

GROUND LEASE | FOR SALE

HYPOLUXO TRAIL

4361 HYPOLUXO ROAD, LAKE WORTH, FL



PROPERTY DEVELOPER

OUTPARCELS AVAILABLE
IN FRONT OF NEW
MULTI-FAMILY DEVELOPMENT



JOIN:  AND OTHER EXCITING CONCEPTS

EXCLUSIVE RETAIL LEASING

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PROPERTY OVERVIEW

HIGHLIGHTS

- 32-acre mixed-use retail/residential site at the intersection of Hypoluxo Road and Military Trail in Lake Worth, Florida
- Elan Palm Reserve by Greystar Multi-Family Development under construction with 384 upscale apartments behind site
- Outparcels available for ground lease or sale
- 76,000 daily traffic counts through the intersection
- Very dense market with a population of 131,558 in a 3-mile radius with an average income of \$85,418

Join these exciting concepts:

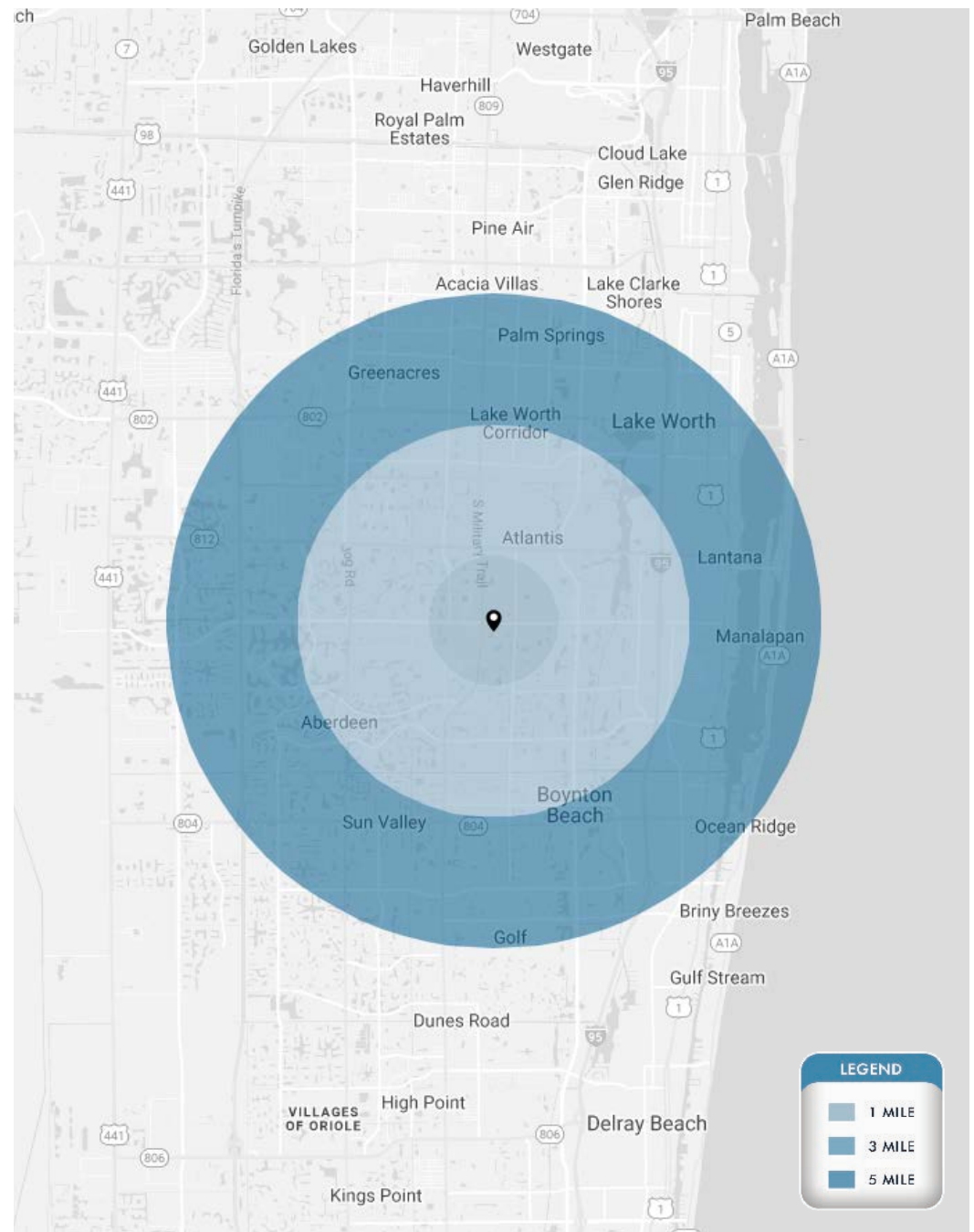


Other retailers at the intersection include:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	17,357	131,558	364,016
HOUSEHOLDS	5,803	47,544	142,857
DAYTIME EMPLOYEES	13,810	106,598	301,860
AVERAGE HH INCOME	\$95,883	\$85,418	\$82,265
	5 Minute	10 Minutes	15 Minutes
POPULATION	46,840	182,721	436,101
HOUSEHOLDS	16,331	66,749	171,162
DAYTIME EMPLOYEES	37,705	148,627	361,557
AVERAGE HH INCOME	\$91,531	\$83,725	\$82,182

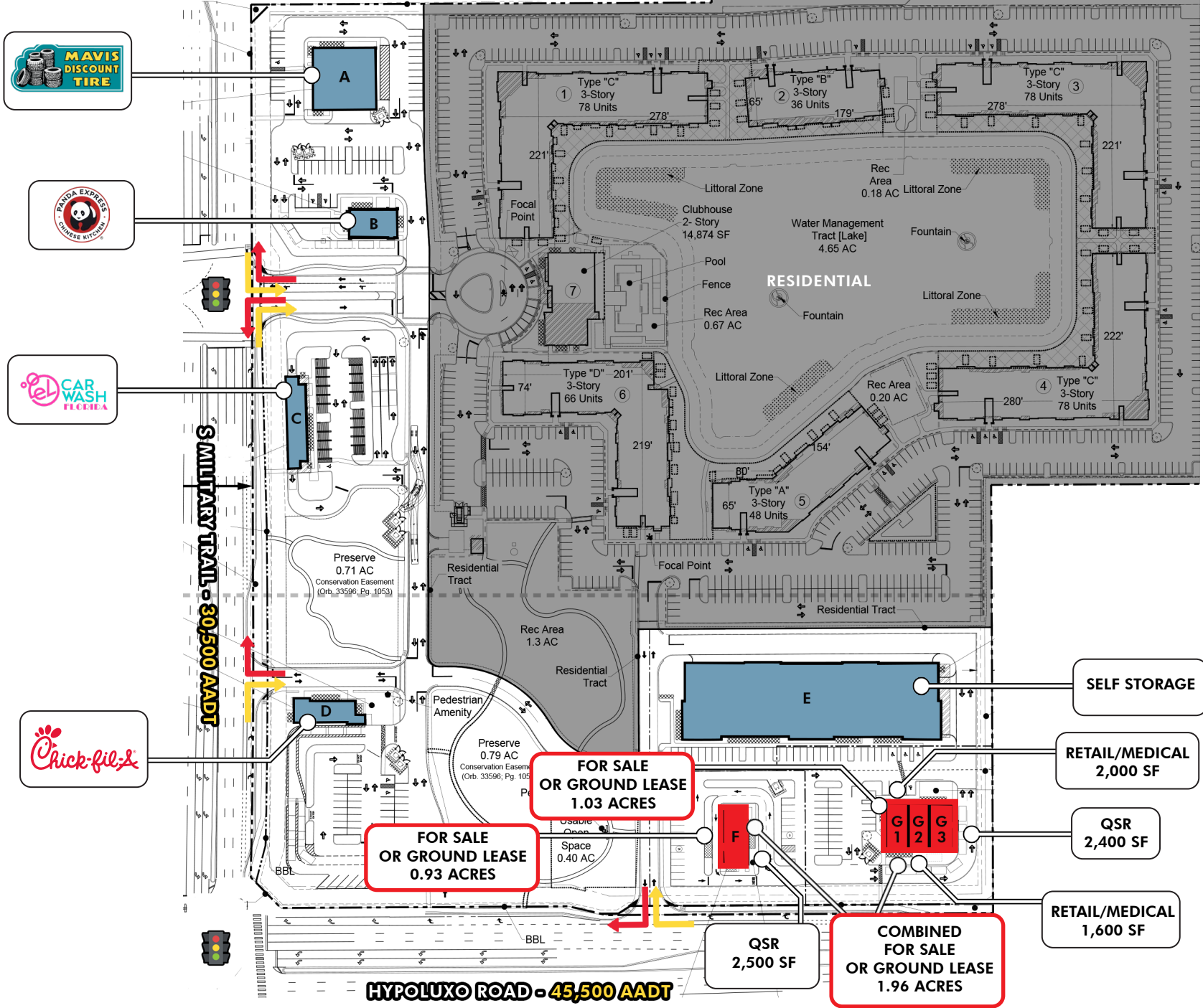


LEGEND

- 1 MILE
- 3 MILE
- 5 MILE

HYPOLUXO TRAIL | EXECUTIVE SUMMARY

LEGEND	
■	= Signed
■	= At Lease
■	= At LOI
■	= In Discussions
■	= Available



HYPOLUXO TRAIL | PROPOSED SITE PLAN



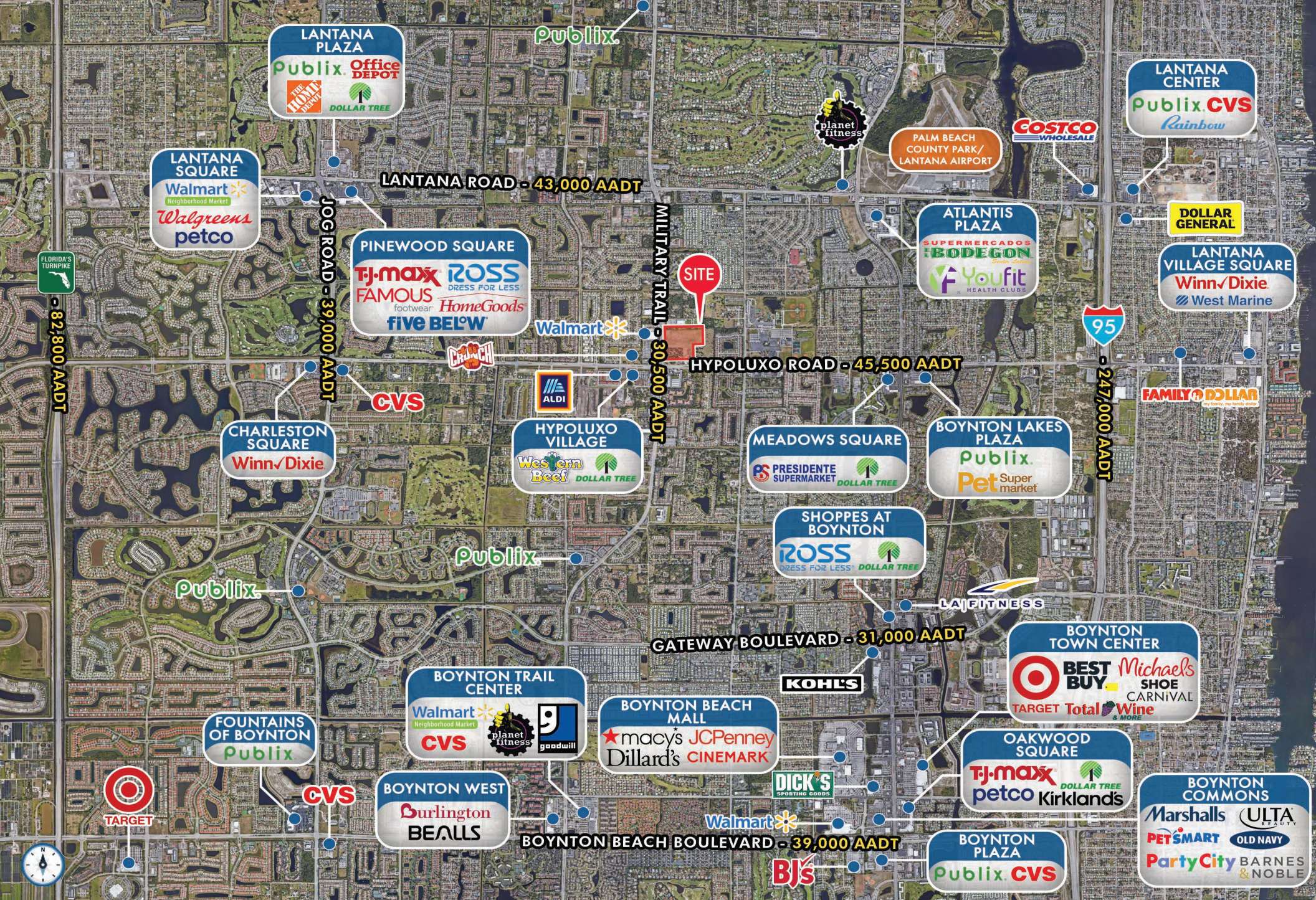


HYPOLUXO ROAD - 45,500 AADT

MILITARY TRAIL - 30,500 AADT

ELAN PALMS RESERVE
BY GREYSTAR
MULTI-FAMILY DEVELOPMENT
UNDER CONSTRUCTION
384 UPSCALE APARTMENTS

HYPOLUXO TRAIL | PROGRESS PHOTO - OCTOBER 2023



HYPOLUXO TRAIL | MARKET AERIAL



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Walmart

MAVIS DISCOUNT TIRE

PANDA EXPRESS CHINESE KITCHEN

CAR WASH FLORIDA

Chick-fil-A

Denny's

Chevron

TD Bank

Checkers

DUNKIN'

CHIPOTLE MEXICAN GRILL

MILITARY TRAIL - 30,500 AADT

HYPOLUXO ROAD - 45,500 AADT

RESIDENTIAL

SELF STORAGE

SITE

RENAISSANCE CHARTER SCHOOL AT CENTRAL PALM 950 STUDENTS

