

FOR LEASE OR GROUND LEASE

±5,760 SF FORMER RESTAURANT ON ±1.76 ACRES

1001 441/N State Road 7, Royal Palm Beach, FL 33411

42,500 AADT ON 441 /
N STATE ROAD 7!



APPROVED FOR A CAR WASH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

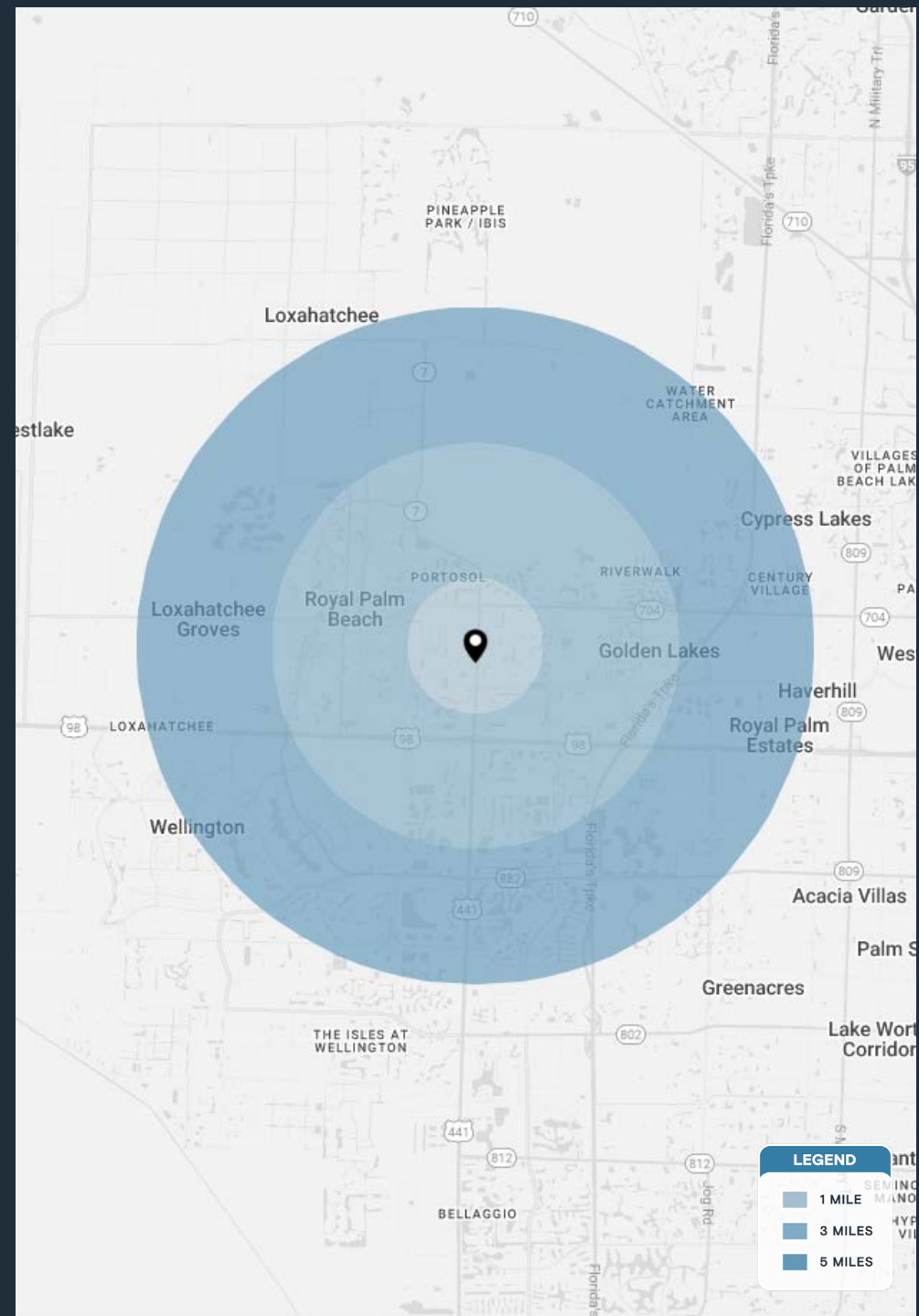
- ±5,760 SF former restaurant on ±1.76 acres for lease/ground lease – also approved for a car wash
- 2nd generation restaurant with grease trap, hood, walk-in cooler/ freezer
- Outdoor patio area
- Will consider uses other than restaurant and redevelopment
- Regional trade area with high volume retailers/restaurants
- Abundant parking
- 42,500 AADT on 441/ N State Road 7
- Average household income of over \$106,000 and 167,568 people in a 5 mile radius

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,257	66,669	167,568
HOUSEHOLDS	2,698	24,676	61,996
EMPLOYEES	6,138	54,748	137,873
AVERAGE HH INCOME	\$102,570	\$110,763	\$106,145

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,167	78,242	199,529
HOUSEHOLDS	6,145	28,676	74,390
EMPLOYEES	14,220	64,126	163,790
AVERAGE HH INCOME	\$111,420	\$110,258	\$102,506







REGAL

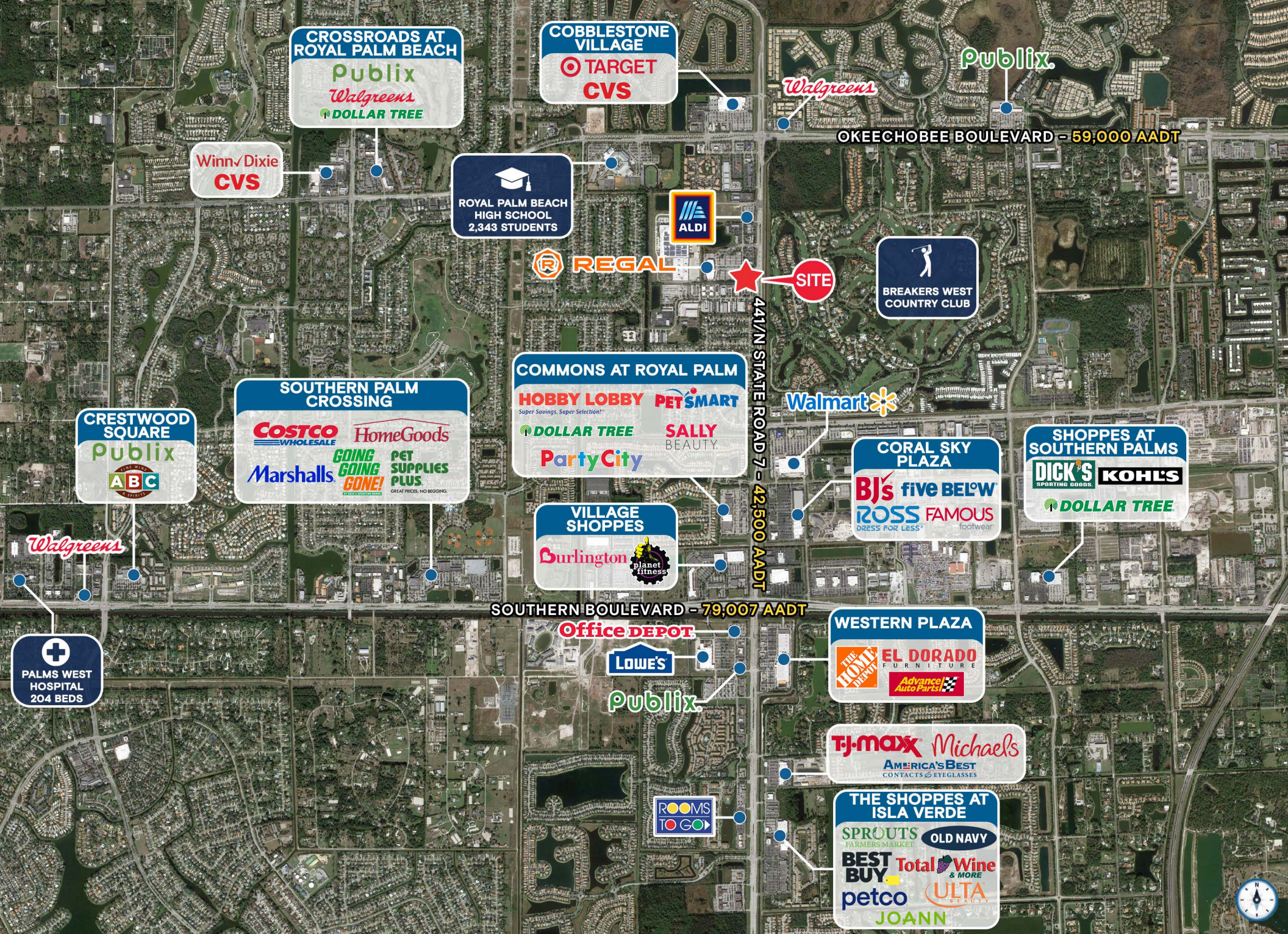
PAPICHULO
Eat • Drink • Dance

**±5,760 SF
±1.76 ACRES
AVAILABLE**

441/N STATE ROAD 7 - 42,500 AADT

**BREAKERS WEST
COUNTRY CLUB**





CROSSROADS AT ROYAL PALM BEACH
Publix
 Walgreens
 DOLLAR TREE

COBBLESTONE VILLAGE
 TARGET
 CVS

Walgreens

Publix

OKEECHOBEE BOULEVARD - 59,000 AADT

Winn/Dixie
 CVS

ROYAL PALM BEACH
 HIGH SCHOOL
 2,343 STUDENTS

ALDI

REGAL

SITE

BREAKERS WEST
 COUNTRY CLUB

COMMONS AT ROYAL PALM
 HOBBY LOBBY PETSMART
 Super Savings. Super Selection!
 DOLLAR TREE SALLY BEAUTY
 PartyCity

Walmart

SOUTHERN PALM CROSSING
 COSTCO WHOLESALE HomeGoods
 GOING GOING GONE! PET SUPPLIES PLUS
 Marshalls GREAT PRICES. NO REGIONS.

CRESTWOOD SQUARE
 Publix
 ABC

SHOPPES AT SOUTHERN PALMS
 DICK'S SPORTING GOODS KOHL'S
 DOLLAR TREE

CORAL SKY PLAZA
 BJ's five BELOW
 ROSS FAMOUS
 DRESS FOR LESS footwear

VILLAGE SHOPPES
 Burlington planet fitness

411/N STATE ROAD 7 - 42,500 AADT

SOUTHERN BOULEVARD - 79,007 AADT

PALMS WEST HOSPITAL
 204 BEDS

Office DEPOT

WESTERN PLAZA
 THE HOME DEPOT EL DORADO FURNITURE
 Advance! Auto Parts

LOWE'S

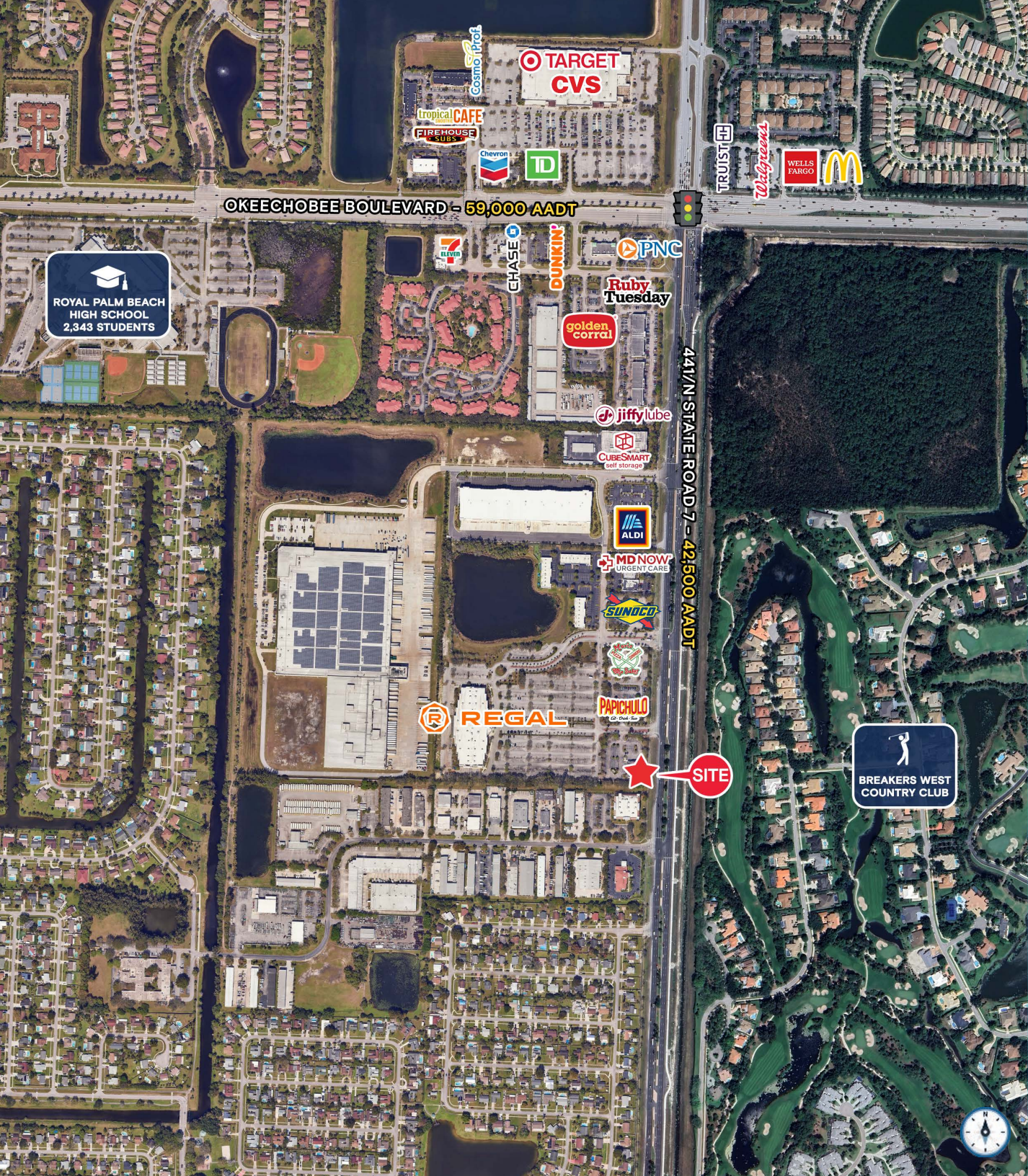
Publix

TJ-maxx Michaels
 AMERICA'S BEST CONTACTS & EYEGLASSES

ROOMS TO GO

THE SHOPPES AT ISLA VERDE
 SPROUTS FARMERS MARKET OLD NAVY
 BEST BUY Total Wine & MORE
 petco ULTA
 JOANN





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Contact Broker

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