

FOR SALE | FOR GROUND LEASE

±0.68 ACRES AVAILABLE

1098 N MILITARY TRAIL, WEST PALM BEACH, FL 33409



OUTPARCEL AT MAIN ENTRANCE TO WALMART

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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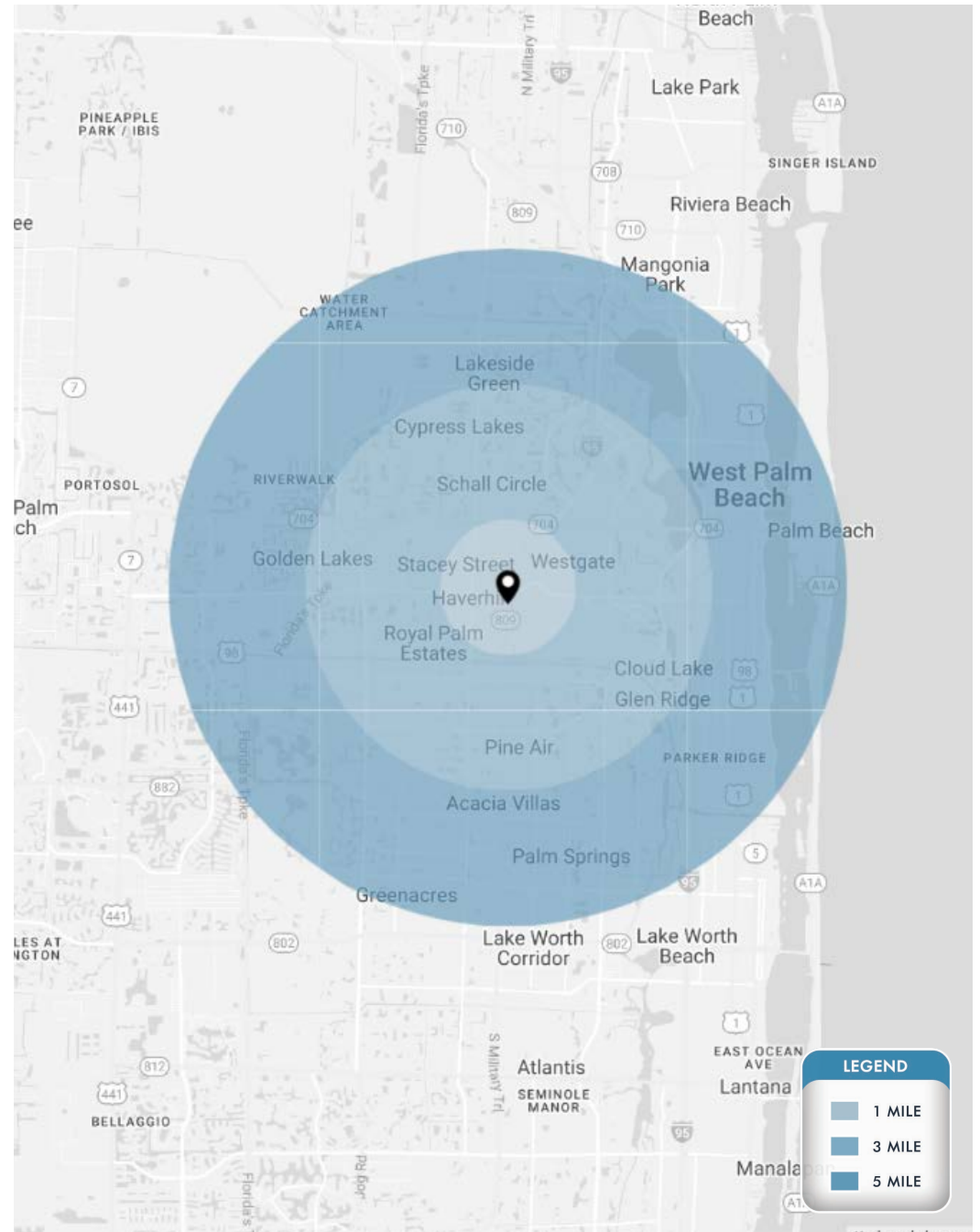
PROPERTY OVERVIEW

HIGHLIGHTS

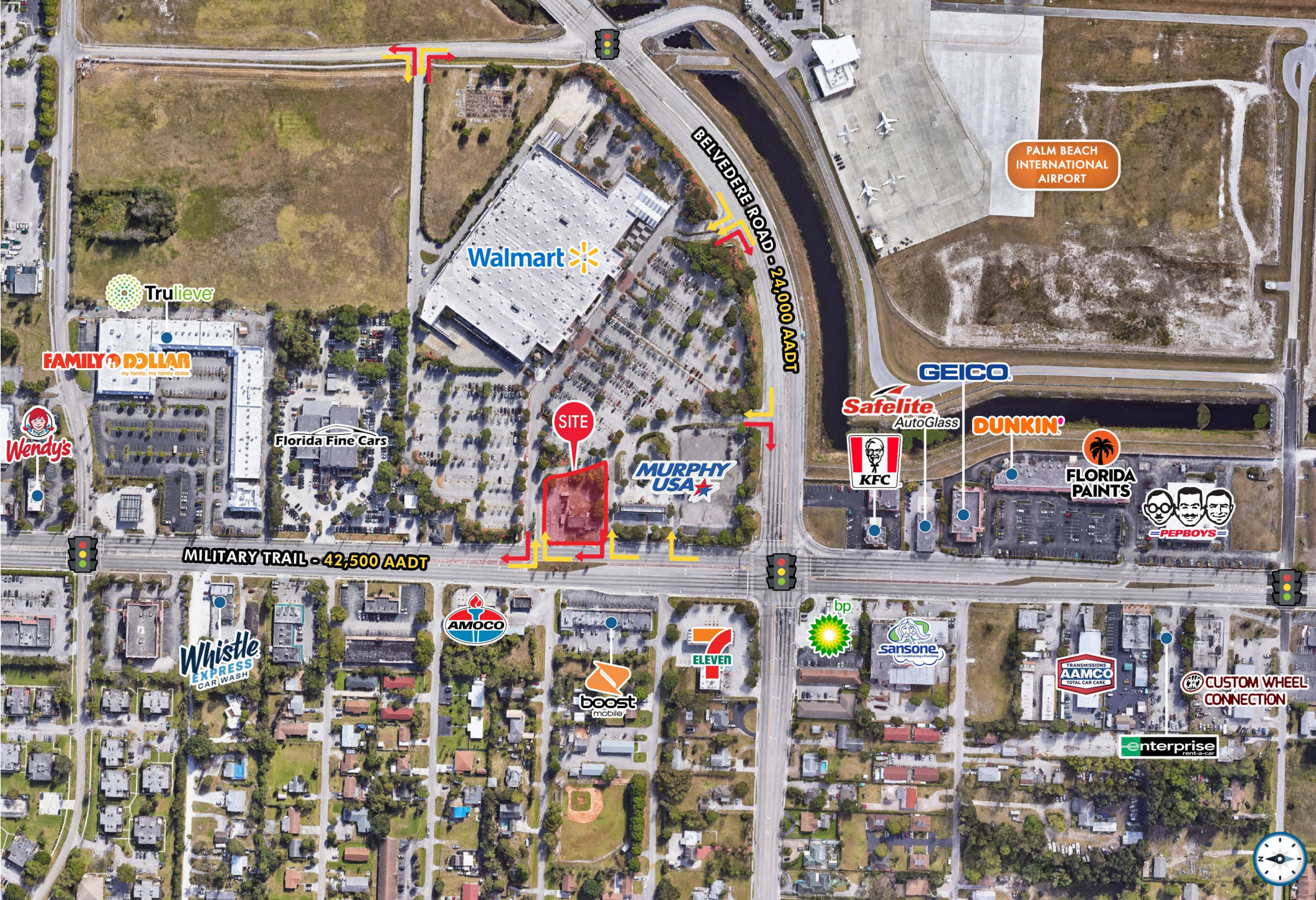
- ±0.68 acre outparcel available
- Zoned Multiple Use Planned Development (MUPD)
- Seeking car wash, QSR, or fast food
- Excellent frontage on Military Trail which sees 42,500 vehicles daily
- 66,500 vehicles daily at the intersection
- At the main entrance to **Walmart** ✨
- Strategically positioned across the street from Palm Beach International Airport

DEMOGRAPHICS

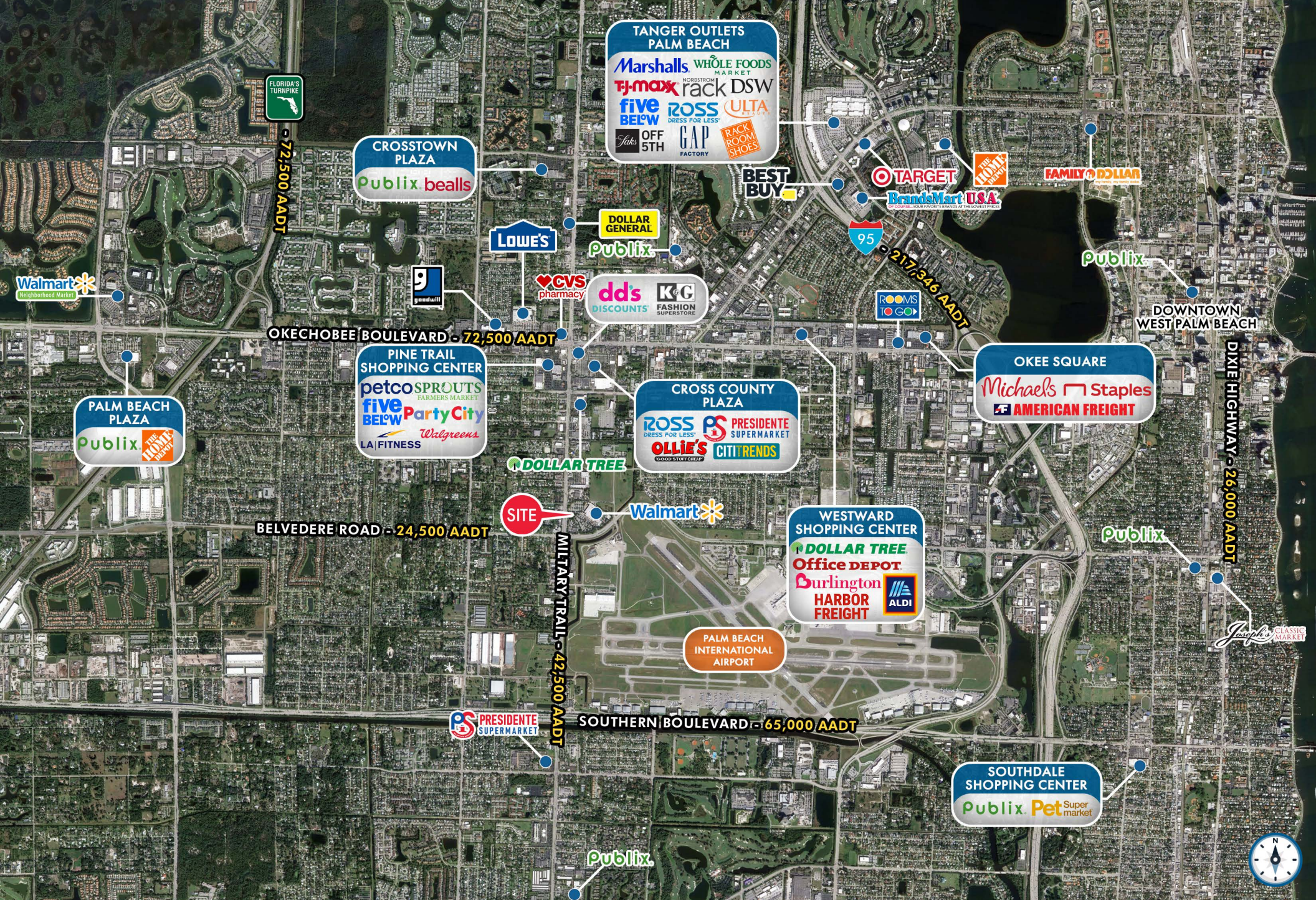
	1 Mile	3 Miles	5 Miles
POPULATION	12,715	120,035	310,346
HOUSEHOLDS	4,036	45,983	122,132
DAYTIME EMPLOYEES	9,676	97,351	253,100
AVERAGE HH INCOME	\$63,563	\$70,739	\$91,178
	5 Minutes	10 Minutes	15 Minutes
POPULATION	47,644	183,852	379,436
HOUSEHOLDS	16,223	72,204	146,098
DAYTIME EMPLOYEES	37,590	149,793	308,364
AVERAGE HH INCOME	\$69,922	\$79,194	\$91,807



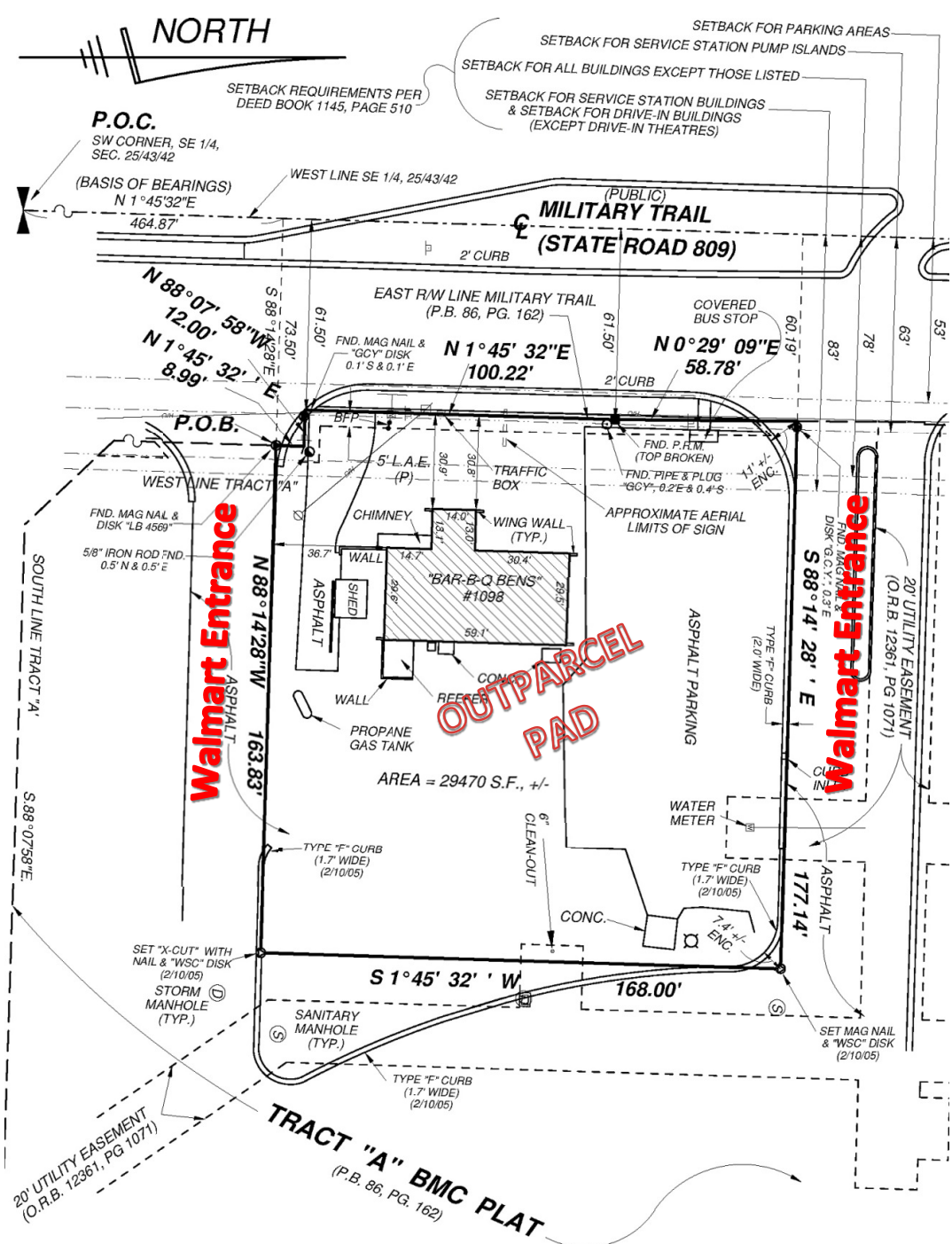
1098 N MILITARY TRAIL | EXECUTIVE SUMMARY



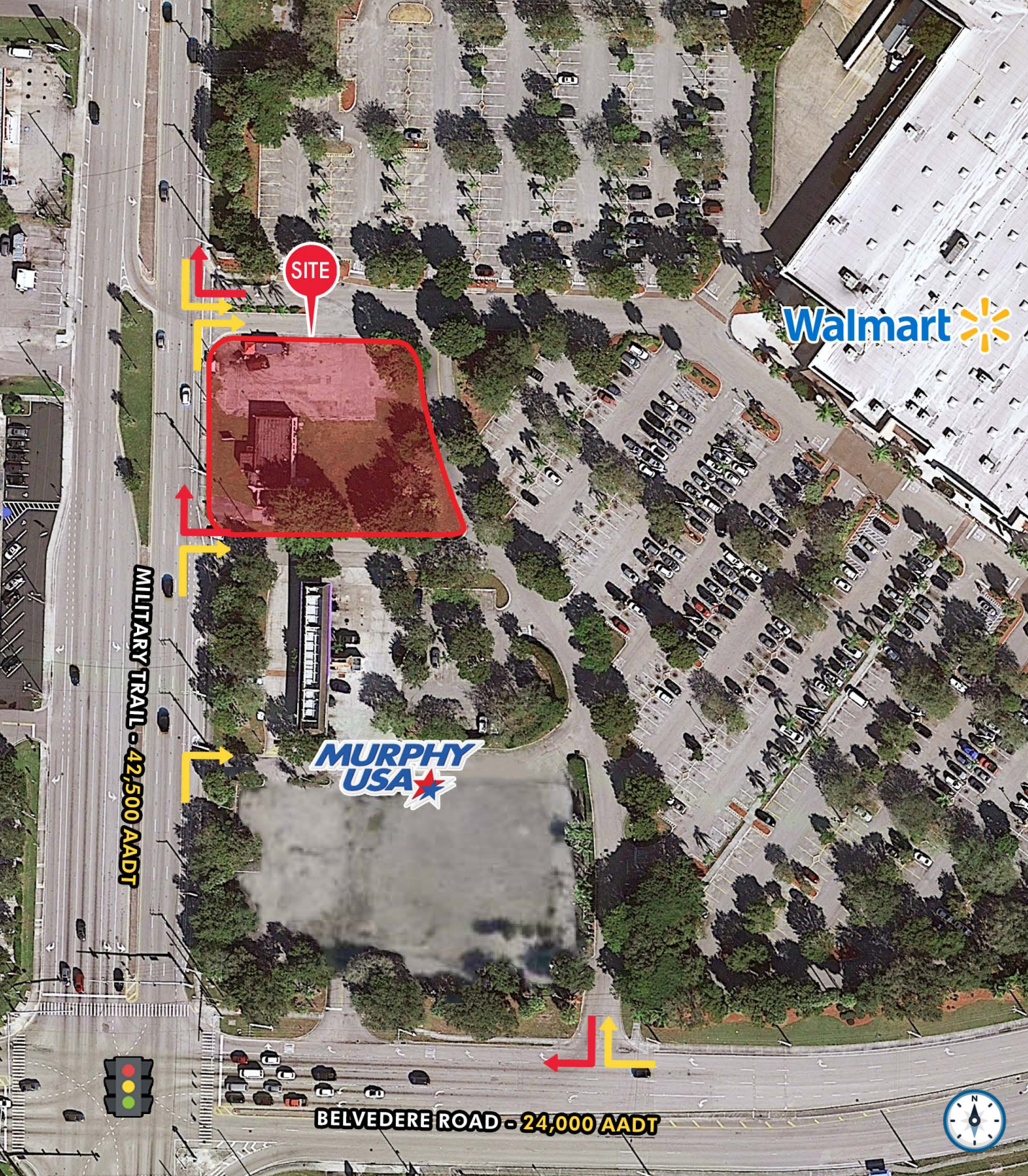
1098 N MILITARY TRAIL | CLOSE INTERSECTION AERIAL



1098 N MILITARY TRAIL | EXTENDED TRADE AERIAL



1098 N MILITARY TRAIL | SITE SURVEY



SITE

Walmart

MURPHY USA

MILITARY TRAIL - 42,500 AADT

BELVEDERE ROAD - 24,000 AADT

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