

FOR LEASE



±1,200 SF END CAP RESTAURANT & ±2,700 SF SPACE AVAILABLE

CROSTOWN PLAZA

2895 N MILITARY TRAIL, WEST PALM BEACH, FL 33417 (PALM BEACH COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

PROPERTY SUMMARY

AVAILABLE SPACE

#2885-A	1,200 SF (END CAP RESTAURANT)
#2901-C	2,700 SF

ASKING RENT

ASKING RENT	CONTACT BROKER
CAM RENT	\$10.00 PSF CAM

PROPERTY SPECIFICATIONS

ADDRESS	2895 N MILITARY TRAIL WEST PALM BEACH, FL 33417
BUILDING	±127,931 SF
ACREAGE	±18.00 AC
YEAR BUILT	1987
BUILDING TYPE	MULTI TENANT
BUILDING USE	SHOPPING CENTER
ANCHOR TENANTS	PUBLIX BEALLS OUTLET DOLLAR TREE
PARKING	880 PARKING SPACES
ZONING	CG
CITY	WEST PALM BEACH
COUNTY	PALM BEACH COUNTY
PARCEL ID	00-42-43-24-25-000-0010

PROPERTY HIGHLIGHTS

- 127,931 SF SHOPPING CENTER
- LOCATED AT THE SWC OF MILITARY TRAIL & COMMUNITY DRIVE
- TRAFFIC LIGHTED INTERSECTION
- MULTIPLE ACCESS POINTS INTO THE SHOPPING CENTER
- PUBLIX ANCHORED SHOPPING CENTER WITH CO-TENANCY WITH BIG BOX USERS, NATIONAL AND REGIONAL TENANTS
- HEAVILY TRAVELLED CORRIDOR IN DENSELY POPULATED AREA

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	15,839	98,912	234,721
HOUSEHOLDS	8,099	40,249	91,690
AVG HH INCOME	\$51,600	\$63,046	\$69,973

TRAFFIC COUNTS

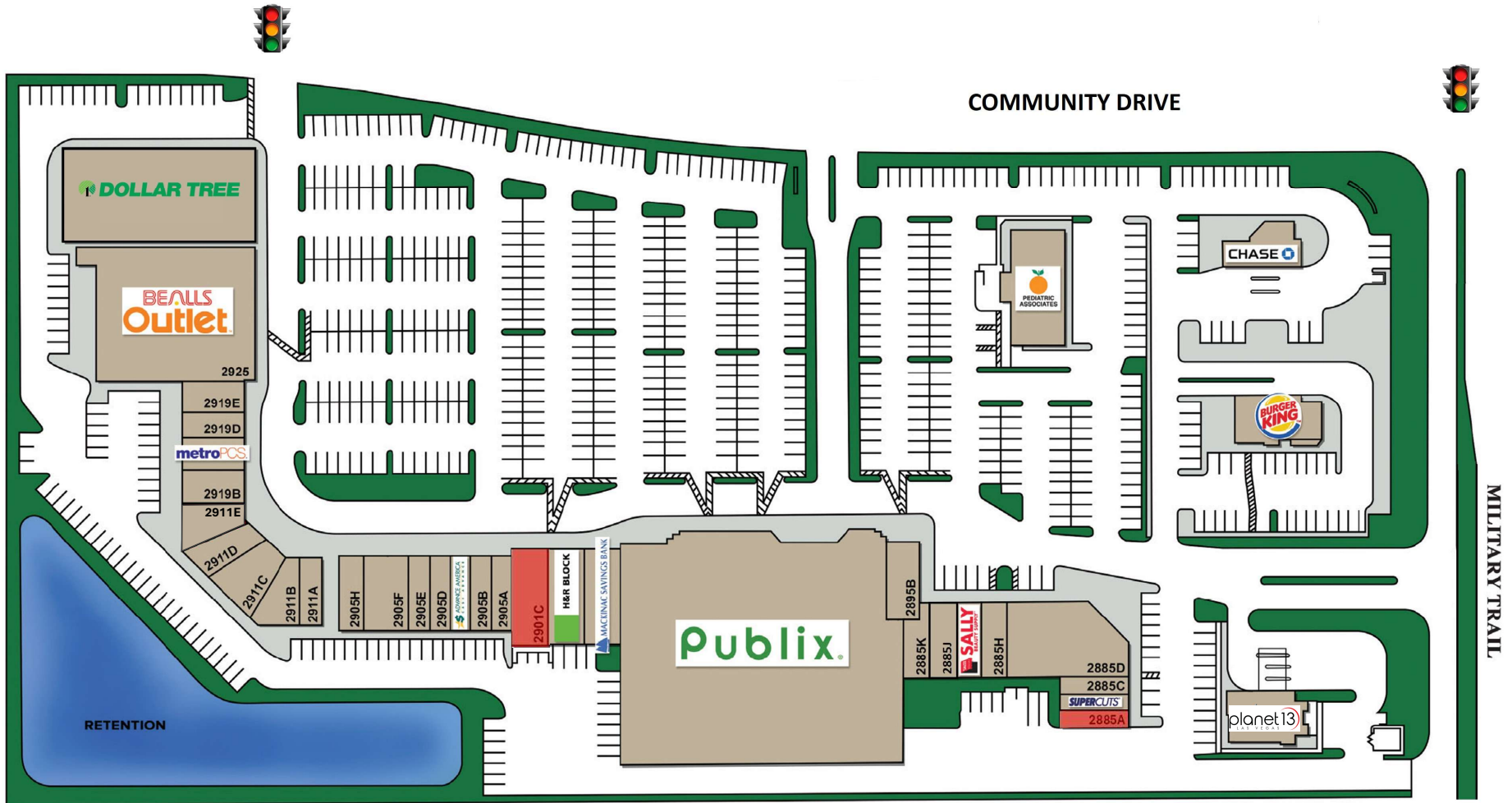
39,500 AADT – N MILITARY TRAIL

16,500 AADT – COMMUNITY DRIVE

TENANTS IN IMMEDIATE AREA



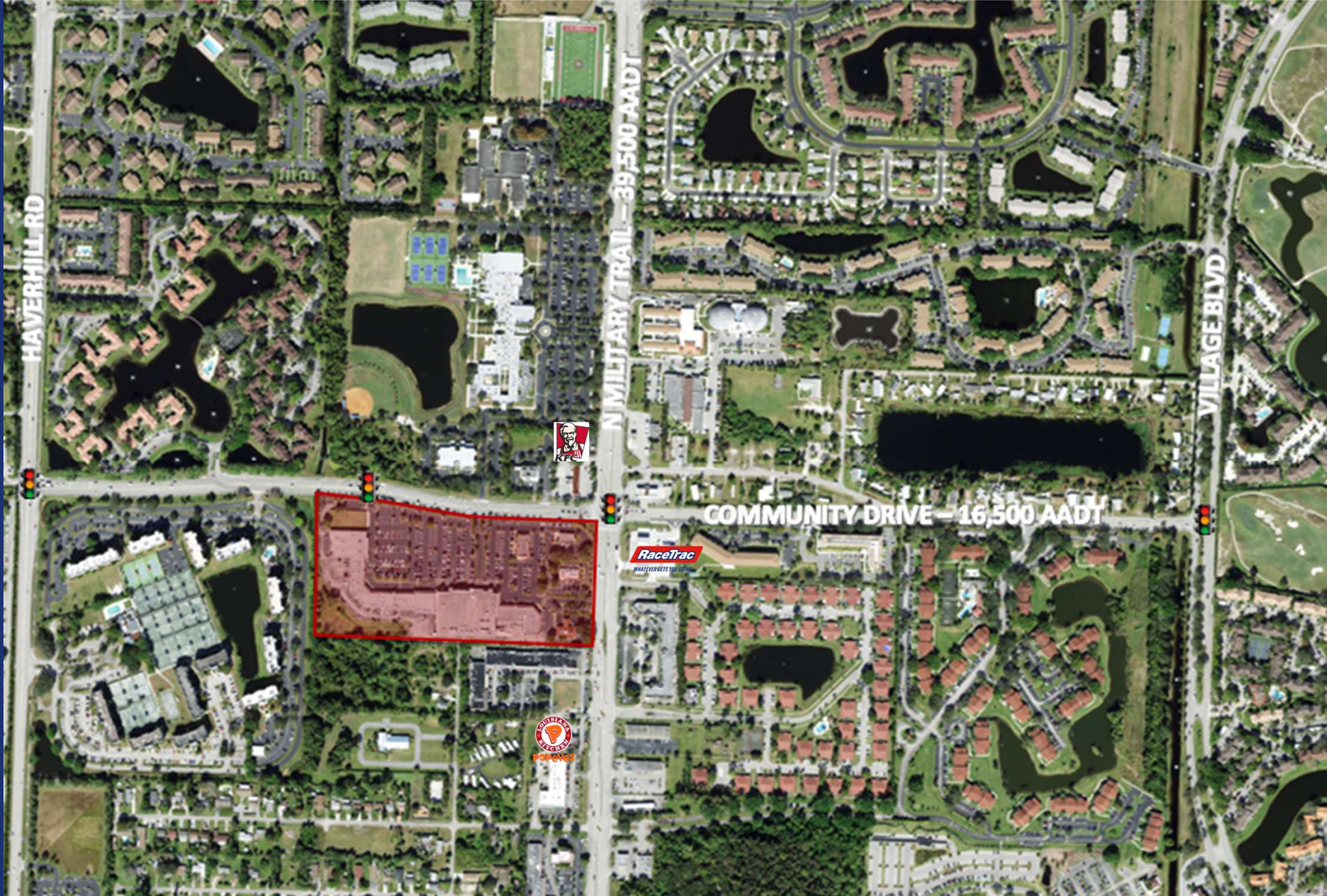
SITE PLAN



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AERIAL



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LINDSEY MEYERS
PRINCIPAL | BROKER
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LINDSEY@SRACRE.COM

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INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*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.

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