

FOR LEASE

2055 PALM BEACH LAKES BOULEVARD

WEST PALM BEACH, FL 33409



PROPERTY DESCRIPTION

Rare freestanding building opportunity for lease located on Palm Beach Lakes Blvd directly off I-95. Great visibility from the main roadway.

PROPERTY HIGHLIGHTS

- Freestanding building for lease with great visibility from Palm Beach Lakes Blvd
- Ideal opportunity for a regional/national retailer or medical group
- Over 45,000 vehicles per day passing the site
- Centrally located with close proximity to major roadways such as Okeechobee Blvd (1 mile) with over 70,000 vehicles per day, I-95 (0.5 miles), the Tanger Outlets (1 mile), Palm Beach International Airport (3.5 miles), Downtown West Palm Beach (3 miles), Saint Mary's Medical Center (5 miles), HCA Florida JFK North Hospital (4 miles), and Good Samaritan Medical Center (3 miles)

OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (NNN)
Available SF:	6,496 SF
Parcel Size:	0.87 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,976	53,402	104,936
Total Population	16,598	125,820	264,462
Average HH Income	\$67,626	\$76,680	\$84,311

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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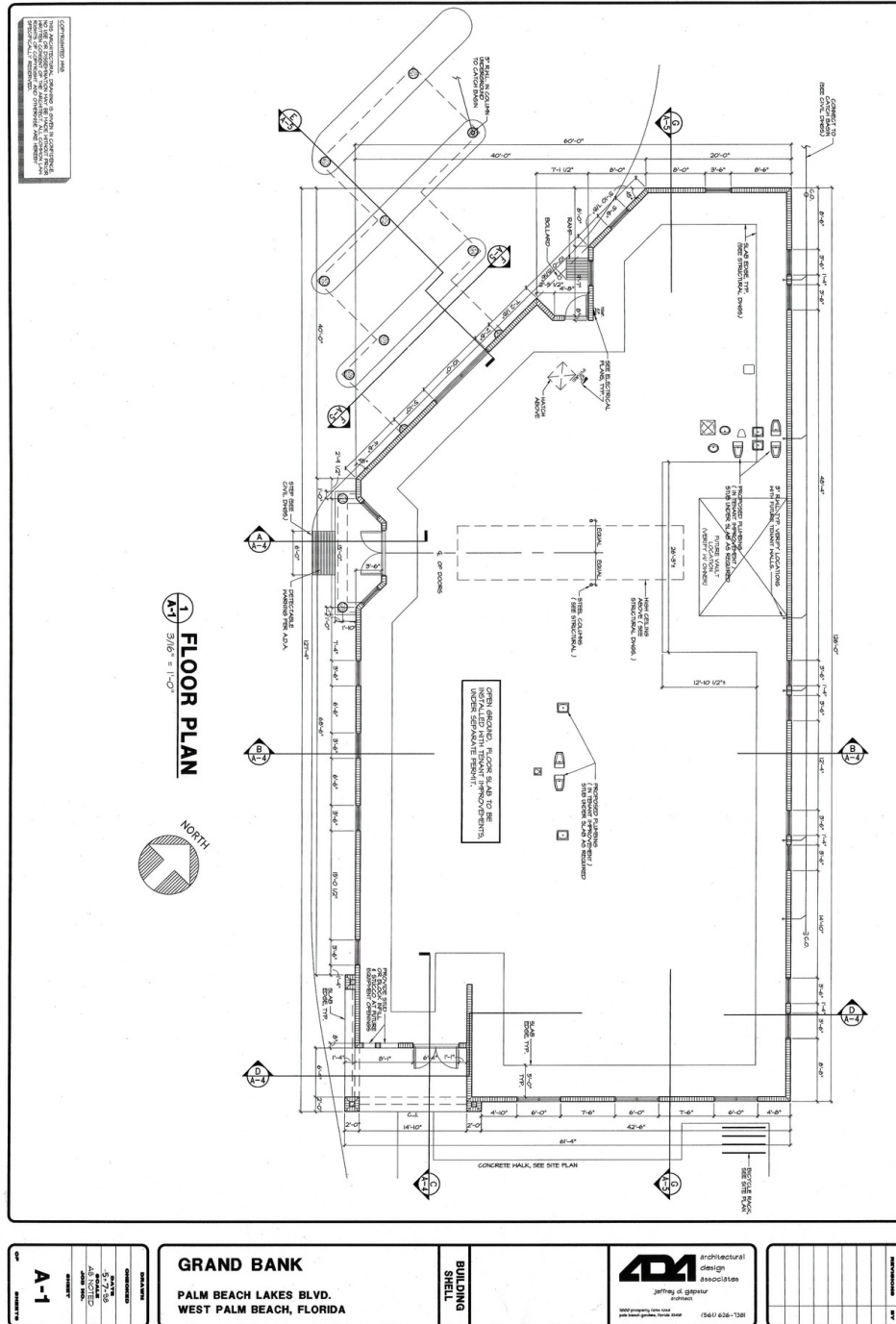
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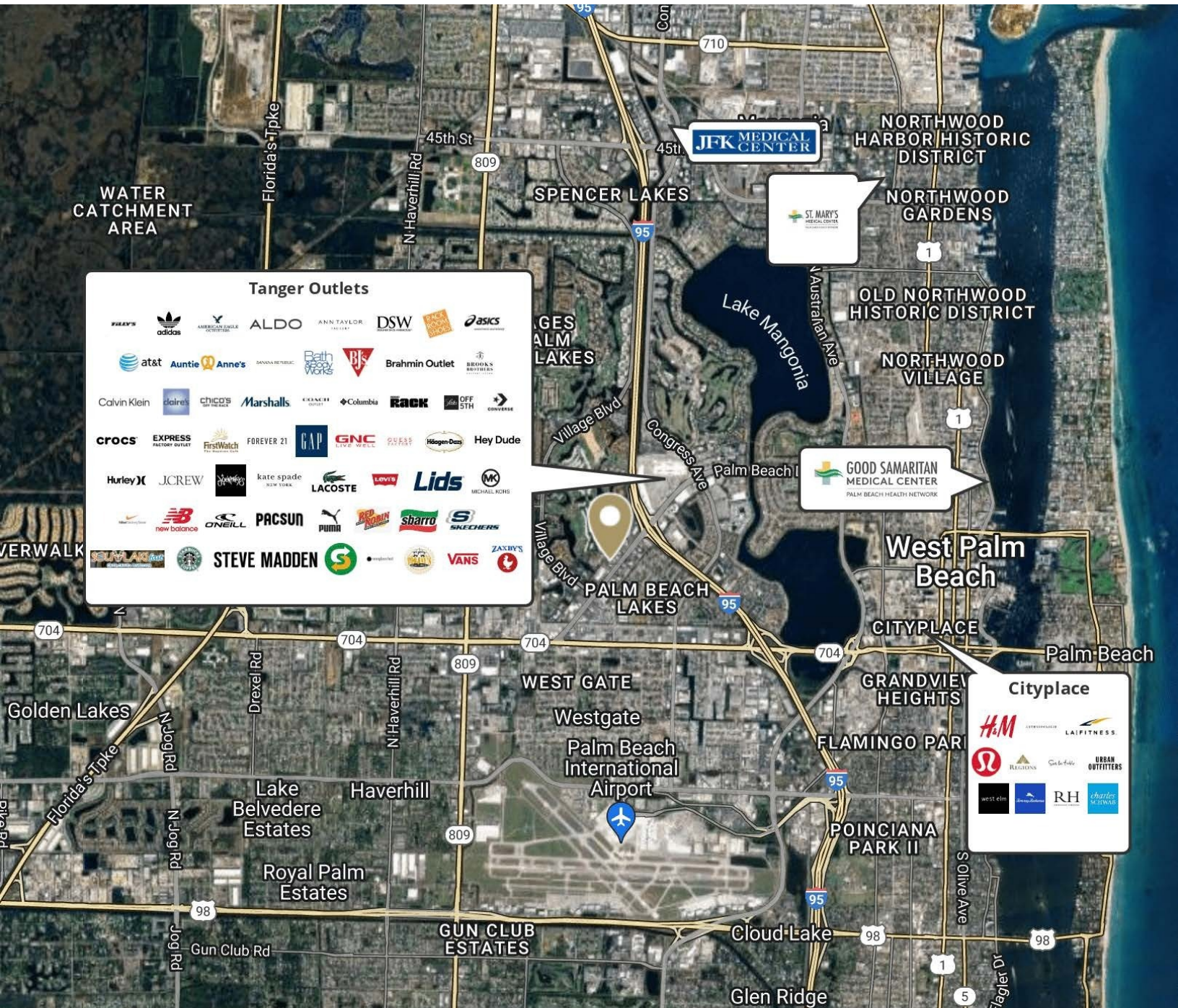
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Tanger Outlets

Logos for: FIVE STAR, adidas, AMERICAN EAGLE, ALDO, ANN TAYLOR, DSW,asics, at&t, Auntie Anne's, Bath Body Works, BJs, Brahmin Outlet, BECK'S, Calvin Klein, Claire's, CHICO'S, Marshalls, COACH, Columbia, RACK, OFF 5TH, CONVERSE, crocs, EXPRESS FACTORY OUTLET, FirstWatch, FOREVER 21, GAP, GNC, HUGO BOSS, Hey Dude, Hurley, JCREW, Kate Spade, LACOSTE, LEVI'S, Lids, MICHAEL KORS, NEW BALANCE, ONEILL, PACSUN, PUMA, Sbarro, SKECHERS, STEVE MADDEN, VANS, ZAXBY'S

JFK MEDICAL CENTER

ST. MARY'S MEDICAL CENTER

GOOD SAMARITAN MEDICAL CENTER
PALM BEACH HEALTH NETWORK

Cityplace

Logos for: H&M, LAIFITNESS, REGIONS, SunLife, URBAN OUTFITTERS, west elm, RH, Charles Schwab

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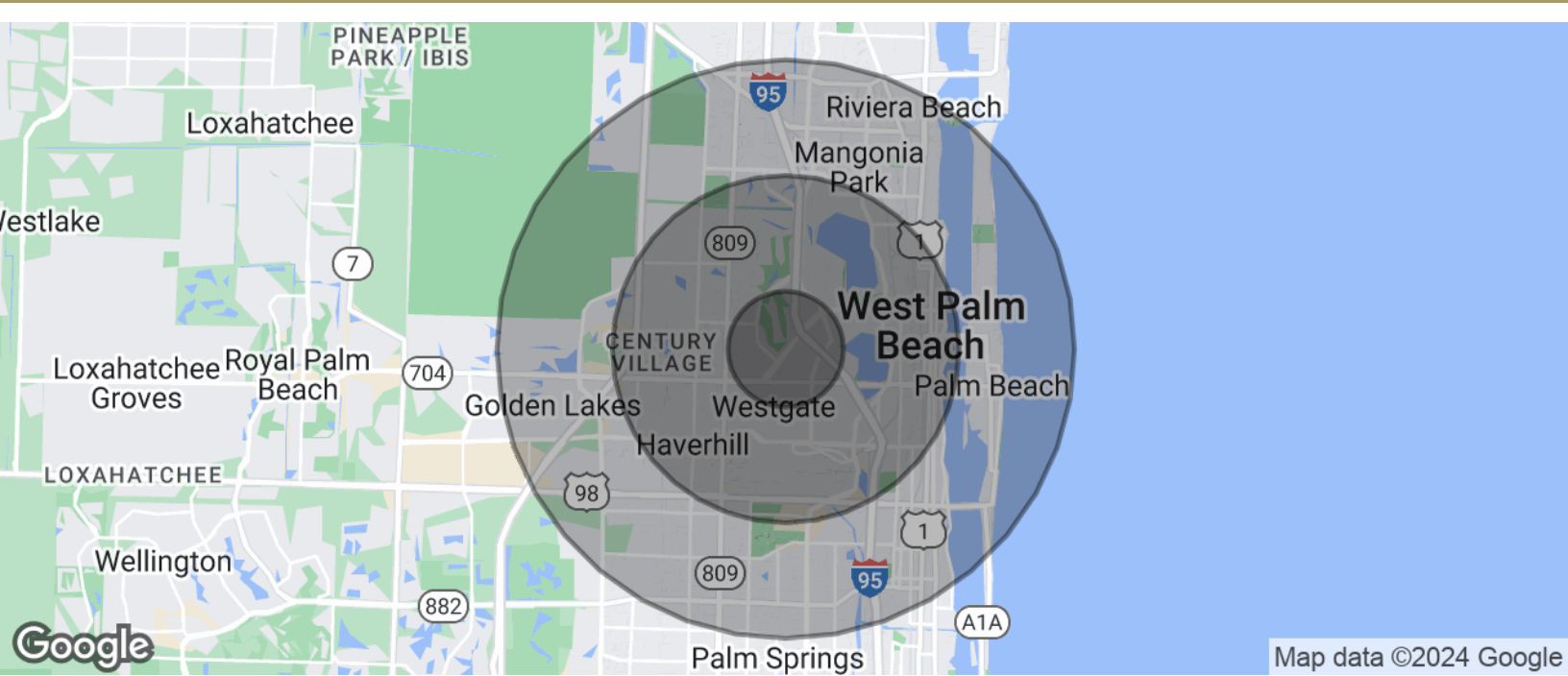
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,598	125,820	264,462
Average Age	38	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,976	53,402	104,936
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$67,626	\$76,680	\$84,311
Average House Value	\$347,958	\$345,112	\$387,852

Demographics data derived from AlphaMap

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