



# Casteland Real Estate

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**400 NW AVENUE L,**  
**BELLE GLADE, FL. 33430**

## MARKET OVERVIEW

The subject property is in the city of Belle Glade in Palm Beach County, Florida. Known for its rich agricultural heritage and unique location near lake Okeechobee.

The city is approximately 45 miles west of west palm beach and is accessible via several major highways.

Established in the early 20th century, the economy of Belle Glade is primarily driven by agriculture. Sugarcane, corn, lettuce, and other vegetables are major crops grown in the area. Packing plants, processing facilities, and distribution centers form a significant part of the local industry, supporting both employment and export.

## INVESTMENT OPPORTUNITY

Car wash with four handwash and one automatic bay. All infrastructure in place Sewer and Electrical capabilities. Currently the car wash is not in use and instead the property is used as a car's sales lot, oil change and tire rotation.

Property is rented on a yearly basis. The tenant pays \$4,750 per month and If the lease agreement is renewed it will include a 5% increase based on the previous year rental rate.

Other uses: Filling stations; Neighborhood stores; Business offices; Marina, bait and tackle sales; Off-street parking facilities; Motor vehicle sales only; Mobile home sales only; Motor vehicle repair services.

**ASKING PRICE: \$495,000**







## Location Demographics

Population	1 Mile
2025 Total Population Adult	17,500
2025 Household Income	\$47,191
2025 Per capita income	\$33,860
Median Home Value	\$330,100
Total Health Care Spending (\$1000)	\$9,061



