

# 7170 S DIXIE HWY

## WEST PALM BEACH, FL 33458

S DIXIE HWY 25,500 AADT

DESOTA RD

**Landmark**  
COMMERCIAL REALTY ADVISORS

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# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 1,546 SF Freestanding Corner Building on ±0.50 Acres
- Prime South End Dixie Highway – West Palm Beach
- Rare opportunity to lease a fully renovated, high-visibility freestanding building
- Located on a prominent hard corner in the booming South End of West Palm Beach
- Large open area in rear, perfect for outdoor seating, events, staging, etc.

## PROPERTY STATS

<b>Zoning</b>	NC - Neighborhood Commercial
<b>Building Size (SF)</b>	1,546
<b>Total Land Area (AC)</b>	0.50
<b>Year Renovated</b>	2022
<b>Parking Spaces</b>	13

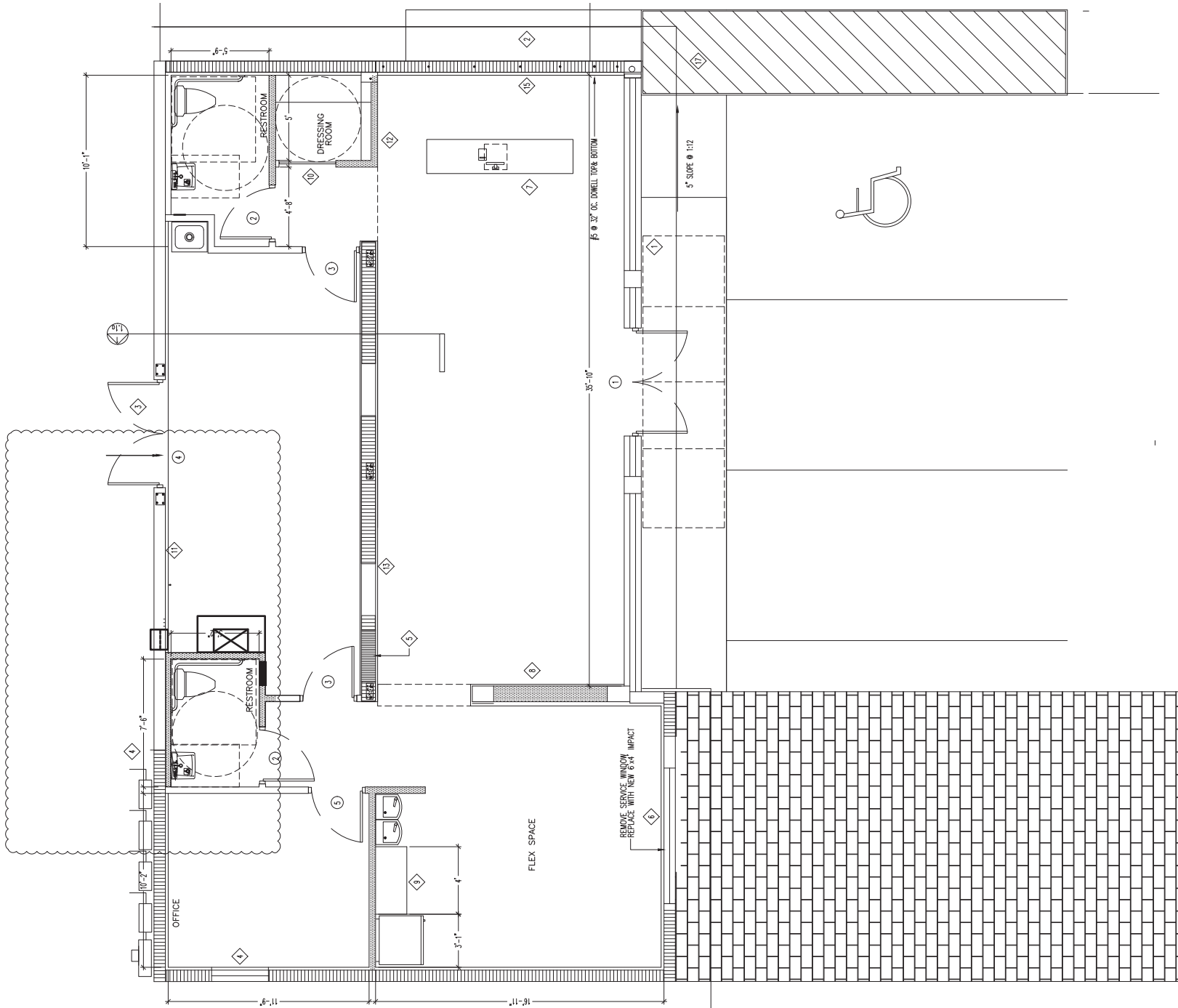


**S DIXIE HWY**



**DESOTA RD**







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**Palm Beach**  
INTERNATIONAL AIRPORT

**Downtown  
West Palm Beach**

**Palm Beach  
Island**



**FOREST HILL BLVD**

**SoSo  
Neighborhood**



**SITE**

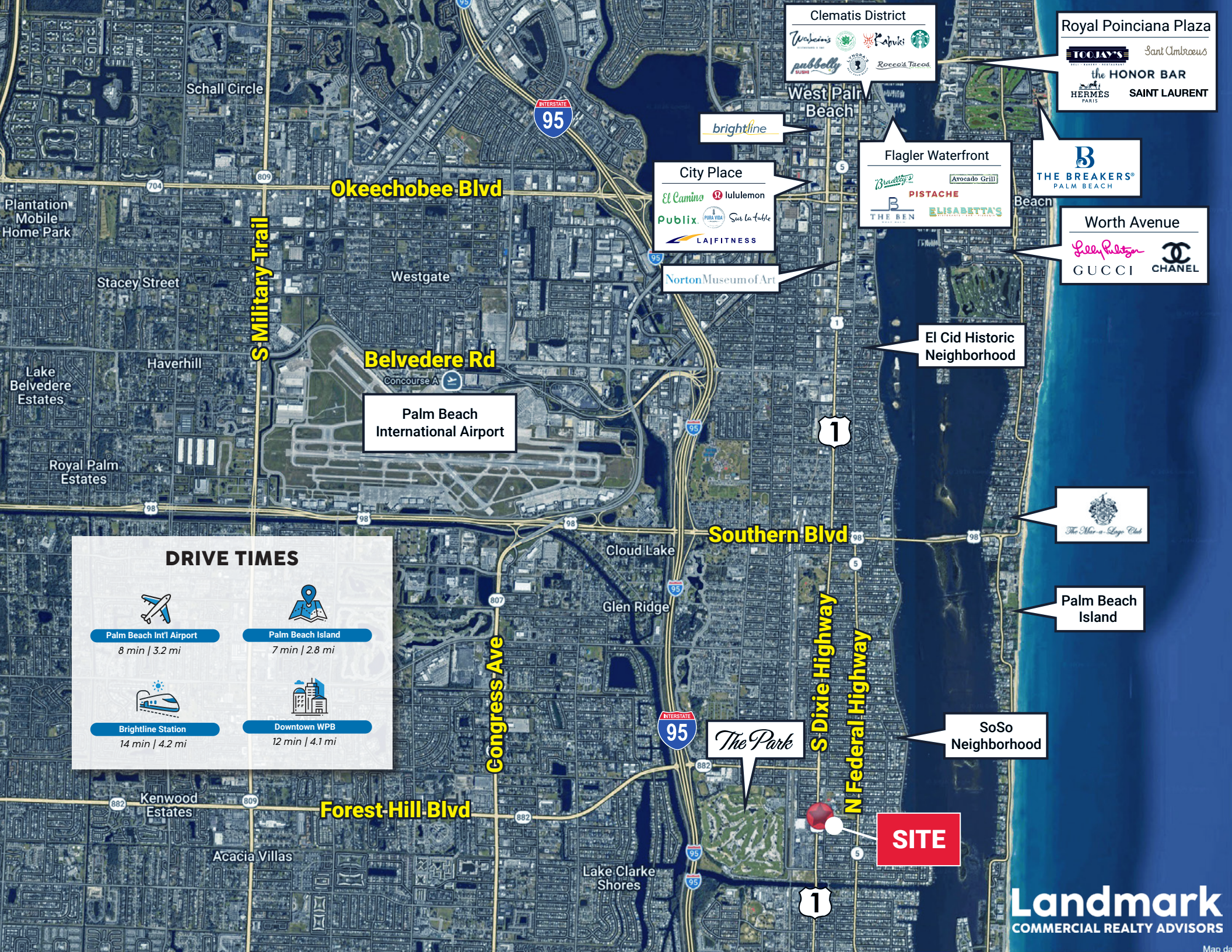
**S DIXIE HWY 25,500 AADT**

**South Olive  
Park**

*The Park*

**DESOTA RD**





Okeechobee Blvd

Belvedere Rd

Southern Blvd

Forest Hill Blvd

S Military Trail

S Dixie Highway

N Federal Highway

Congress Ave

West Palm Beach

Beach

Flagler Waterfront

El Cid Historic Neighborhood

Palm Beach Island

SoSo Neighborhood

brightline

City Place

Norton Museum of Art

The Park

SITE

Clematis District

Royal Poinciana Plaza

TOULOUS Saint Ambroius  
the HONOR BAR  
HERMÈS SAINT LAURENT

THE BREAKERS®  
PALM BEACH

Worth Avenue  
Lilly Pulitzer  
GUCCI CHANEL

The Mer-a-Lago Club

DRIVE TIMES



Palm Beach Int'l Airport  
8 min | 3.2 mi



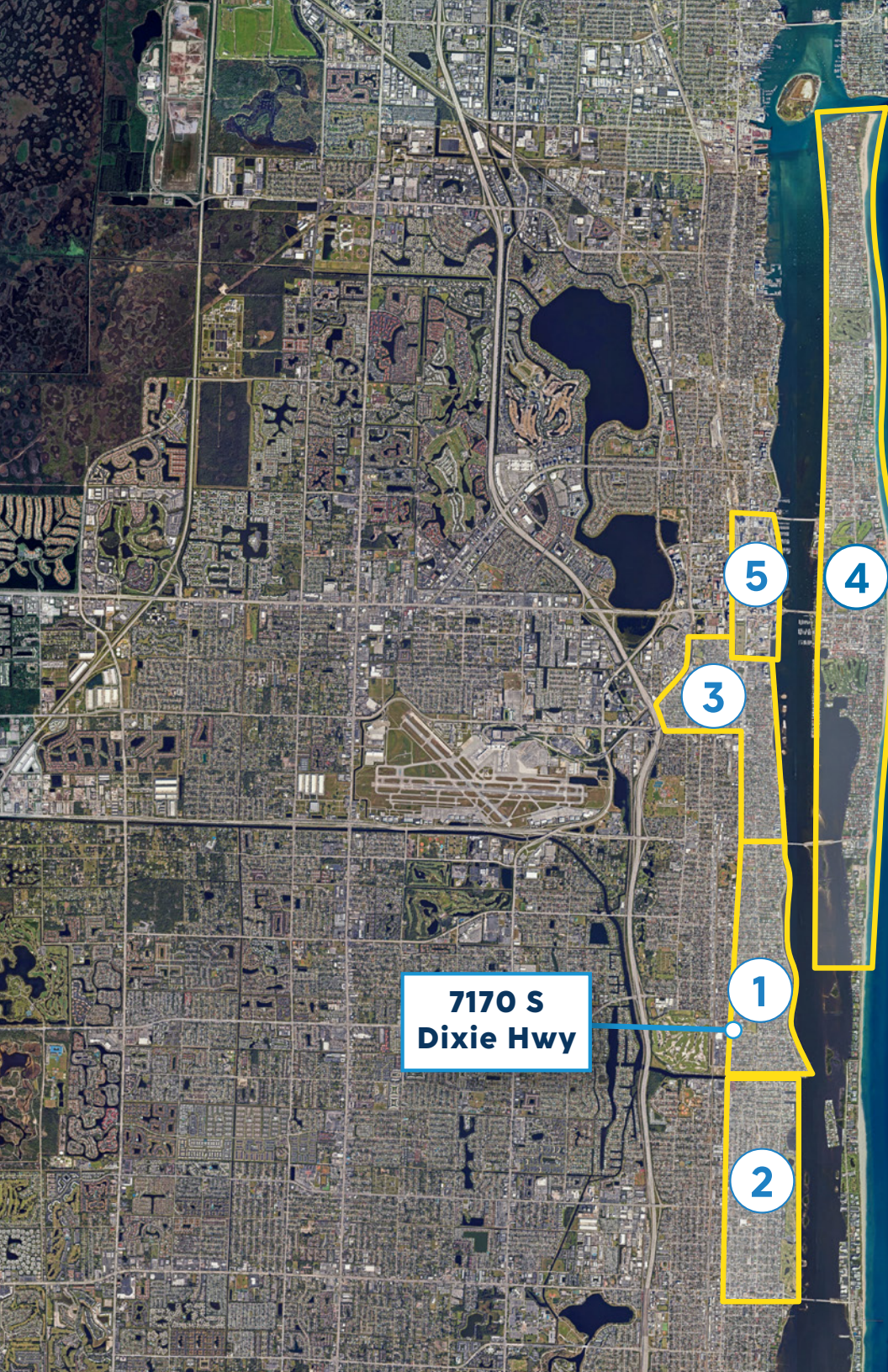
Palm Beach Island  
7 min | 2.8 mi



Brightline Station  
14 min | 4.2 mi



Downtown WPB  
12 min | 4.1 mi



## LEGEND

- 1 SoSo District  
Avg Home Price - \$3.6M
- 2 Lake Worth Beach  
Avg Home Price - \$1.3M
- 3 WPB Historic Districts  
Avg Home Price - \$2.3M
- 4 Palm Beach Island  
Avg Home Price - \$8.5M
- 5 Downtown WPB  
Avg Home Price - \$2.1M

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