

FOR LEASE



**±3,562 SF FREESTANDING QSR BUILDING W/ DRIVE THRU**

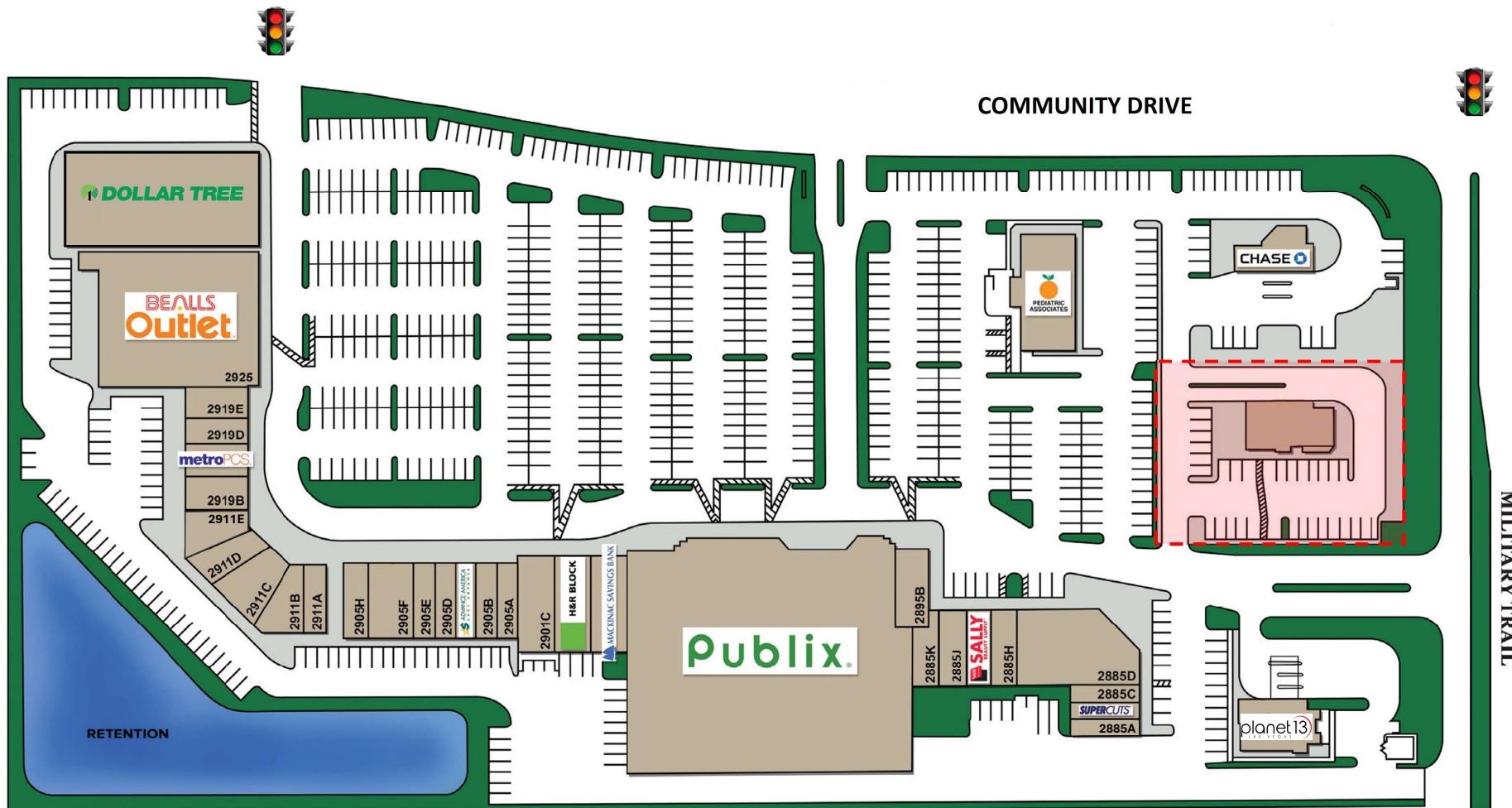
**±3,562 SF FREESTANDING QSR BUILDING W/ DRIVE THRU**

2949 N MILITARY TRAIL, WEST PALM BEACH, FL 33417 (PALM BEACH COUNTY)

# PROPERTY SUMMARY

AVAILABLE SPACE		PROPERTY HIGHLIGHTS		
#2949	±3,562 SF (FREESTANDING W/ DRIVE THRU)	<ul style="list-style-type: none"> <li><input type="checkbox"/> ±3,562 FREESTANDING QSR BUILDING (FORMER BURGER KING)</li> <li><input type="checkbox"/> OUTPARCEL LOCATED AT THE SWC OF MILITARY TRAIL &amp; COMMUNITY DRIVE</li> <li><input type="checkbox"/> MULTIPLE ACCESS POINTS INTO THE SHOPPING CENTER</li> <li><input type="checkbox"/> CROSSTOWN PLAZA IS A ±127,931 SF SHOPPING CENTER ANCHORED BY PUBLIX, BEALLS OUTLET, DOLLAR TREE, CHASE BANK AND MORE...</li> <li><input type="checkbox"/> HEAVILY TRAVELED CORRIDOR IN DENSELY POPULATED AREA</li> </ul>		
ASKING RENT		DEMOGRAPHICS		
ASKING RENT	CONTACT BROKER	1 MILE    3 MILE    5 MILE		
CAM RENT	CONTACT BROKER	POPULATION	17,741	108,418
PROPERTY SPECIFICATIONS		HOUSEHOLDS	8,795	44,324
ADDRESS	2949 N MILITARY TRAIL WEST PALM BEACH, FL 33417	AVG HH INCOME	\$55,936	\$65,288
BUILDING	±3,562 SF			\$75,660
ACREAGE	±0.84 AC	TRAFFIC COUNTS		
YEAR BUILT	1987	39,500 AADT – N MILITARY TRAIL		
BUILDING TYPE	FREESTANDING	18,400 AADT – COMMUNITY DRIVE		
BUILDING USE	RESTAURANT – DRIVE THRU	CO-TENANTS		
ANCHOR CO-TENANTS	PUBLIX BEALLS OUTLET DOLLAR TREE	    		
PARKING	31 DEDICATED PARKING SPACES; 880 TOTAL PARKING SPACES	 		
ZONING	CG			
CITY	WEST PALM BEACH			
COUNTY	PALM BEACH COUNTY			
PARCEL ID	00-42-43-24-25-000-0040			

# SITE PLAN



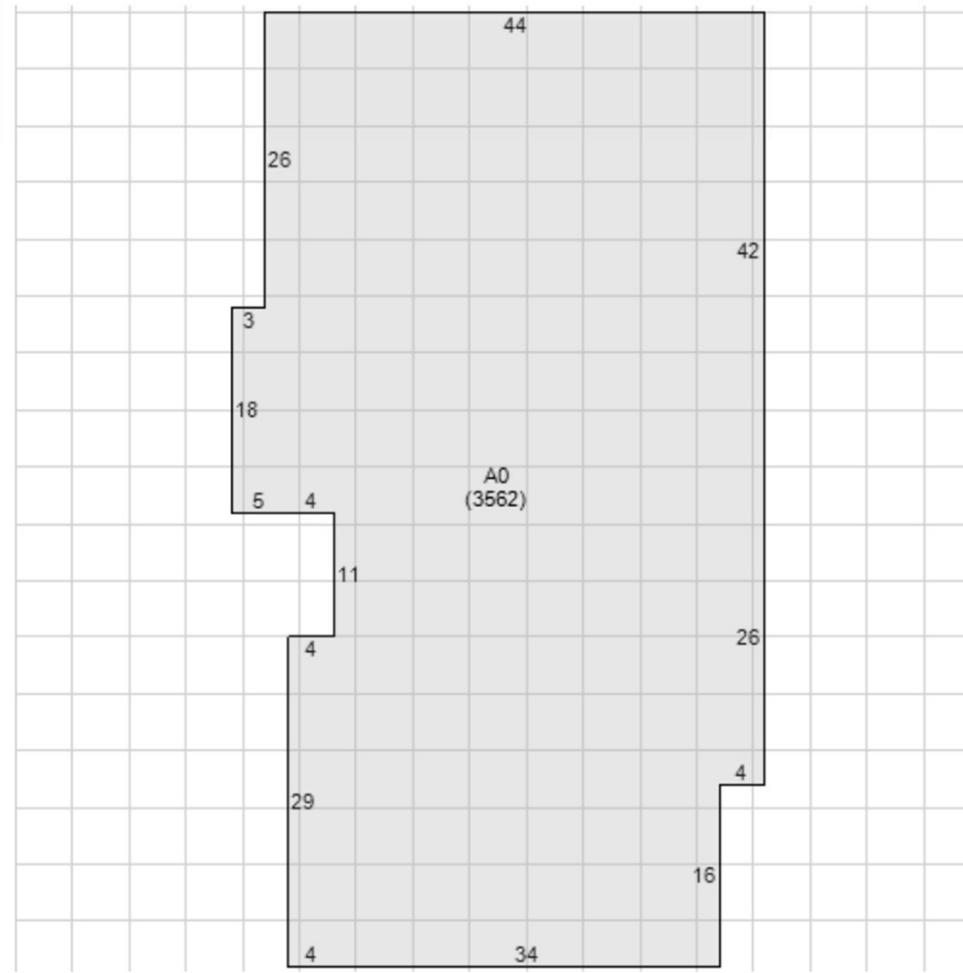
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# BUILDING DIMENSIONS

Owner Name : WEST PALM REALTY ASSOCIATES LLC  
Parcel Control Number : 00-42-43-24-25-000-0040  
Location Address : 2949 N MILITARY TRL

**Sketch for Building 1**



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# AERIAL



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2949 N MILITARY TRAIL, WEST PALM BEACH, FL 33417  
(PALM BEACH COUNTY)

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SOUTHEAST  
RETAIL ADVISORS

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\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.