

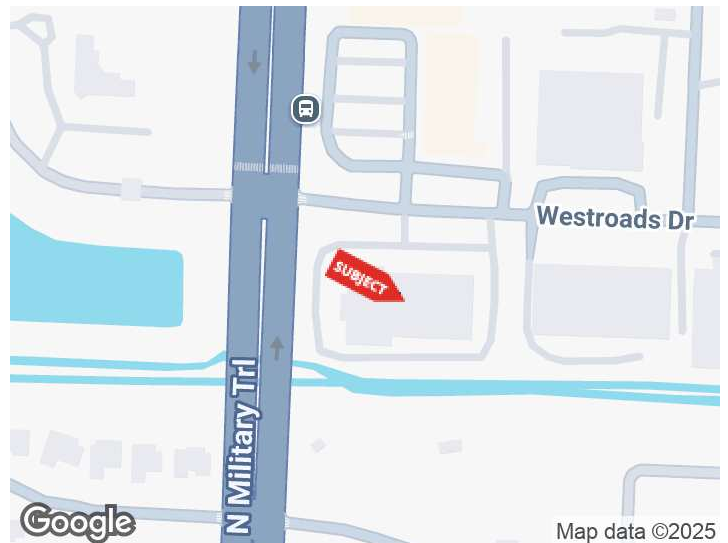


FREE-STANDING RETAIL & WAREHOUSE BUILDING

6598 NORTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33407

PROPERTY HIGHLIGHTS

- Positioned on a hard corner with a signalized intersection
- High daily traffic counts of 40,000+
- Located adjacent to the Rapids Waterpark which boasts over 400,000 visitors annually
- Available for sale or lease



For More Information

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VERSATILE RETAIL & WAREHOUSE SPACE



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$18.00 - 30.00 SF/yr (NNN)
Building Size:	25,300 SF
Available SF:	5,000 - 25,000 SF
Lot Size:	2.24 Acres
Renovated:	2025
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 6598 N Military Trail, West Palm Beach, FL 33407

Property Type: Retail / Warehouse

Property Size: 25,300 SF (15,000 SF Retail + 10,000 SF Warehouse)

6598 North Military Trail has a few options pending a buyer or tenant's needs. Ownership has plans to fully renovate the building, putting well into 7 figures worth of work to make this property stand out on a main road. Currently, the 25,300 SF free-standing building is best suited for a single retail / warehouse operator, but with roughly 15,000 SF of retail and 10,000 SF of warehouse, it has an array of options. Subdividing the retail space is also an option that ownership would consider.

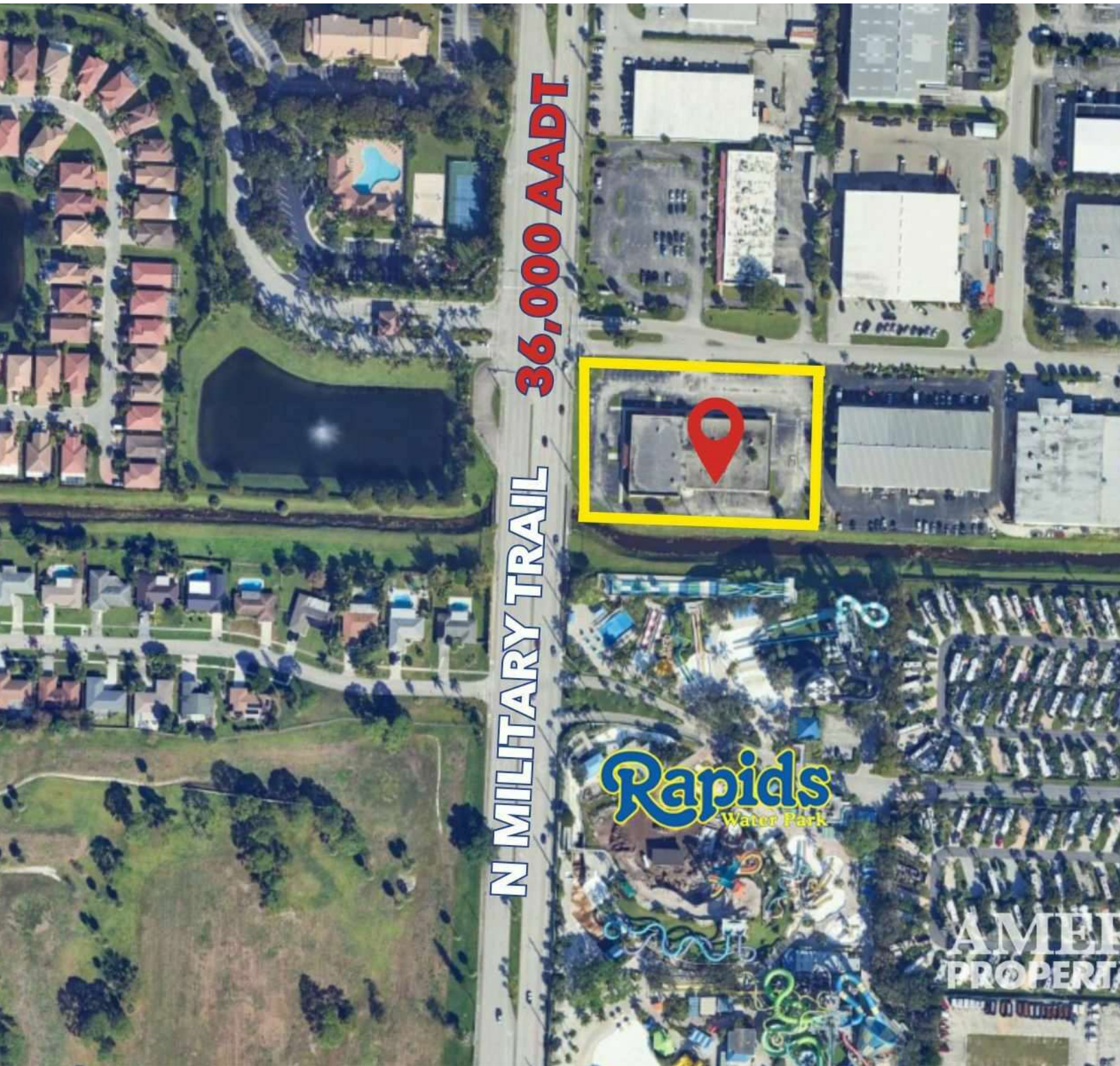
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6598 North Military Trail

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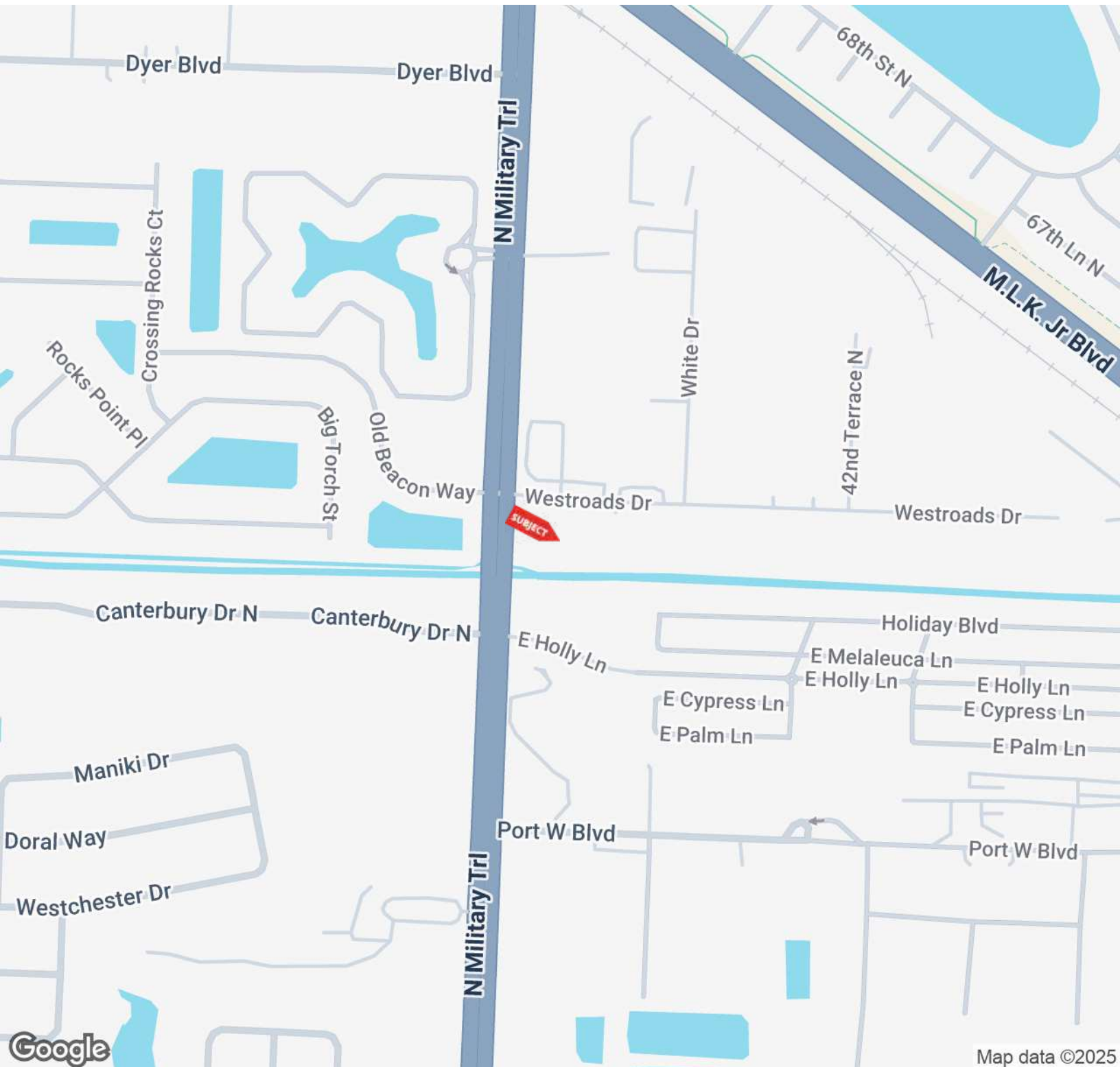


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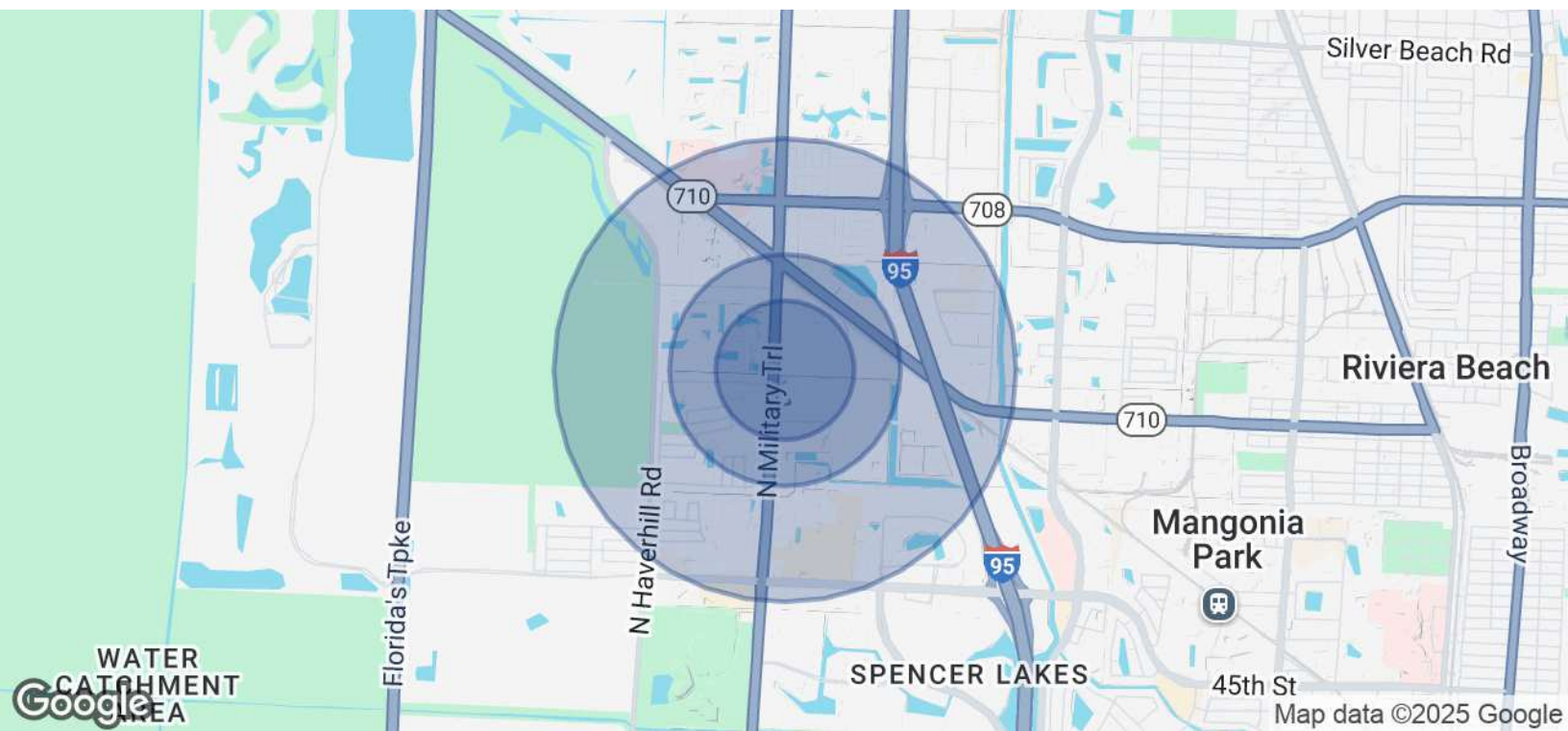


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	892	2,860	7,912
Average Age	33	37	39
Average Age (Male)	32	35	38
Average Age (Female)	35	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	305	992	2,778
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$73,840	\$70,740	\$77,460
Average House Value	\$399,267	\$385,368	\$323,713

Demographics data derived from AlphaMap

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