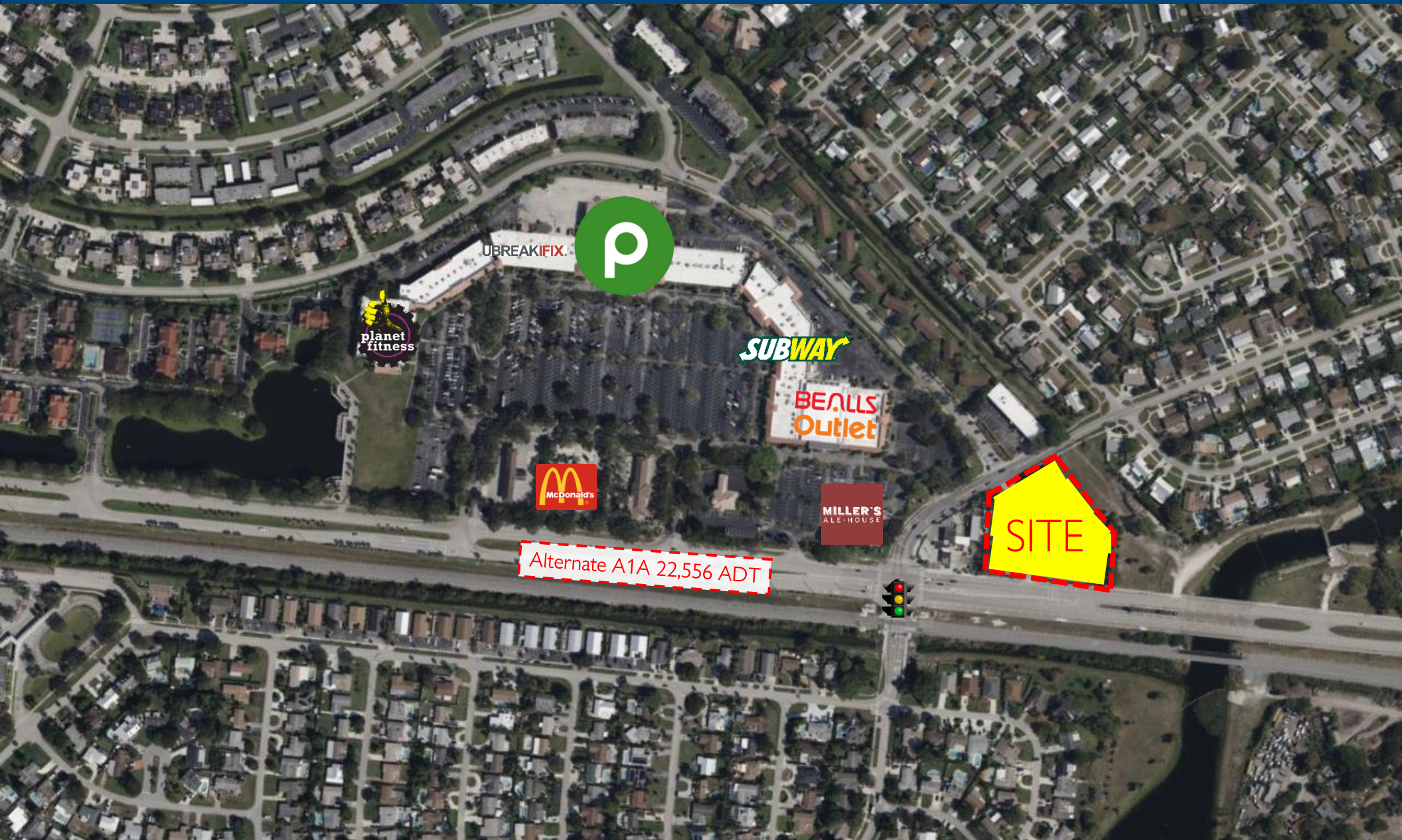


New Construction Free Standing Buildings

9600 Alternate A1A, Palm Beach Gardens, FL



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NEW CONSTRUCTION | 1.93 ACRES

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BUILDINGS

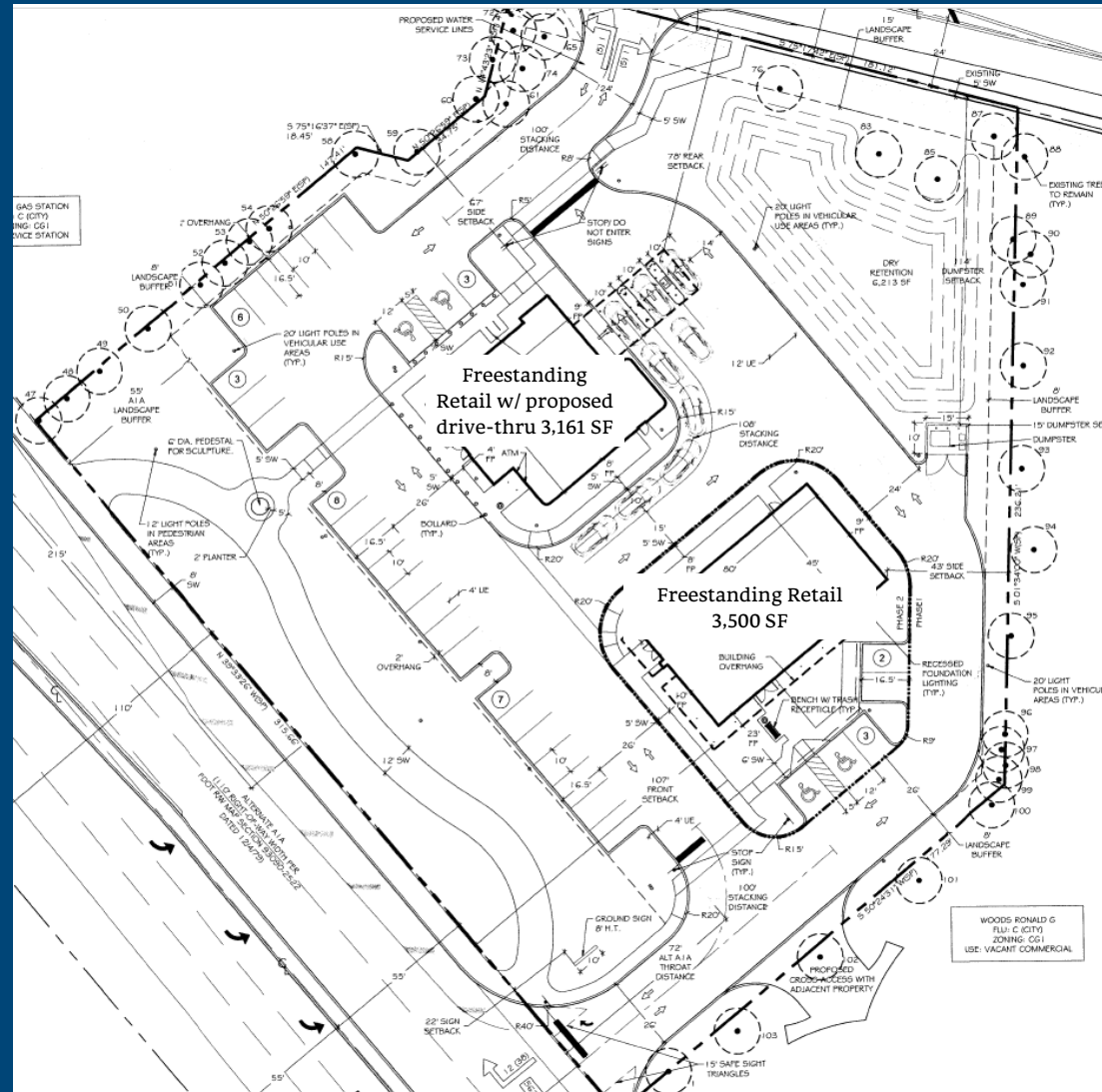


Available Space:
3,161 sf – Freestanding Retail w/ proposed drive-thru
3,500 sf – Freestanding Retail

- Situated on the intersection of Alternate A1A and Lighthouse Drive.
- Freestanding building with proposed drive-thru featuring three lanes with ample stacking.
- 32 total parking spaces with 4 handicap spaces
- Shared access and parking between both buildings
- New Construction Build To Suit
- Across the street from Promenade Shopping Center; a 202,682 sf Publix anchored center.
- Publix is currently under renovations and will be reopening in 2025

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,044	92,026	175,447
Households	5,254	38,684	74,063
Median Age	43.9	44.5	46.7
Median HH Income	\$73,398	\$74,498	\$78,256
Daytime Employees	8,151	69,548	117,342



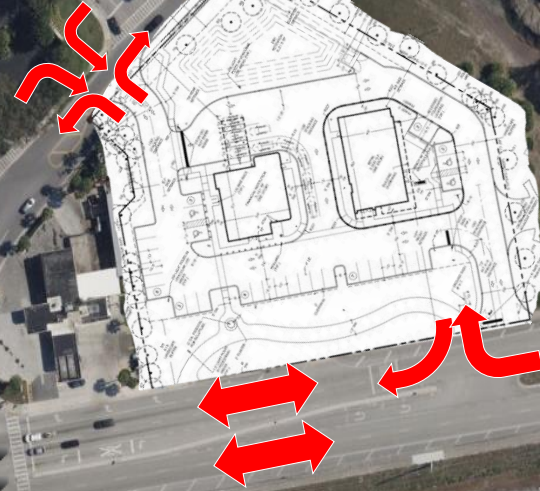
AERIAL



BEALLS
Outlet



MILLER'S
ALE-HOUSE



Alternate A1A 22,556 VPD

SITE RENDERING

