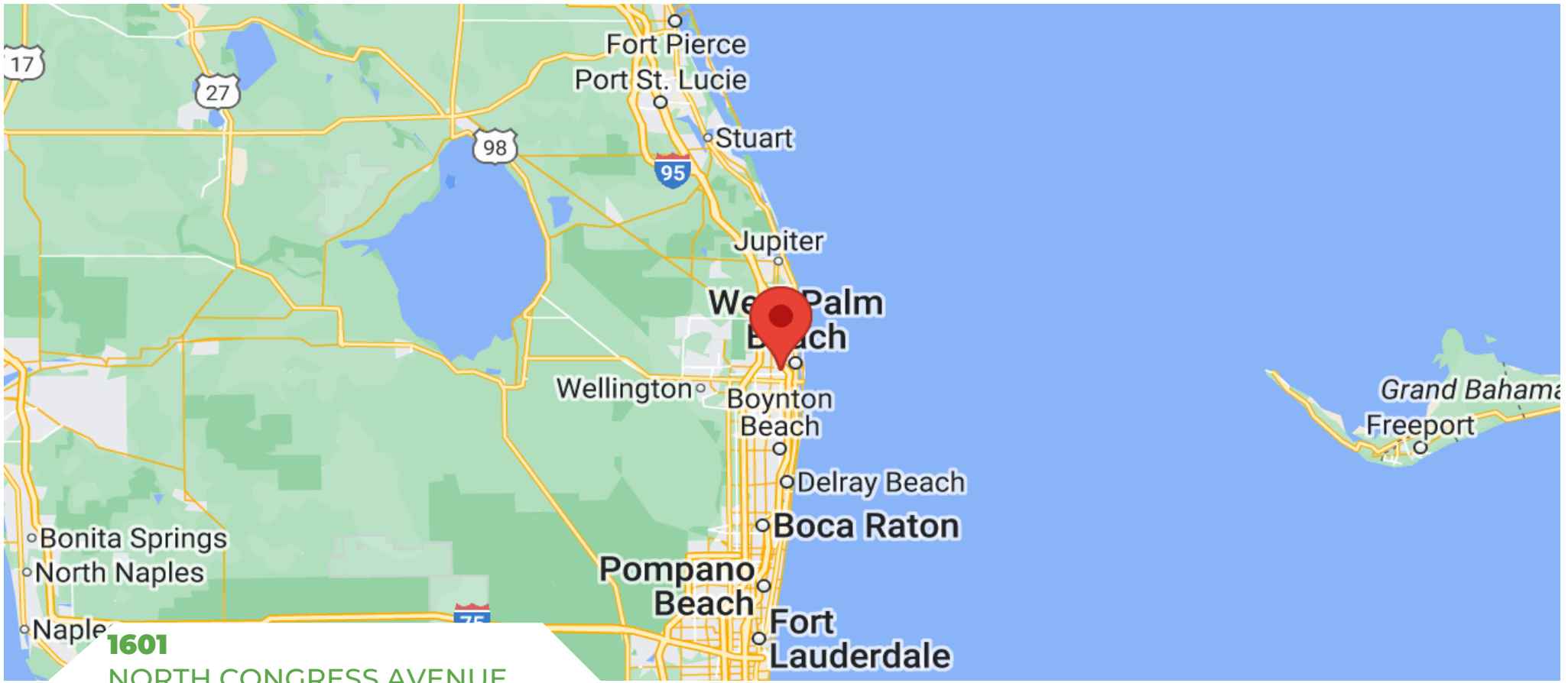
OUTDOOR STORAGE AREA (NOT COVERED)  
4,635 SF 6,475 SF 11,110 SF\*\*  
THERE IS NO MAXIMUM BUILDING HEIGHT AS THERE ARE NO BUILDINGS  
\*\*EQUALS 14.5% OF TOTAL AREA  
MAXIMUM AREA OF ENCLOSED BUILDING = 7810 SF  
MAXIMUM AREA OF COVERED ACCESSORY COVERED STORAGE = 5917 SF  
NOTE: THIS SITE MAY BE USED FOR TOOL AND EQUIPMENT RENTAL ONLY

\*\* 150 SF Shop was relocated to the category of covered Accessory storage for the category of enclosed bldg. w/ the total S.F. remain the limit allowed by the BCC condition of approval 2/02 07 03 A

DATE SUBMITTED 11/28/01  
DATE NO. 5  
SCALE 1"=20'  
JOB NO. 1+3  
FINAL PLAN  
APPROVED AT 11/28/01 DRC

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
LS	SL	9/10/2000	1"=20'	1+3	1

Aldrich Tool Rental  
Revised site Plan

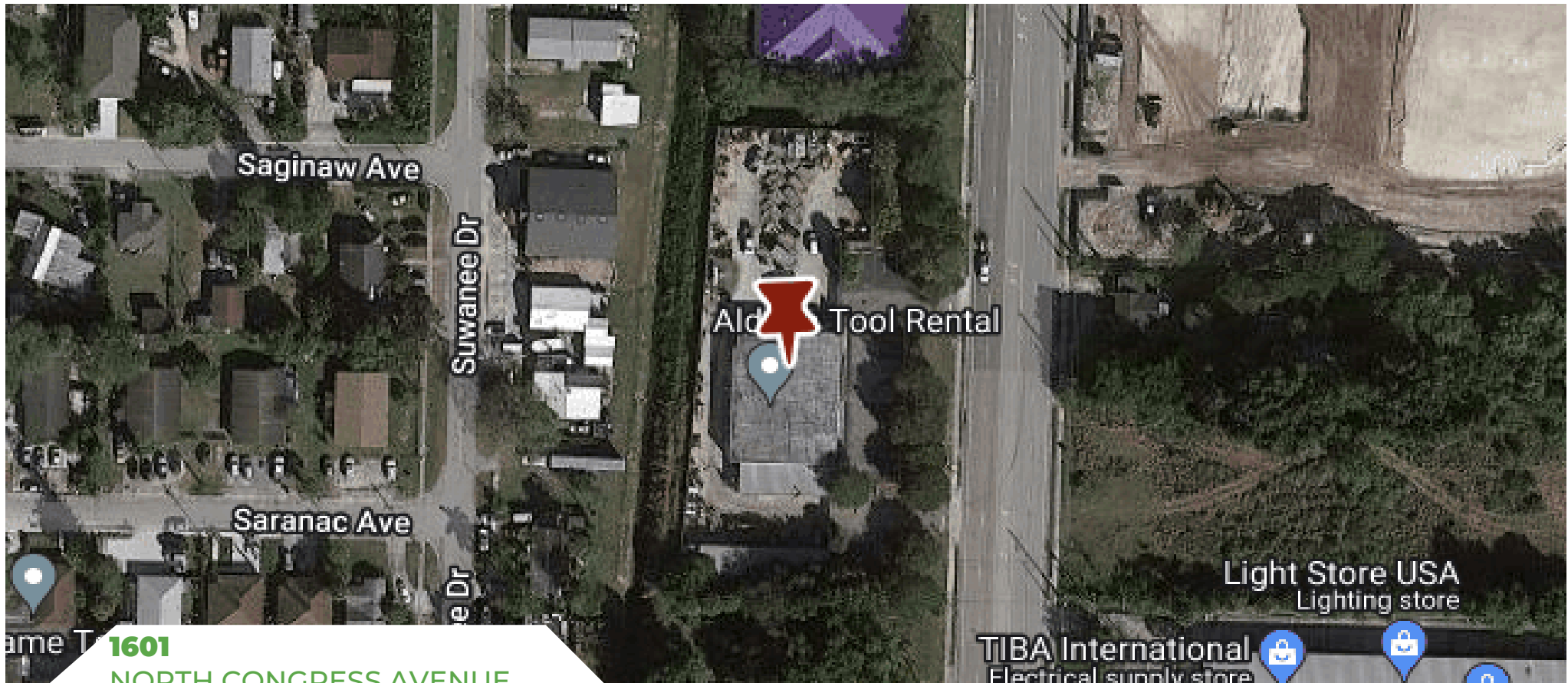


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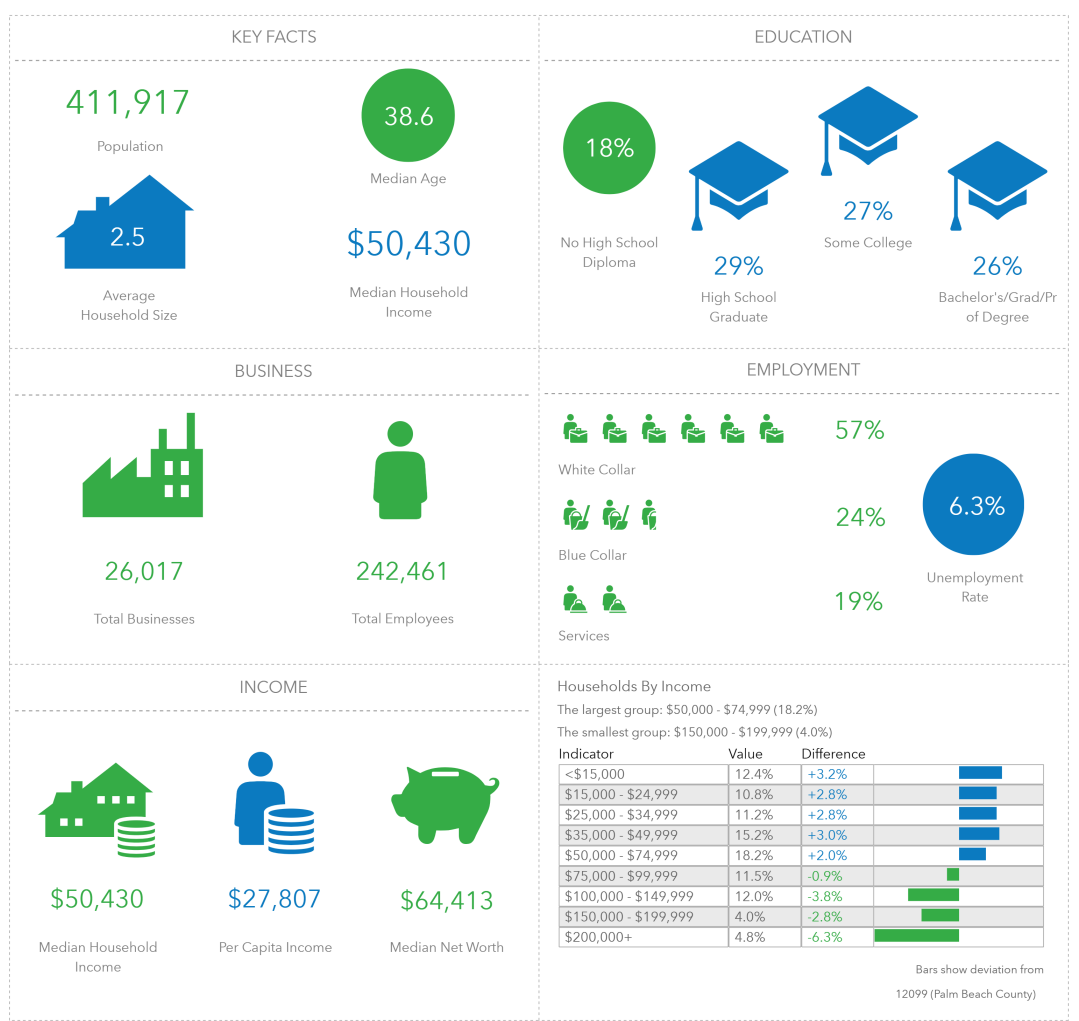


Google

Map data ©2024



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This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2021 Esri

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# COMMUNITY PROFILE

**411,917** **1.2%** **2.5** **79.3** **38.6** **\$50,430** **\$64,413** **\$248,291** **21%** **61%** **18%**  
 Population Total    Pop Growth    Average HH Size    Diversity Index    Median Age    Median HH Income    Median Net Worth    Median Home Value    Under 18    Ages 18 to 65    Aged 66+



**18.7%**  
Service Workers

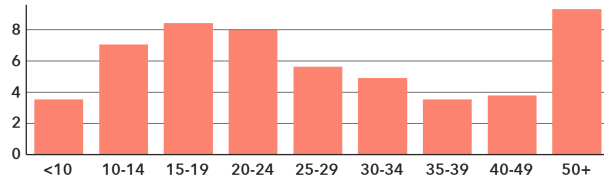


**23.9%**  
Blue Collar Workers

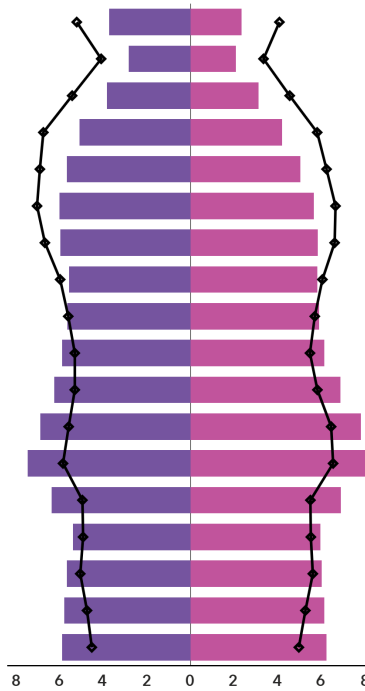


**57.3%**  
White Collar Worker

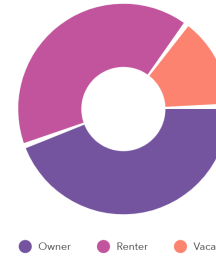
Mortgage as Percent of Salary



Age Profile: 5 Year Increments

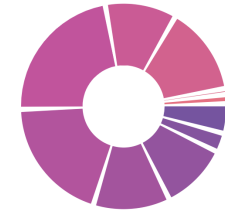


Home Ownership



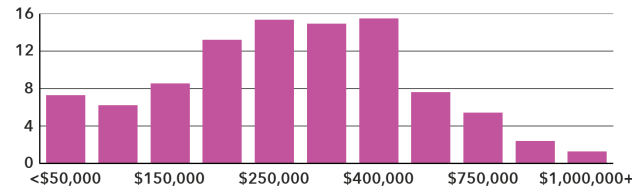
Owner Renter Vacant

Housing: Year Built

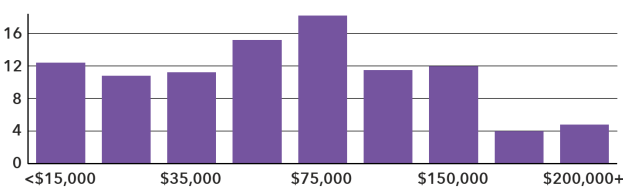


<1939 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-13  
 2014+

Home Value



Household Income



Educational Attainment



< 9th Grade No Diploma  
 HS Diploma GED  
 Some College Assoc Degree  
 Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14  
 15-19 20-24 25-29  
 30-34 35-39 40-44  
 45-59 60-89 90+



Dots show comparison to 12099 (Palm Beach County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

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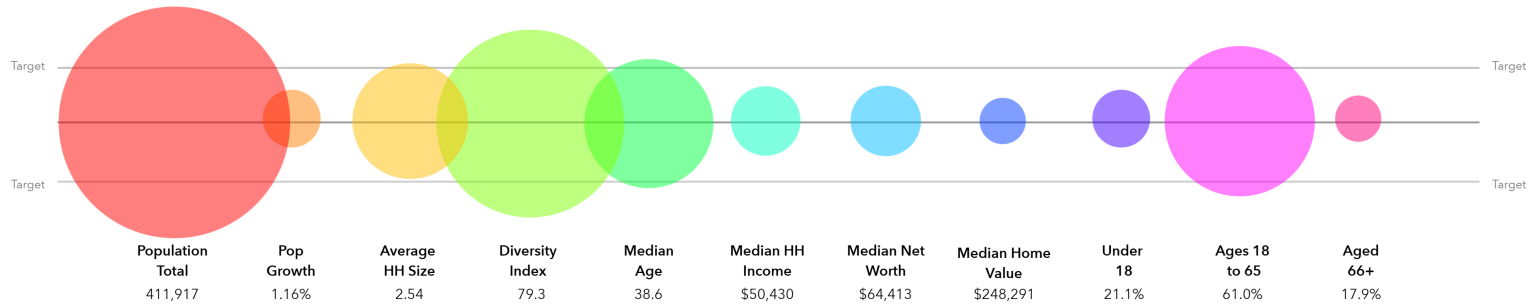


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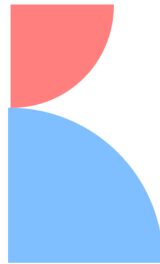


# MARKET SUMMARY

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No High School Diploma 18%



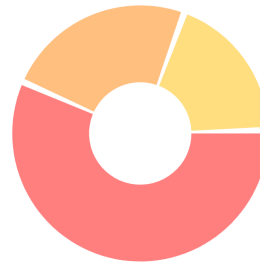
Bachelor's, Professional or Graduate Degree 26%

High School Graduate 29%



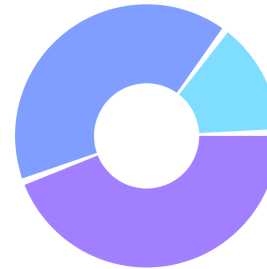
Some College 27%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

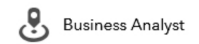


< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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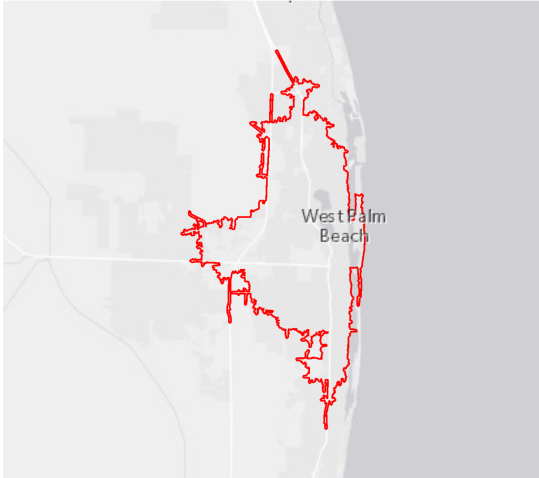
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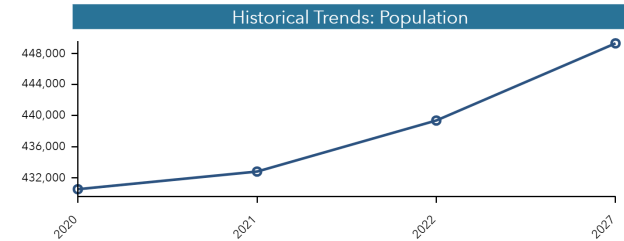
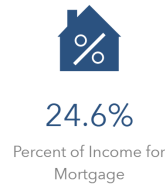
# POPULATION TRENDS AND KEY INDICATORS

1601 North Congress Avenue, West Palm Beach, FL, 33409

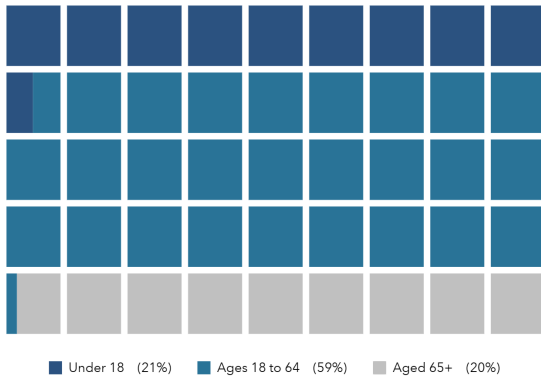


<b>439,362</b>	<b>169,105</b>	<b>2.55</b>	<b>39.0</b>	<b>\$56,115</b>	<b>\$262,424</b>	<b>70</b>	<b>98</b>	<b>86</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

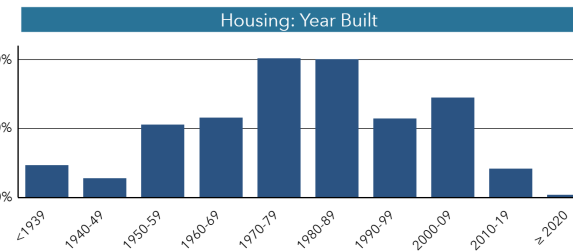
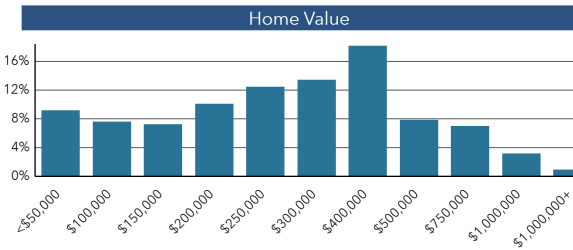
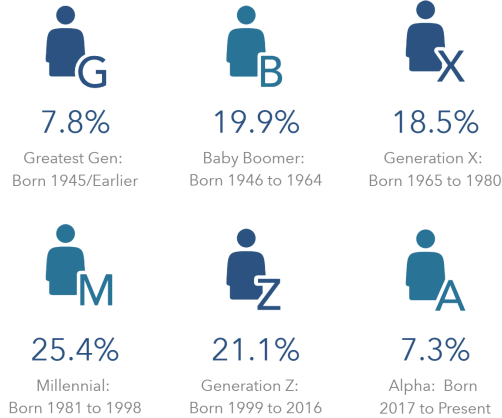
## MORTGAGE INDICATORS



## POPULATION BY AGE



## POPULATION BY GENERATION



Source: Esri, Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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