



COMMERCIAL REAL ESTATE SERVICES



100% NNN LEASED INVESTMENT OPPORTUNITY
5701 VILLAGE BOULEVARD • WEST PALM BEACH • FLORIDA

THE INVESTMENT OVERVIEW

Asset Specialists, Inc. is pleased to bring to the market for sale 5701 Village Boulevard – a ±14,623 sf commercial property situated on an oversized ±3.75-acre parcel that is 100% NNN leased to **ADT Commercial, LLC** (Everon) – a multi-billion-dollar company.

5701 Village Boulevard is strategically located in the heart of suburban West Palm Beach, benefiting from a highly accessible location with immediate access to I-95 via 45th Street and close proximity to Florida's Turnpike, Downtown West Palm Beach, Palm Beach International Airport, and more.

In recent years, West Palm Beach has experienced unprecedented growth, attracting many of the Country's largest and most notable corporations with its competitive, business-friendly environment paired with an unmatched quality of life for its residents. 5701 Village Boulevard offers a unique opportunity for an investor to purchase a leased asset with phenomenal **future upside potential** through increased rents and potential building expansions, all the while enjoying the cash flow and security of a high-credit tenant and the benefits of an in-place NNN lease.



ABOUT THE TENANT

ADT Commercial is an internationally recognizable brand in the security monitoring sector and the Tenant subject to the lease at 5701 Village Boulevard. In October of 2023 ADT Commercial was acquired for \$1.5 billion by the 35-billion-dollar private equity firm GTCR (www.gtcr.com) and was subsequently rebranded as “**Everon**” (www.everonsolutions.com).

Everon is a leading provider of integrated security, fire, and life safety solutions for enterprise-scale commercial customers across the US. Through its predecessor company (ADT Commercial), Everon has built a reputation as one of the nation’s most trusted commercial security providers, with decades of experience and a proven record of excellence. The company has over 300,000 customers, 5,000 employees, and 100 offices including its corporate HQ in Boca Raton, Florida.

5701 Village Boulevard is home to Everon’s service division and service leadership team for all South Florida presumably rendering this location as part of their **critical infrastructure**. The facility is primarily utilized as a sales office, service dispatch center, and central meeting location for all staff and executives involved in the South Florida Atlantic division of the company.



ADT

Commercial

introducing

everon

About the acquisition: <https://www.prnewswire.com/news-releases/gtcr-completes-acquisition-of-adts-commercial-fire-and-security-segment-301944792.html>

THE PROPERTY HIGHLIGHTS

±14,623 square foot commercial/office/industrial building with an entirely new (as of 2021) build out for the existing tenant.

Situated on an over-sized ±3.75-acre lot with over **5 parking spaces per 1,000 square feet** plus a secured loading and receiving area.

Property is built out as 50% office and 50% AC warehouse with three dock loading doors and an enclosed receiving area.

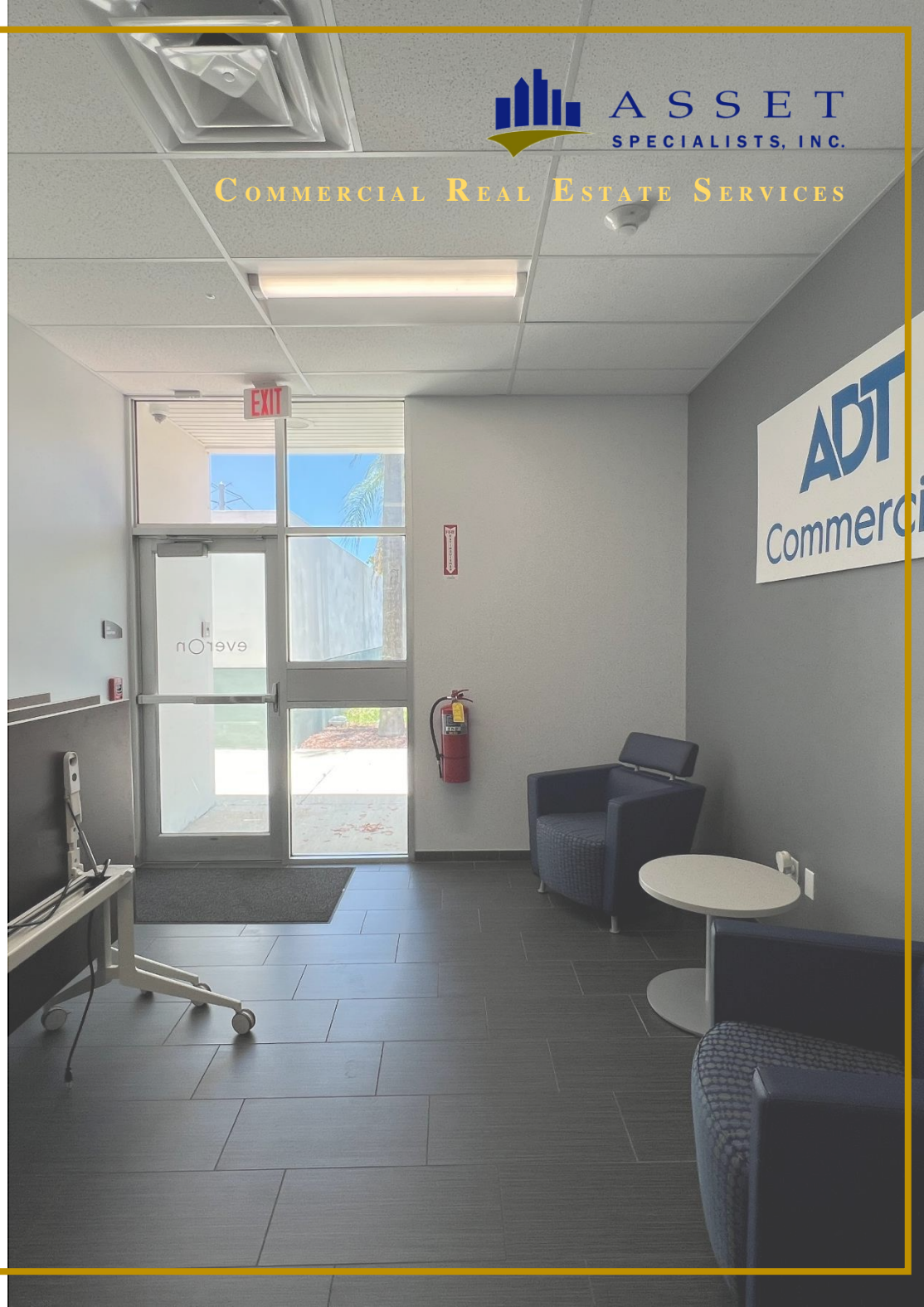
Property is 100% leased to ADT Commercial, LLC until August of 2032 with options to extend for up to an additional five (5) years.

Well-maintained property with a true “NNN” lease allowing for a Landlord to pass through Operating Expenses of the Property to the Tenant.

Located in a sought-after and highly occupied business park that attracts professional office, medical, and industrial tenants.

Phenomenal future upside potential through expanding the existing building and adding square footage or increasing the current below-market rents over the long-term.

IN-PLACE NOI – \$201,676.03
ASKING PRICE – \$5,200,000.00



PROPERTY STATS

Property Stats

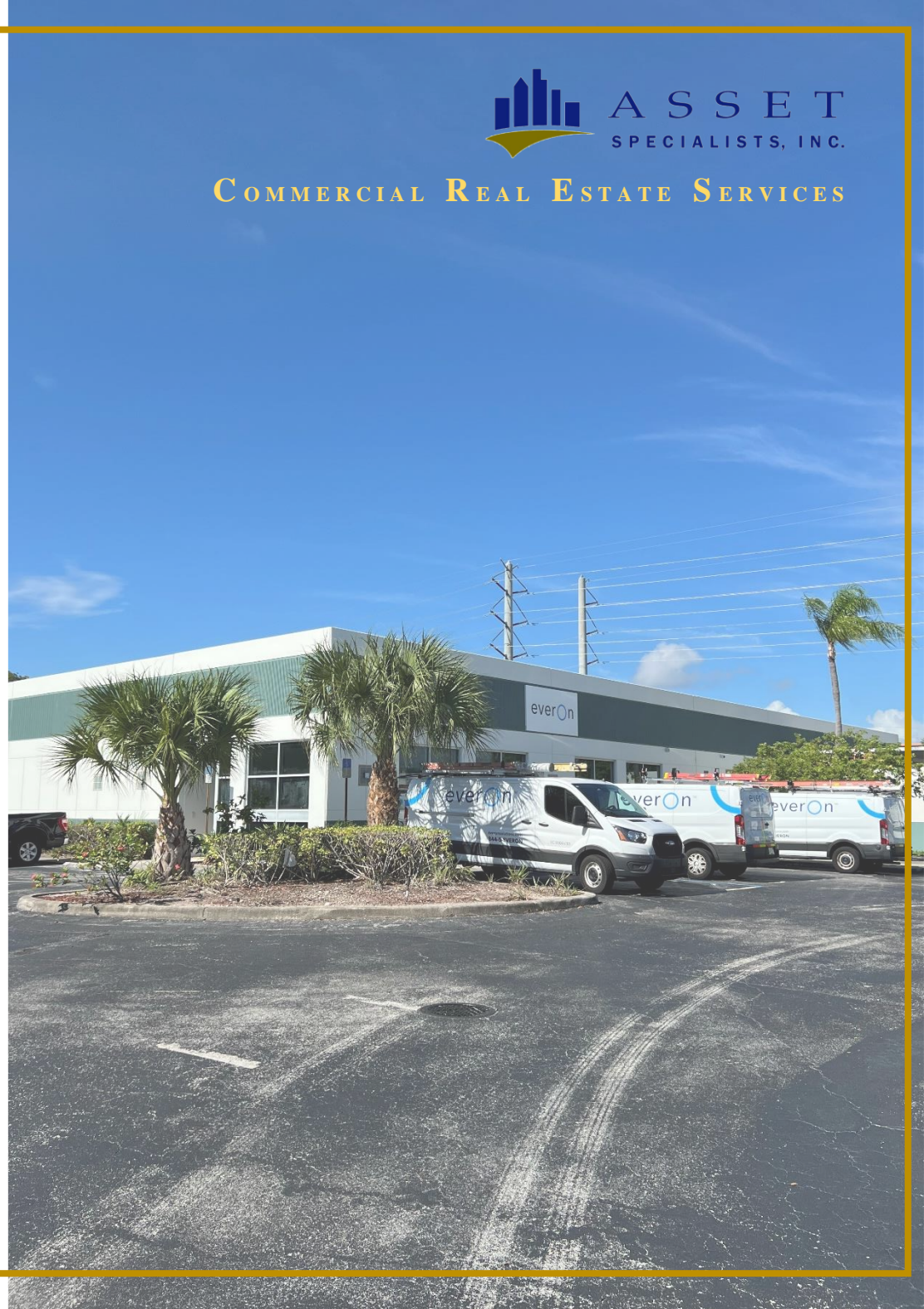
Address	5701 Village Blvd West Palm Beach, FL
Rentable Area	14,623 sf (+/-)
Land Area	3.75 acres (+/-)
Year Built/Renovated	1997 / 2022
Tenant	ADT Commercial, LLC
Lease Type	NNN
Landlord Responsibilities	Roof/Structure/Limited HVAC
Initial Lease Term	5 years
Initial Lease Commencement	August of 2022
Lease Extension Options	2-5 year Options

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Population	7,582	86,956	218,561
2023 Median Age	37.2	37.7	41.7
Households			
2023 Households	2,860	33,678	93,142
Total Consumer Spending	\$73.5 million	\$843.9 million	\$2.5 billion
Income			
Average HH Income	\$ 68,617.00	\$ 69,442.00	\$ 77,953.00

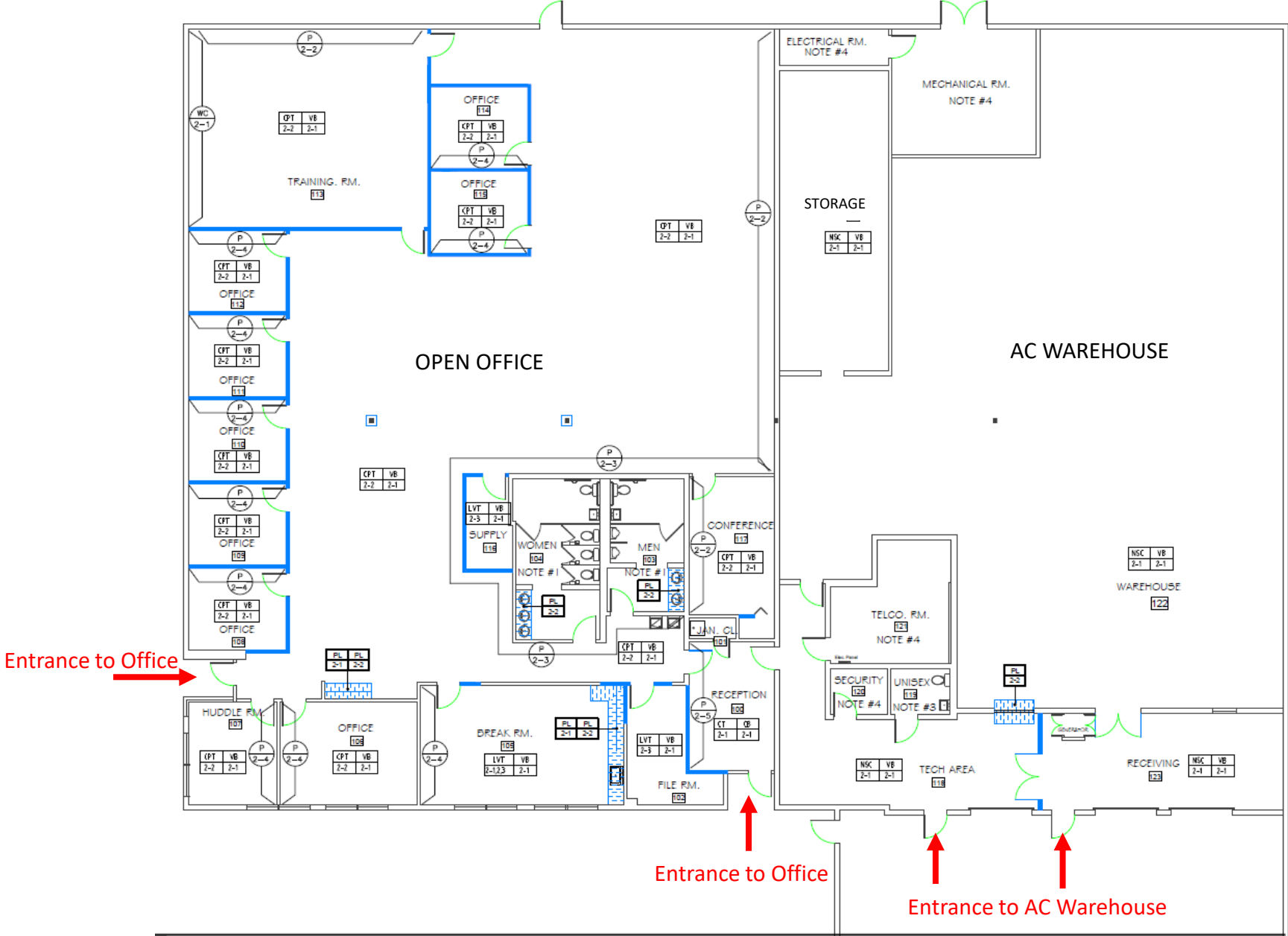


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FLOOR PLAN • 14,623 SQUARE FEET

5701 VILLAGE BOULEVARD • WEST PALM BEACH



INTERIOR PHOTOS

5701 VILLAGE BOULEVARD • WEST PALM BEACH





SECURED RECEIVING AREA



COVERED LOADING AREA



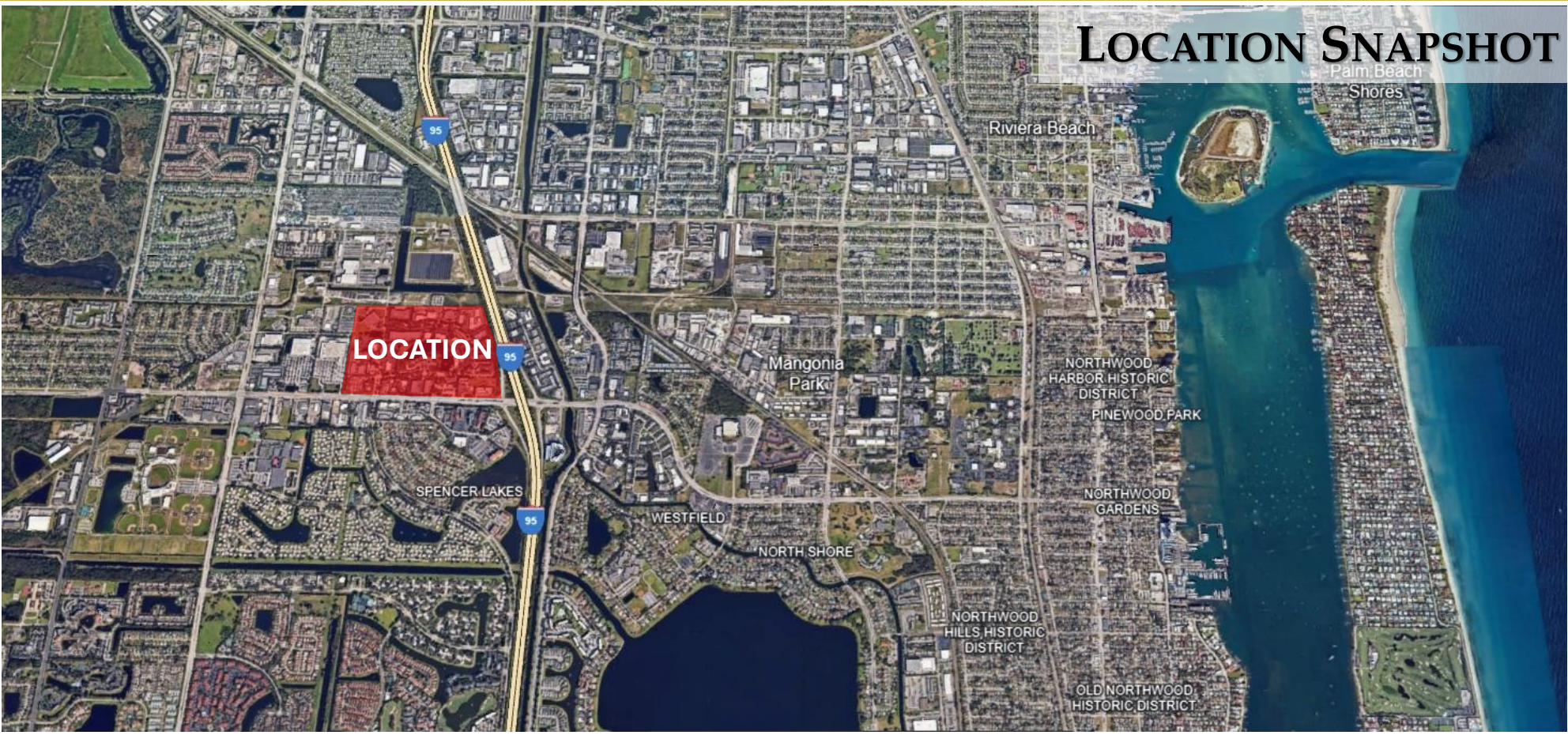
SECURED RECEIVING AREA



TYPICAL EXTERIOR VIEW

EXTERIOR PHOTOS
5701 VILLAGE BOULEVARD • WEST PALM BEACH

LOCATION SNAPSHOT



2 MINS.



VIA 45TH ST.

10 MINS.



FT. LAUDERDALE – 40 MINS
MIAMI – 80 MINS
ORLANDO – 132 MINS

10 MINS.



PALM BEACH
INTERNATIONAL
AIRPORT

10 MINS.



DOWNTOWN WEST PALM BEACH
“WALL STREET OF THE SOUTH”
PALM BEACH ISLAND

WHY PALM BEACH COUNTY?

1.5M

TOTAL POPULATION

\$68,331

HIGHEST MEDIAN WAGE OUT OF
ALL 67 FLORIDA COUNTIES

6.4%

GROWTH RATE. 43,960 JOBS
ADDED YEAR-OVER-YEAR

2.9%

UNEMPLOYMENT RATE

\$3.4B

ILLIONNEW NET INCOME GAIN FLOW
DURING 2020.

#1

TOP COUNTY FOR BOTH PEOPLE
AND INCOME GROWTH IN FLORIDA

3rd

MOST POPULOUS COUNTY
IN THE STATE

\$6.87B

ILLIONECONOMIC IMPACT OF 150 COMPANIES
+13,000 JOBS ADDED IN PAST 5 YEARS

1,000+

PEOPLE MOVE TO FLORIDA
EVERYDAY

COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE **RIGHT TIME.**

EXCEPTIONALLY
NETWORKED.
A **UNIQUE ADVANTAGE.**



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