



FOR SALE

# 12750 S Military Trl

Boynton Beach, FL 33436

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 | [expcommercial.com](http://expcommercial.com)

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# FOR SALE | Table of Contents

Boynton Beach, FL 33436

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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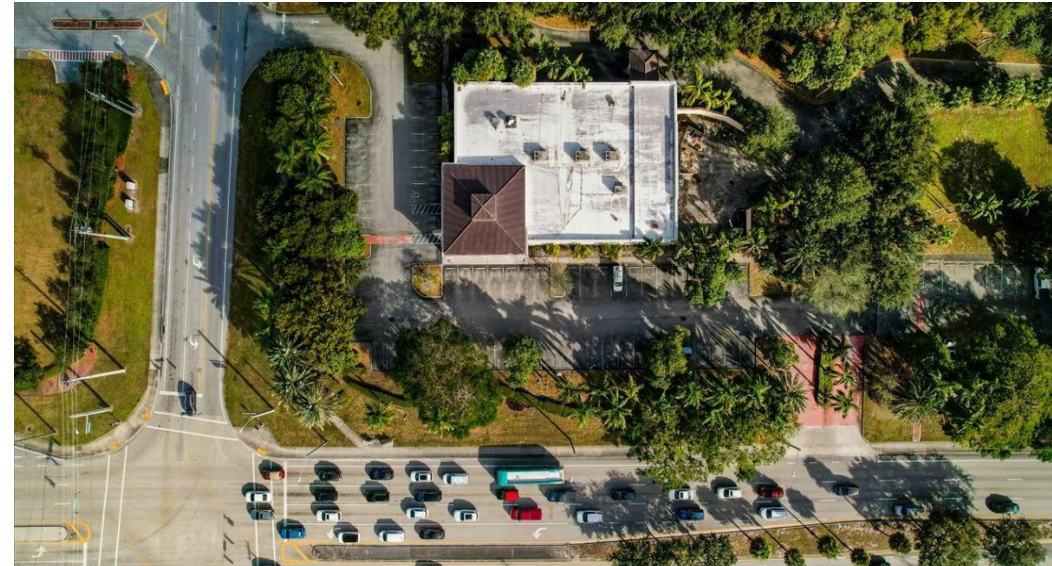
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# FOR SALE | Executive Summary

Boynton Beach, FL 33436



## OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	12,420 SF
Lot Size:	96,589 SF
Number of Units:	1
Price / SF:	\$426.65
Cap Rate:	6.6%
NOI:	\$363,806
Year Built:	2003
Zoning:	MUPD

## PROPERTY OVERVIEW

Maximize the potential of this prime retail property, featuring a 12,420 sq ft building on a massive 95,128 sq ft lot. Located on the bustling S Military Trail, this space offers unmatched visibility and high traffic, perfect for attracting a steady stream of customers. Built in 2003 and ready for a variety of retail uses, the property comes with a drive-thru — a rare and highly desirable feature for businesses. The MUPD zoning opens the door to a wide range of opportunities, making this an ideal investment for retailers looking to expand or establish a new location. With plenty of space for parking, future growth, or redevelopment, this property checks all the boxes for a successful business.

## PROPERTY HIGHLIGHTS

- Drive Through
- Ideal for retail ventures
- Versatile space with one unit
- Strategic location in Boynton Beach
- Modern and well-maintained property

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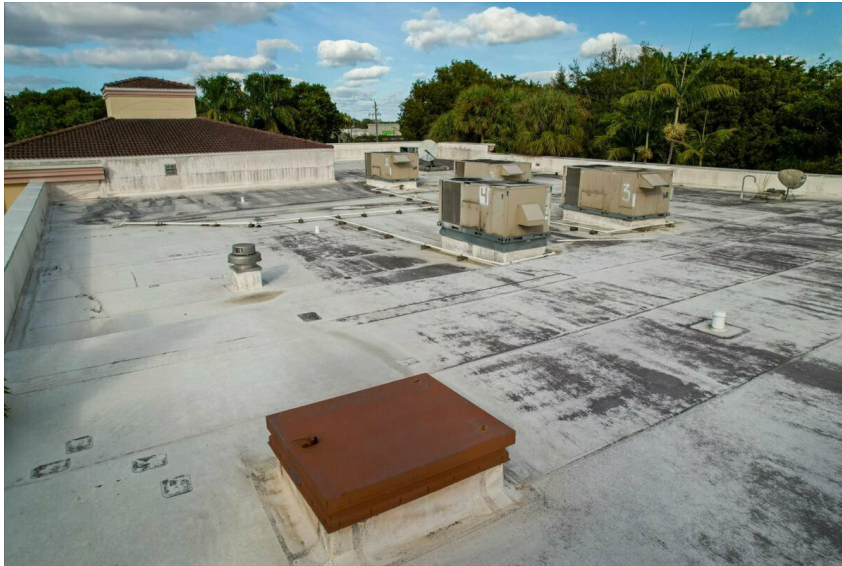
**Joseph Lilley**

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# FOR SALE | Location Description

Boynton Beach, FL 33436



## LOCATION DESCRIPTION

Position your business in the heart of Palm Beach County, where vibrant retail, dining, and entertainment options meet a thriving economy. Boynton Beach offers the ideal environment for growth, with a diverse range of industries fueling its expansion. This exceptional property is strategically located near Boynton Beach Mall and directly across from a high-traffic Walmart, providing unparalleled visibility with approximately 35,000 vehicles passing daily.

Boynton Beach is known for its family-friendly neighborhoods, scenic parks, and waterfronts, attracting both residents and visitors. Just a short drive from the bustling Delray Beach area, this location offers access to a broad, diverse customer base. With proximity to major roadways and the Boynton Beach Community Redevelopment Agency, this site is perfect for retail, office, or mixed-use development.

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# FOR SALE | Complete Highlights

Boynton Beach, FL 33436



## LOCATION INFORMATION

Street Address	12750 S Military Trl
City, State, Zip	Boynton Beach, FL 33436
County	Palm Beach

## BUILDING INFORMATION

NOI	\$363,806.00
Cap Rate	6.6%
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Daily Traffic Count	37,500
Year Built	2003
Number of Buildings	1

## PROPERTY HIGHLIGHTS

- 12,420 SF free-standing building
- Built in 2003
- Zoned MUPD
- Ideal for retail ventures
- Drive Through
- Strategic location in Boynton Beach
- Modern and well-maintained property
- Ample space for diverse retail concepts
- High visibility for capturing customer attention
- Potential for standout retail experience

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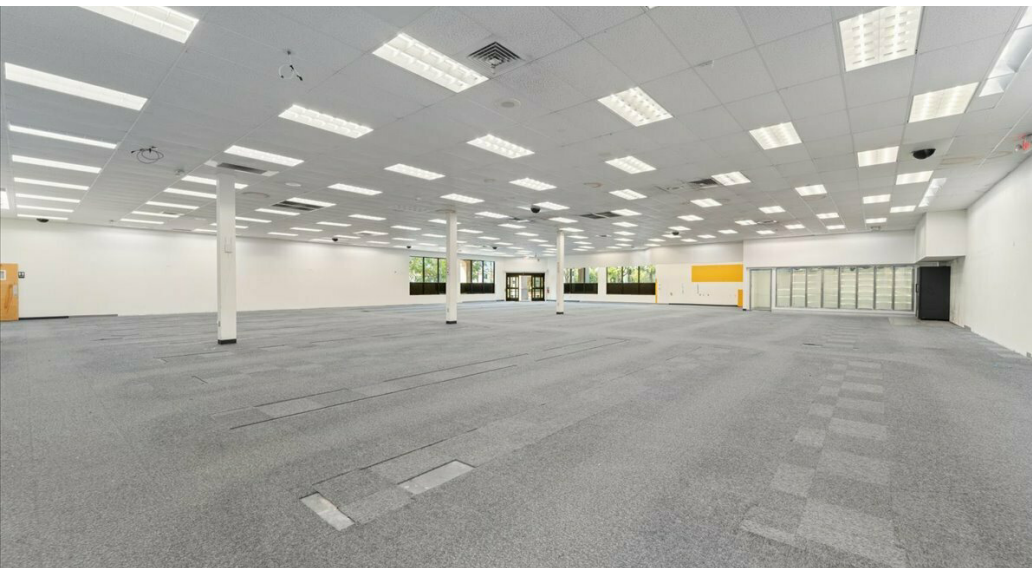
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# FOR SALE | Property Description

Boynton Beach, FL 33436



## PROPERTY DESCRIPTION

Presenting an exceptional opportunity for retail investors, this impressive free-standing building boasts 12,420 square feet of dynamic space, perfectly suited for a range of retail ventures. The property, built in 2003, offers a meticulously maintained space with one unit, ideal for accommodating diverse retail concepts. Zoned MUPD, this prime real estate in Boynton Beach provides a strategic location for capturing the attention of both locals and visitors. Embrace the potential for your retail investment in this thriving area, with ample space for creating a standout retail experience that draws in discerning clientele. Don't miss out on making your mark with this remarkable retail property.

## LOCATION DESCRIPTION

Discover the vibrant town of Boynton Beach, Florida, a prime location for your next commercial investment. Situated in the heart of Palm Beach County, the area offers a perfect blend of business and leisure, with the allure of nearby shopping, dining, and entertainment options. Boynton Beach boasts a robust local economy supported by a diverse range of industries, making it a hub for growth and innovation. This exceptional property is not only conveniently located near Boynton Beach Mall but is also strategically positioned across the street from a bustling Walmart, benefiting from high traffic counts, ensuring high visibility and a constant stream of potential customers. Adding to its appeal, Boynton Beach is renowned for its beautiful, family-friendly neighborhoods, lush parks, and scenic waterfronts, which create a high quality of life that draws both residents and visitors alike. The property is just a short drive from the thriving community of Delray Beach, expanding your reach to an even broader clientele and enhancing the potential for business growth. With easy access to major thoroughfares and proximity to the Boynton Beach Community Redevelopment Agency, this area presents an unmatched opportunity for retail, office, or mixed-use investment. Embrace the dynamic energy of Boynton Beach and seize the potential of this thriving location for your next venture.

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# FOR SALE | Sale Comps

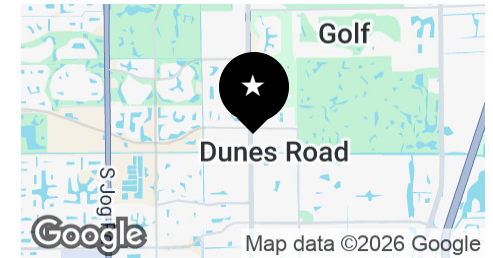
Boynton Beach, FL 33436



## 12750 S MILITARY TRL

Boynton Beach, FL 33436

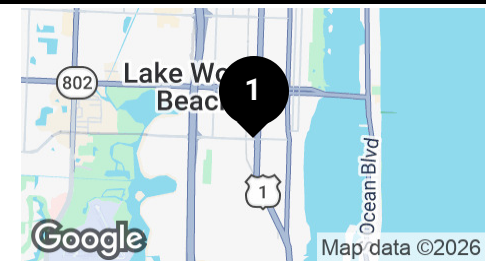
Price:	\$5,500,000	Bldg Size:	12,420 SF
Lot Size:	96,589 SF	Cap Rate:	6.60%
Year Built:	2003	Price/SF:	\$442.83
Occupancy:	100%		



## WALGREENS

531 S Dixie Hwy, Lake Worth, FL 33460

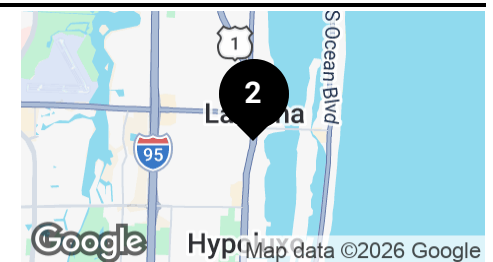
Price:	\$6,187,895	Bldg Size:	13,833 SF
Lot Size:	67,518 SF	Year Built:	1999
Price/SF:	\$447.33	Occupancy:	100%



## TRUIST BANK

315 S Federal Hwy, Boynton Beach, FL 33435

Price:	\$6,000,000	Bldg Size:	12,018 SF
Lot Size:	87,120 SF	Year Built:	1964
Price/SF:	\$499.25	Occupancy:	100%



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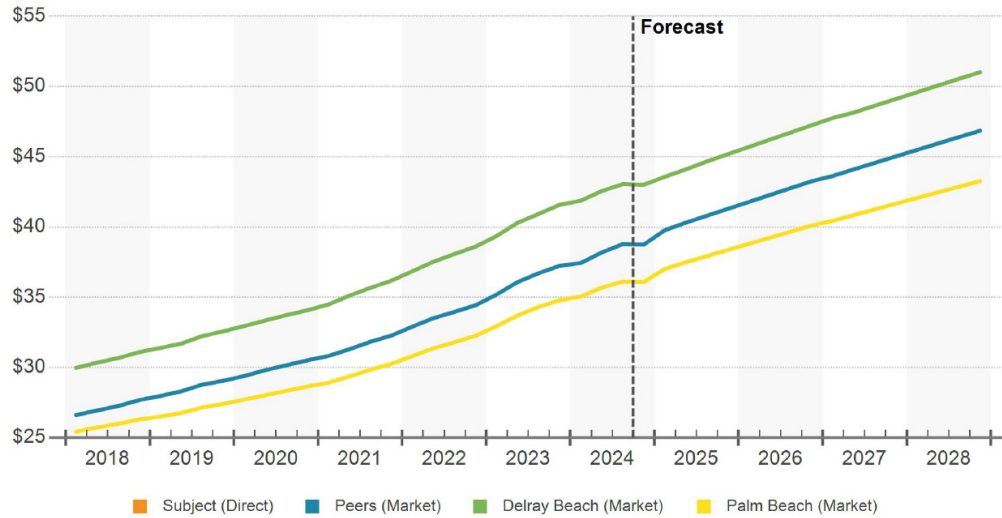
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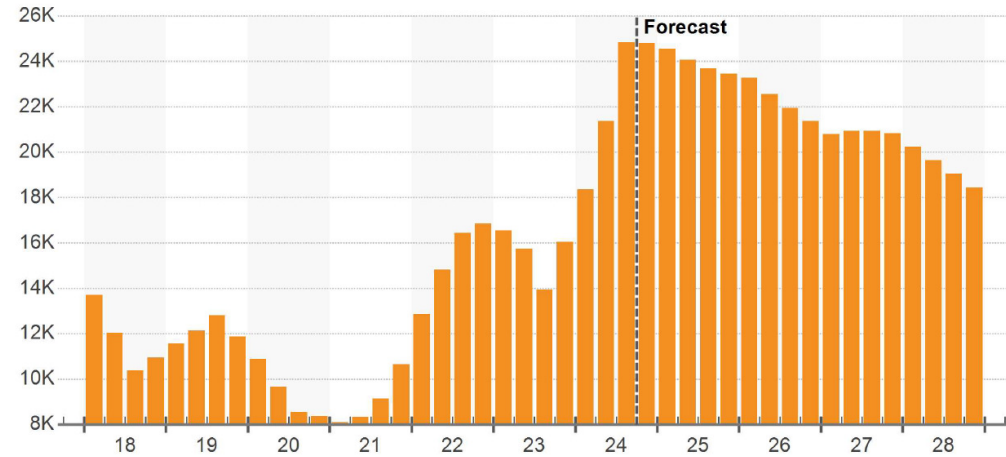
# FOR SALE | Market Data

Boynton Beach, FL 33436

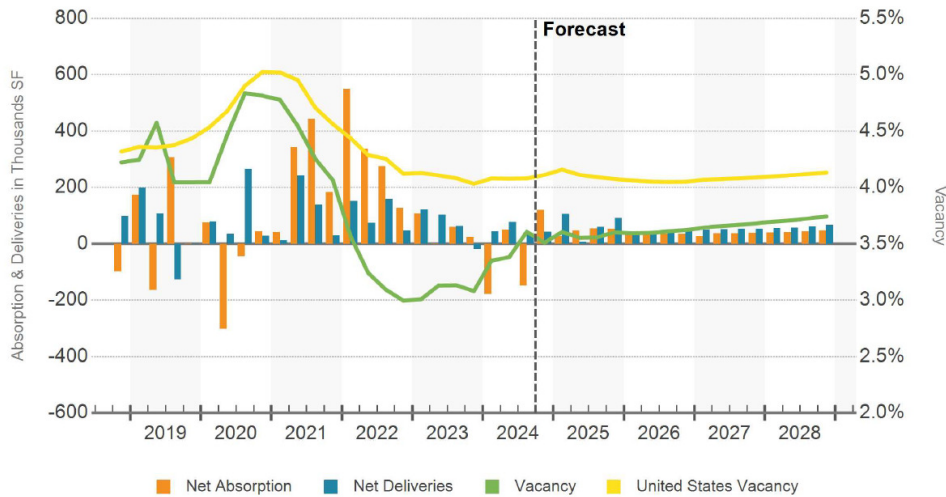
NNN RENT PER SQUARE FOOT



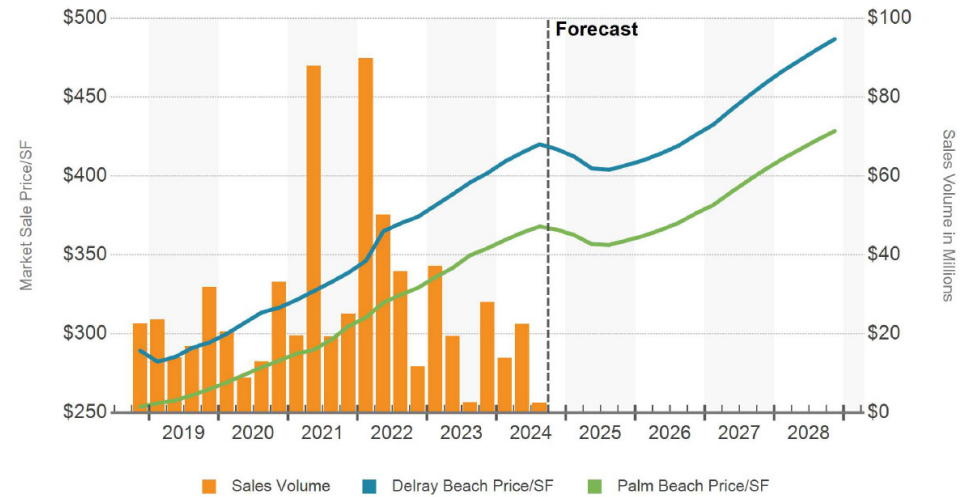
NET POPULATION CHANGE (YOY)



NET ABSORPTION, NET DELIVERIES & VACANCY



SALES VOLUME & MARKET SALE PRICE PER SF



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# FOR SALE | NNN Retail Market Rent

Boynton Beach, FL 33436

## Peer Properties Summary

12750 S Military Trl - CVS

No. Peers

**17**

NNN Market Rent/SF

**\$38.74**

Availability Rate

**0.8%**

Vacancy Rate

**0%**

Sourced by CoStar

## Completed Construction Past 12 Months

12750 S Military Trl - CVS

Properties

**3**

Square Feet

**49,320**

Percent Leased

**92.6%**

NNN Asking Rent Per SF

**\$41.05**

Sourced by CoStar

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# FOR SALE | 10 Year Proforma

Boynton Beach, FL 33436

12750 S Military Trl Boynton Beach, FL 33436		
Price Guidance	\$	5,500,000
Total Building RSF		12,420
Total Land SF		96,589
Price PSF Building	\$	442.83
Price PSF Land	\$	56.942
# of Tenants		1
Occupancy		100%
Cash Flow Assumptions		
Market Rent PSF		\$38.50
Expense Escalations		3.0%
Adjusted Property Taxes		1.4% of Purchase Price
Maintenance and Management % of Rev		3.5% of EGR
Adjusted Insurance		\$1.50 PSF
Rent Escalations		3.0%



New Tenants at Lease Expiration	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Revenue</b>										
GPR Rent	363,806	492,515	507,291	522,509	538,185	554,330	570,960	588,089	605,731	623,903
Reimbursements	110,179	103,815	126,021	129,802	133,696	137,707	141,838	146,093	150,476	154,990
Vacancy	-	(246,258)	-	-	-	-	-	-	-	-
<b>Gross Revenue</b>	<b>473,985</b>	<b>350,073</b>	<b>633,312</b>	<b>652,311</b>	<b>671,880</b>	<b>692,037</b>	<b>712,798</b>	<b>734,182</b>	<b>756,207</b>	<b>778,893</b>
<b>Expenses</b>										
Property Taxes	77,000	79,310	81,689	84,140	86,664	89,264	91,942	94,700	97,541	100,468
Insurance	16,589	12,253	22,166	22,831	23,516	24,221	24,948	25,696	26,467	27,261
Maintenance & Management	16,589	12,253	22,166	22,831	23,516	24,221	24,948	25,696	26,467	27,261
<b>Total Expenses</b>	<b>110,179</b>	<b>103,815</b>	<b>126,021</b>	<b>129,802</b>	<b>133,696</b>	<b>137,707</b>	<b>141,838</b>	<b>146,093</b>	<b>150,476</b>	<b>154,990</b>
<b>Net Operating Income</b>	<b>363,806</b>	<b>246,258</b>	<b>507,291</b>	<b>522,509</b>	<b>538,185</b>	<b>554,330</b>	<b>570,960</b>	<b>588,089</b>	<b>605,731</b>	<b>623,903</b>
Cap Rate	6.61%	4.48%	9.22%	9.50%	9.79%	10.08%	10.38%	10.69%	11.01%	11.34%

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# FOR SALE | Location Map

Boynton Beach, FL 33436



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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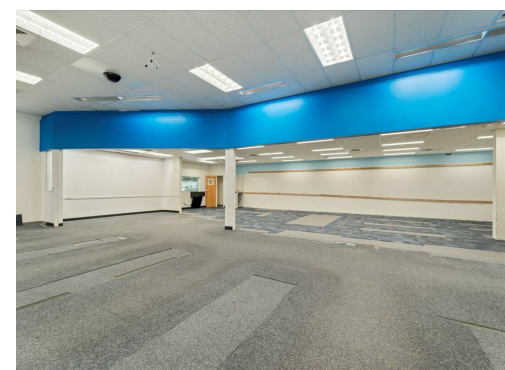
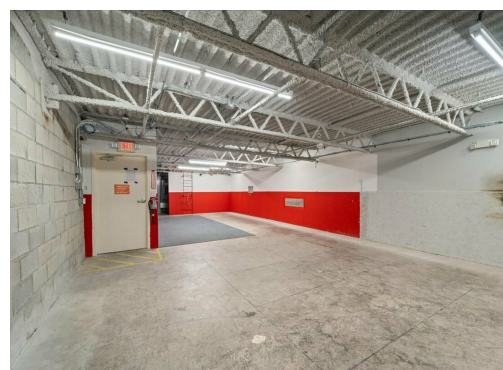
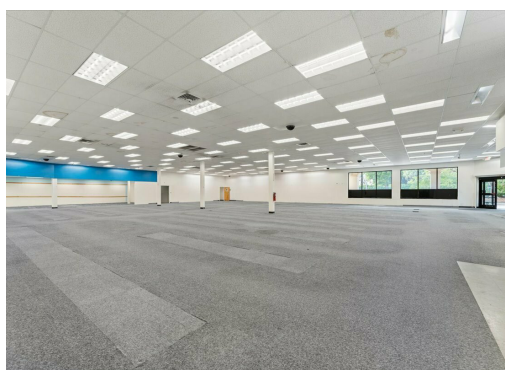
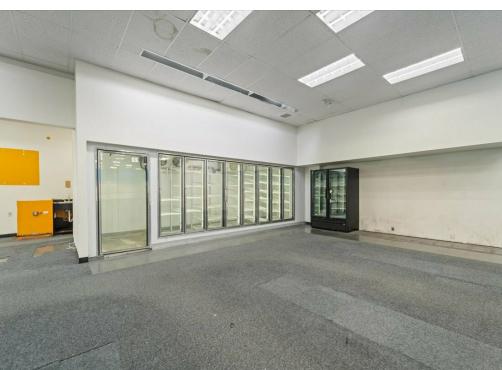
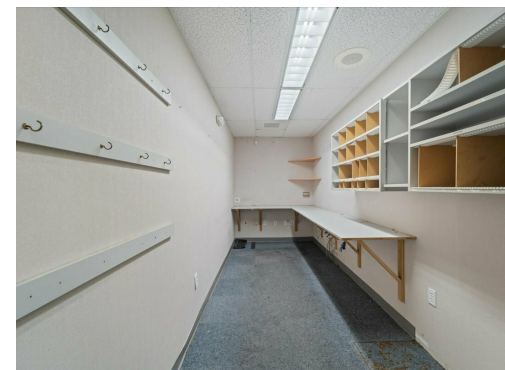
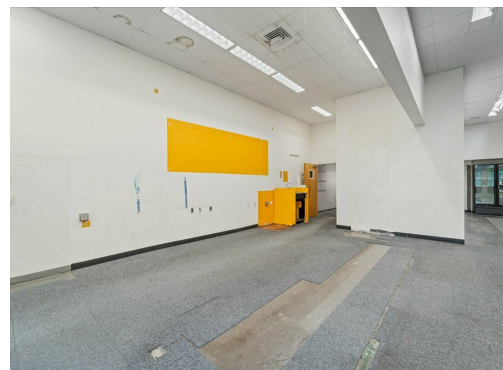
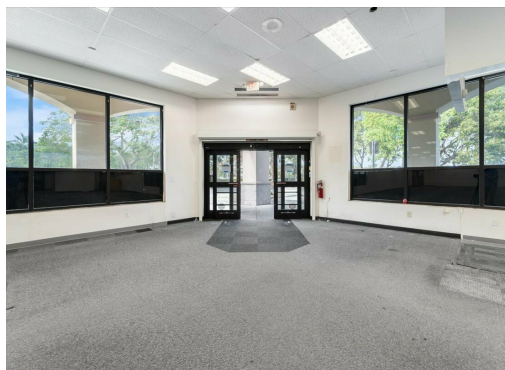
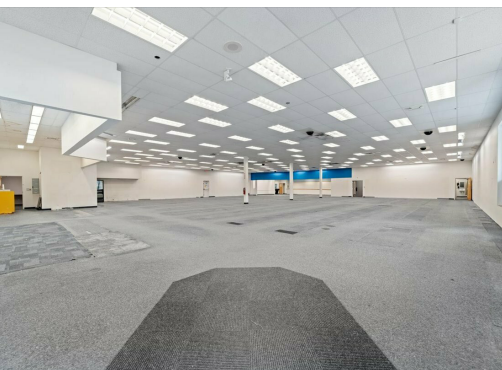
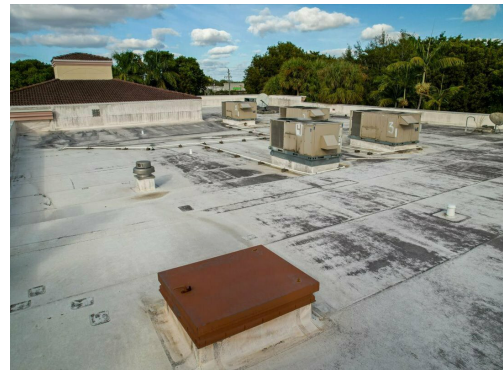
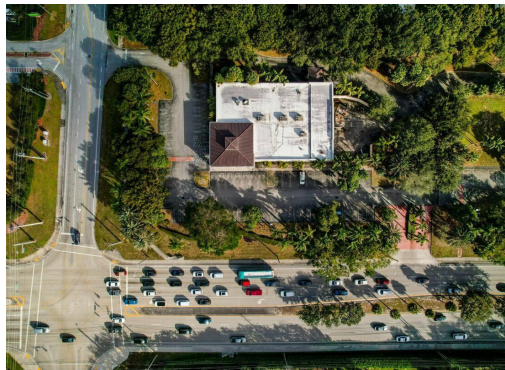
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# FOR SALE | Additional Photos

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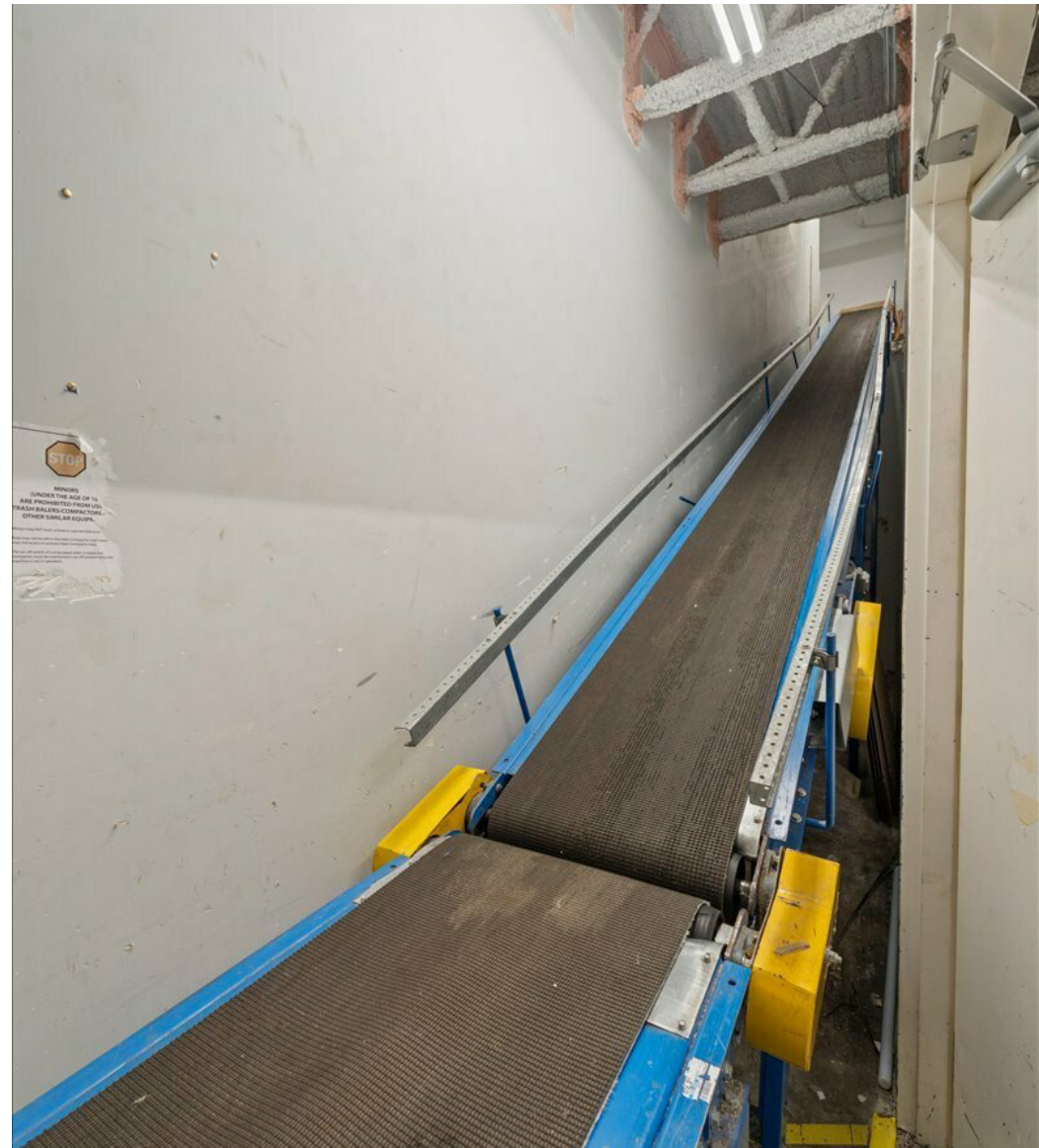
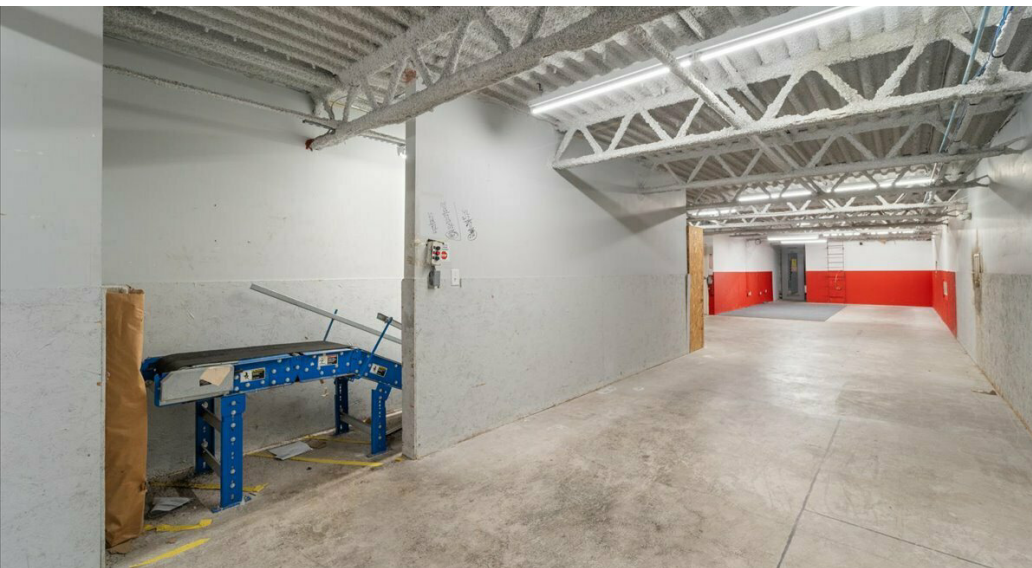
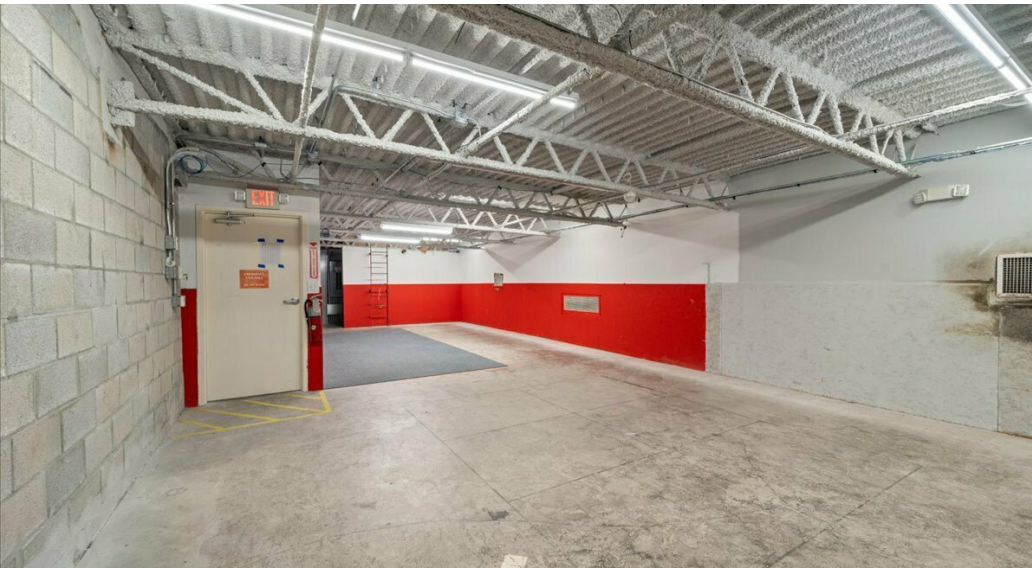
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# FOR SALE | Demographics Map & Report

Boynton Beach, FL 33436

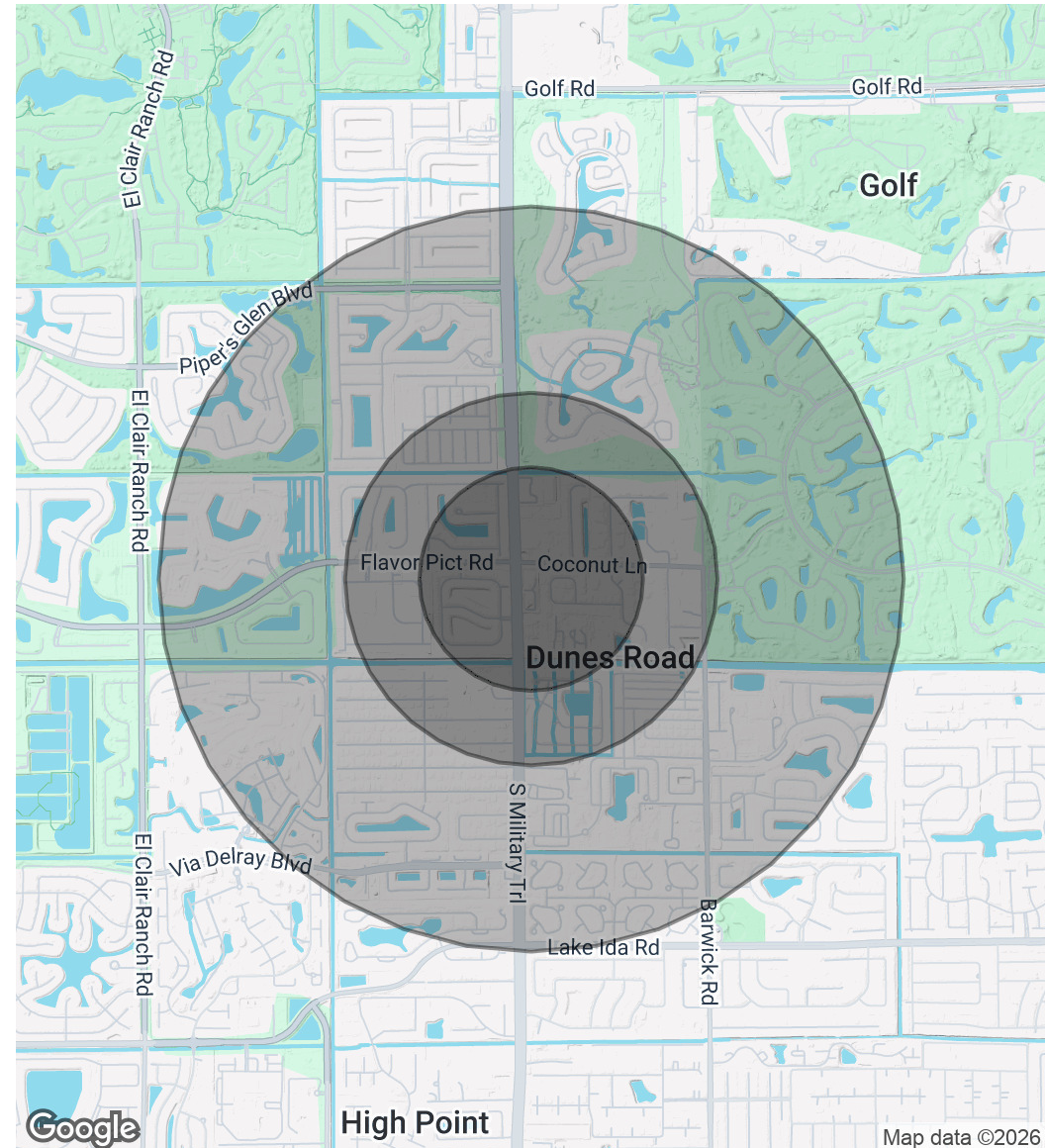
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,122	2,983	10,340
Average Age	53	52	58
Average Age (Male)	52	51	57
Average Age (Female)	53	52	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,327	4,971
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$144,854	\$134,383	\$114,534
Average House Value	\$501,020	\$492,315	\$454,077

## TRAFFIC COUNTS

AADT: 37,500 /day

*Demographics data derived from AlphaMap*



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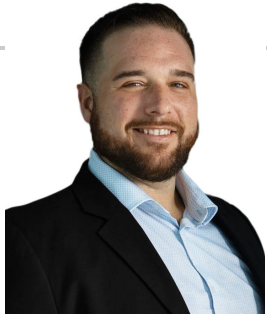
**Joseph Lilley**

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# FOR SALE | Advisor Bio 1

Boynton Beach, FL 33436



**JESSE SPENCER, CCIM**

**Senior Advisor**

Jesse@J3CRE.com

Direct: **305.712.6935** | Cell: **239.788.7820**

FL #BK3384974

## PROFESSIONAL BACKGROUND

Jesse is a nationally ranked, CCIM-certified commercial real estate advisor with nearly a decade of experience helping clients buy, sell, and lease high-performing investment properties with precision and confidence. Recognized as a Top 15 producer in the U.S. by eXp Commercial in 2024, Jesse leverages deep market expertise, data-backed strategies, and a client-first approach to maximize ROI and deliver measurable results. Whether navigating complex 1031 exchanges, repositioning assets, or optimizing leasing terms, he brings clarity to every transaction and long-term value to every relationship. Clients consistently value his integrity, responsiveness, and ability to turn market insight into real-world success.

## EDUCATION

CCIM 101, CCIM 102, CCIM 103, CCIM 104, CCIM Negotiations

## MEMBERSHIPS

CCIM Designee

### eXp Commercial

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# FOR SALE | Advisor Bio 2

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**JERAD GRAHAM**

Jerad@J3CRE.com

Direct: 305.600.1560

FL #SL3474730

## PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

## EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

## MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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# FOR SALE | Advisor Bio 3

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## JOSEPH LILLEY

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## PROFESSIONAL BACKGROUND

A Miami-based professional with a robust background in commercial real estate development, brokerage, corporate services, and advising, Joe Lilley holds a Master of Science in Real Estate Development from UB's School of Architecture and Planning, along with a B.S. in Finance and a minor in Communications, emphasizing both real estate and financial expertise.

With professional experience, including roles as a Financial Analyst on Conifer Realty's Portfolio Management Team and Property Markets Group's internship program, Joe has skills in underwriting properties with debt maturities and expired tax credits, utilizing proforma analysis, market data, and creating investor pitches for transactions involving sales, refinancing, recapitalizations, and re-syndications. His previous work involved managing financial and regulatory documentation, conducting market feasibility studies for affordable housing projects and has a deep knowledge in LIHTC, zoning, and portfolio management.

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