FOR SALE FOR GROUND LEASE

±1.76 ACRE OUTPACEL

1001 STATE ROAD 7 / US 441 | ROYAL PALM BEACH, FL 33411

REGAL ANCHORED OUTPARCEL | 44,500 AADT



EXCLUSIVE RETAIL SALE & LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Robert Nuchereno
DIRECTOR
robertnuchereno@katzretail.com
(716) 867-5222

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

THE OFFERING

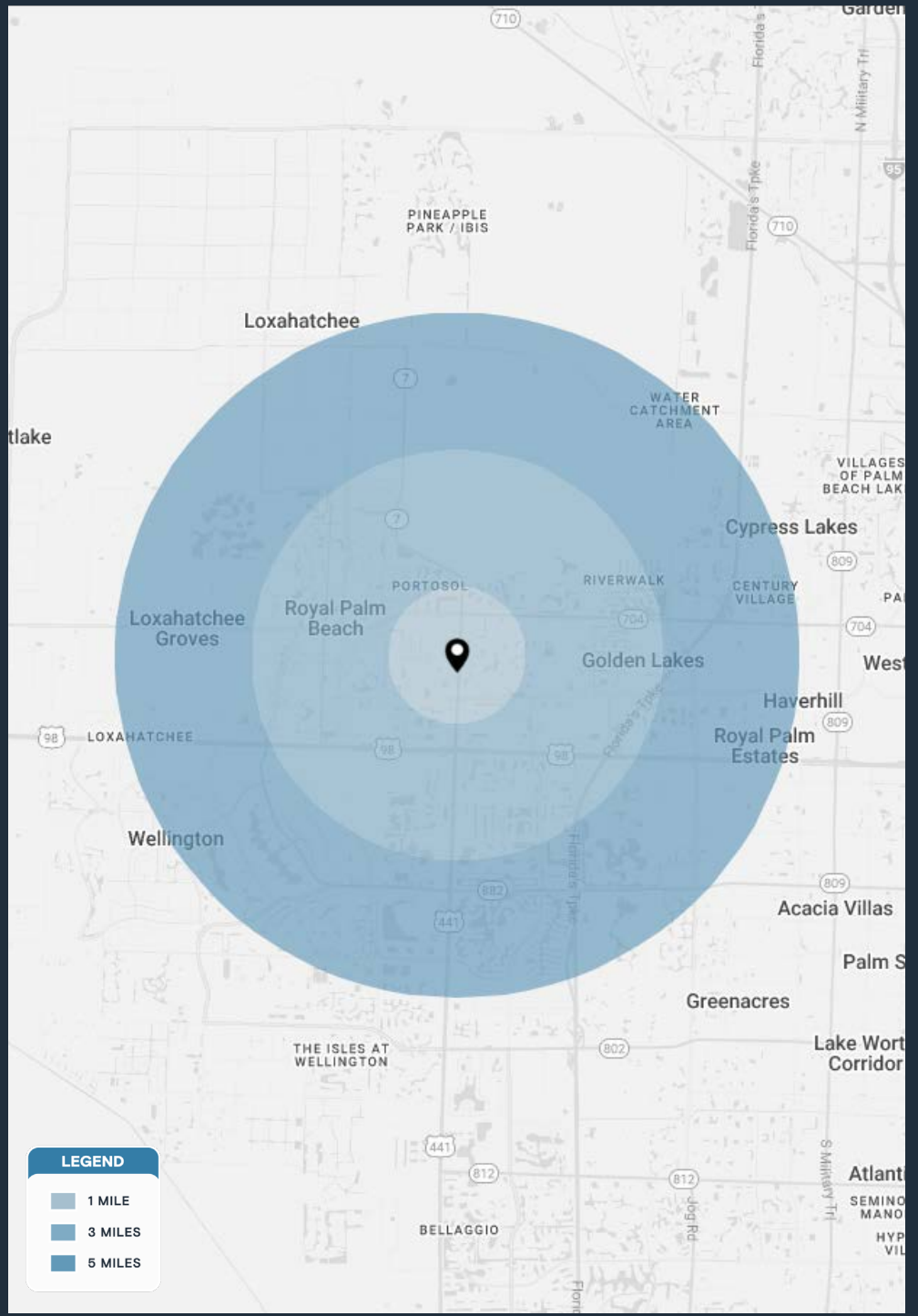
LAND	1.76 Acres
ZONING	General Commercial (CG)
APPROVALS	Potential for Car Wash with previous approvals & Drive-Thru's
PARCEL ID	72414325180010000

HIGHLIGHTS

- **Outparcel to the Regal Theater**
- **Ample parking**
- **44,500 AADT on State Road 7 / US 441**
- Between Okeechobee Boulevard and Belvedere Road, minutes from the Southern Boulevard interchange and the Florida Turnpike
- Trade area anchored by Costco, Walmart, BJ's, Home Depot, Lowes, Publix, Sprouts, Best Buy, Baptist Health
- Royal Palm Beach High School (2,343 students) and Palms West Hospital (204 beds) nearby
- 15 minutes to Palm Beach International Airport

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,931	69,252	224,032
HOUSEHOLDS	3,638	24,350	82,841
EMPLOYEES	3,790	24,220	49,316
AVERAGE HH INCOME	$153,910	$152,376	$128,163



Area Growth

NEW BAPTIST HEALTH
750 S STATE ROAD 7

Baptist Health is building a new 58,700 SF Integrated Care Center in Royal Palm Beach combining a 24-hour emergency department with extensive outpatient and specialty medical services.

MAIN STREET @ TUTTLE ROYALE
STATE ROAD 7 & SOUTHERN BOULEVARD

Concord Wilshire bought the 43-acre site for $60M in April 2026. Plans call for 401 apartments, ±426,764 SF of retail, a 125-key hotel and an ±82,875 SF office building, joining Related Group's 392-unit Pointe at Southern.

STATE ROAD 7 EXTENSION
OKEECHOBEE TO NORTHLAKE

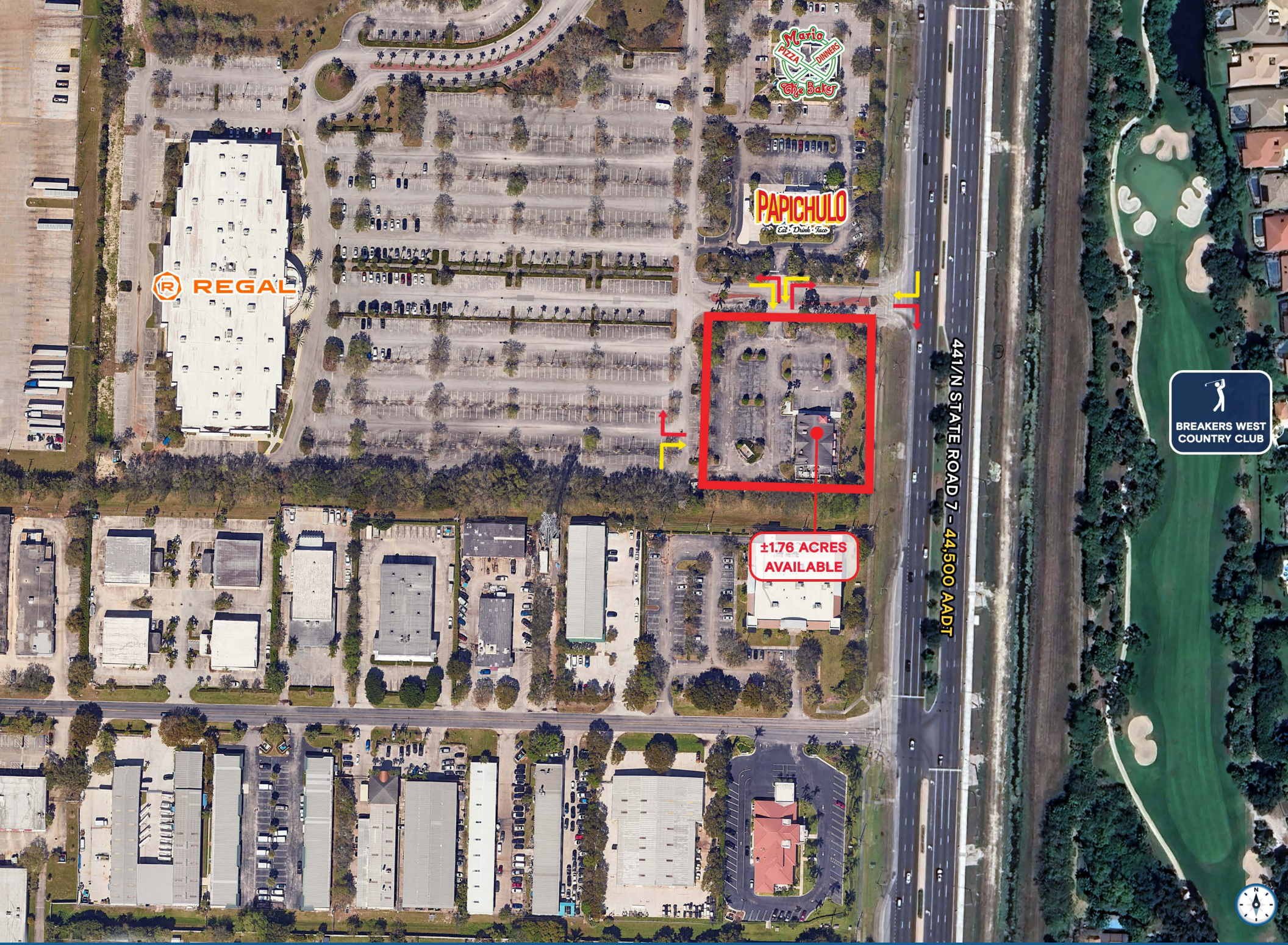
FDOT is widening State Road 7 north of Okeechobbe and building a new four-lane road to Northlake Boulevard. The link is projected to add about 6,000 daily trips south of Okeechobee.

STATE ROAD 7 CORRIDOR PLAN
VILLAGE OF ROYAL PALM BEACH

After the 2023 State Road 7 Corridor Study, the Village created a Mixed Use Social Center land use for State Road 4 frontage. The study's concept for the Regal Plaza adds mixed-use buildings and open space, and the Village has also floated transit-oriented development at State Road 7 and Okeechobee.

WESTERN COMMUNITIES BOOM
WESTLAKE & ARDEN

Westlake, one of the county's fastest-growing cities, approved a 188,779 SF Walmart Supercenter next to a future Lowe's. Arden, a ±1,200-acre master-planned community, keeps adding homes. State Road 7 is the primary route from these communities to the Okeechobee corridor.


Mario
PIZZA
DINNERS
The Bake
PAPICHULO
Eat · Drink · Taco
REGAL
441/N STATE ROAD 7 - 44,500 AADT
BREAKERS WEST
COUNTRY CLUB
±1.76 ACRES
AVAILABLE


CROSSROADS AT ROYAL PALM BEACH
Publix
Walgreens
DOLLAR TREE
Winn-Dixie
CVS
COBBLESTONE VILLAGE
TARGET
CVS
Walgreens
Publix
OKEECHOBEE BOULEVARD – 56,500 AADT
ROYAL PALM BEACH HIGH SCHOOL
2,343 STUDENTS
ALDI
REGAL
SITE
BREAKERS WEST COUNTRY CLUB
441/N STATE ROAD 7 – 44,500 AADT
SOUTHERN PALM CROSSING
COSTCO WHOLESALE
HomeGoods
Marshalls
COMMONS AT ROYAL PALM
HOBBY LOBBY
PETSMART
DOLLAR TREE
SALLY BEAUTY
Walmart
CRESTWOOD SQUARE
Publix
ABC
CORAL SKY PLAZA
BJ's
five BELOW
ROSS DRESS FOR LESS
FAMOUS footwear
SHOPPES AT SOUTHERN PALMS
DICK'S SPORTING GOODS
KOHL'S
DOLLAR TREE
VILLAGE SHOPPES
Burlington
planet fitness
Walgreens
SOUTHERN BOULEVARD – 82,538 AADT
PALMS WEST HOSPITAL
204 BEDS
Office DEPOT
LOWE'S
Publix
WESTERN PLAZA
THE HOME DEPOT
EL DORADO FURNITURE
Advance Auto Parts
T.J.maxx
Michaels
AMERICA'S BEST CONTACTS & EYEGLASSES
ROOMS TO GO
Baptist Health South Florida
THE SHOPPES AT ISLA VERDE
SPROUTS FARMERS MARKET
OLD NAVY
BEST BUY
Total Wine & MORE
petco
ULTA BEAUTY

Contact Brokers

Robert Nuchereno
DIRECTOR
robertnuchereno@katzretail.com
(716) 867-5222

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.15.26

