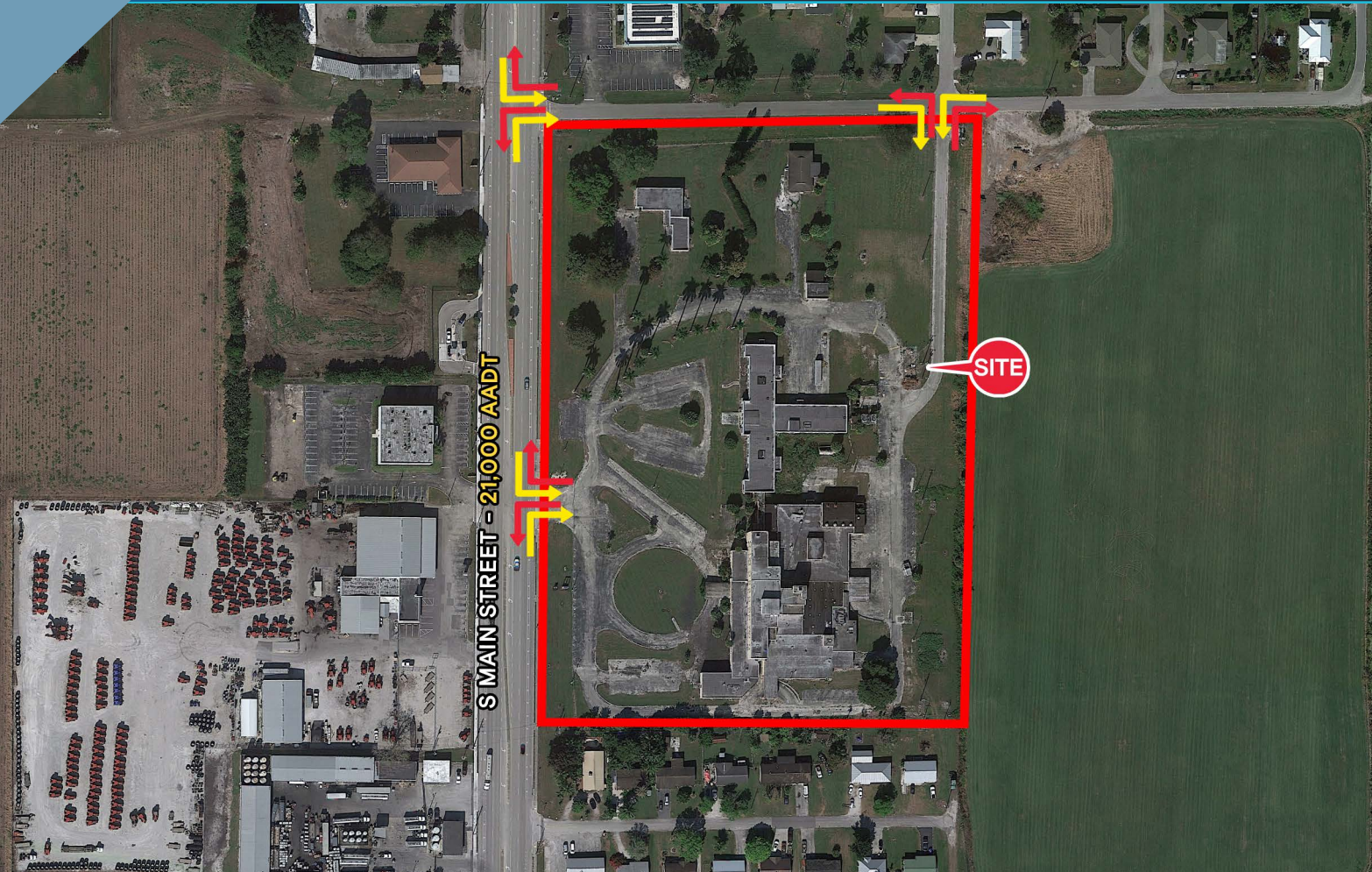


BUILD TO SUIT | GROUND LEASE | FOR SALE

±14.64 ACRES

1201 S Main Street, Belle Glade, FL 33430

NEW DEVELOPMENT
OPPORTUNITY



STRATEGICALLY LOCATED IN THE HEART OF BELLE GLADE, FL

Robert Nuchereneno

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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Jon Cashion




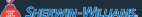
PRINCIPAL

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Property Overview

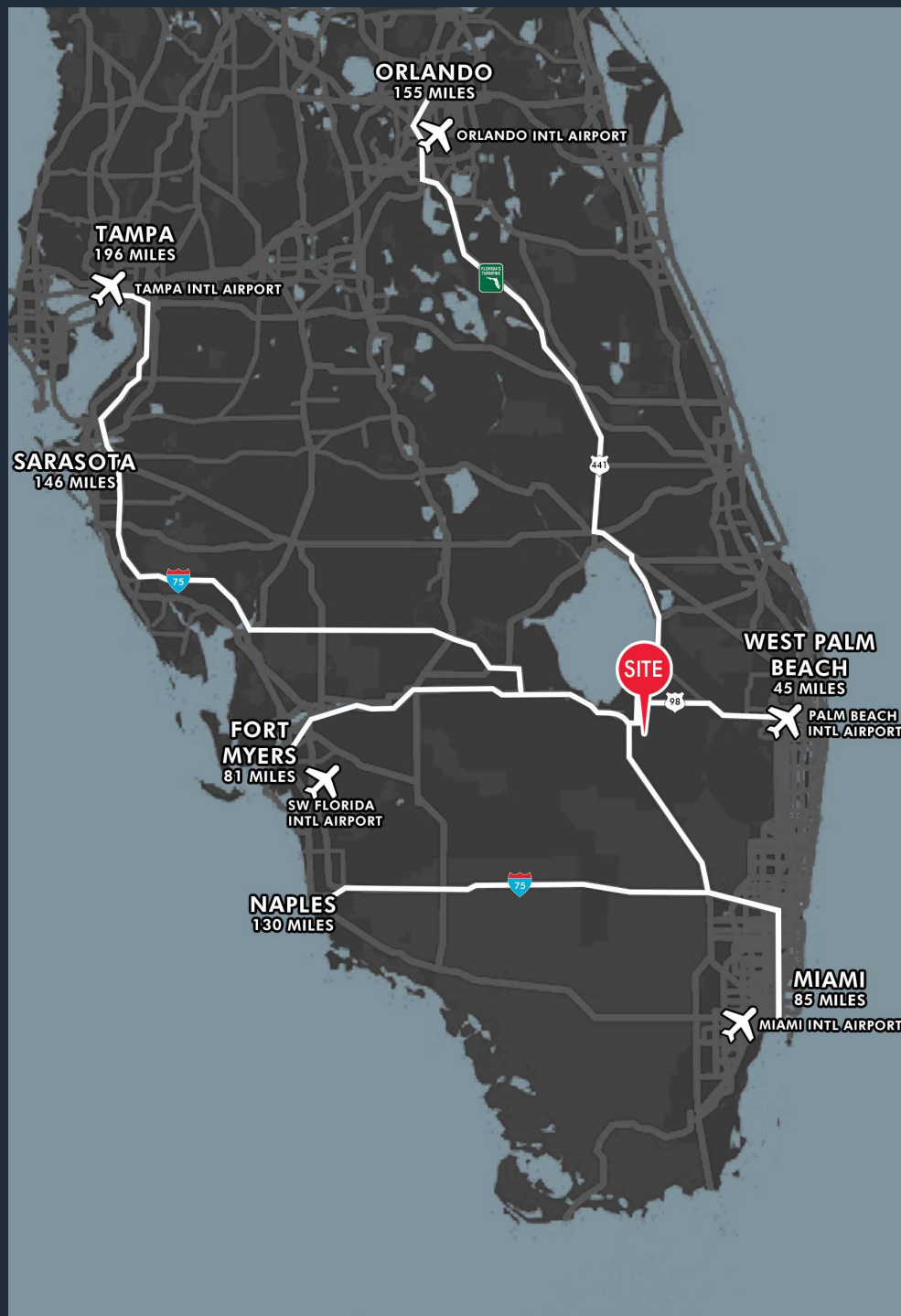
HIGHLIGHTS

- ±14.64 acres for sale or lease
- At the crossroads of Belle Glade's growth and opportunity
- Just 0.5 miles south of a very strong Winn-Dixie
- Capitalize on existing population as well as daily vehicular traffic traveling across the state
- Notable retailers in the market include: **Winn/Dixie** ♥ **CVS**




- Seeking big box retailers, outparcel users for this property

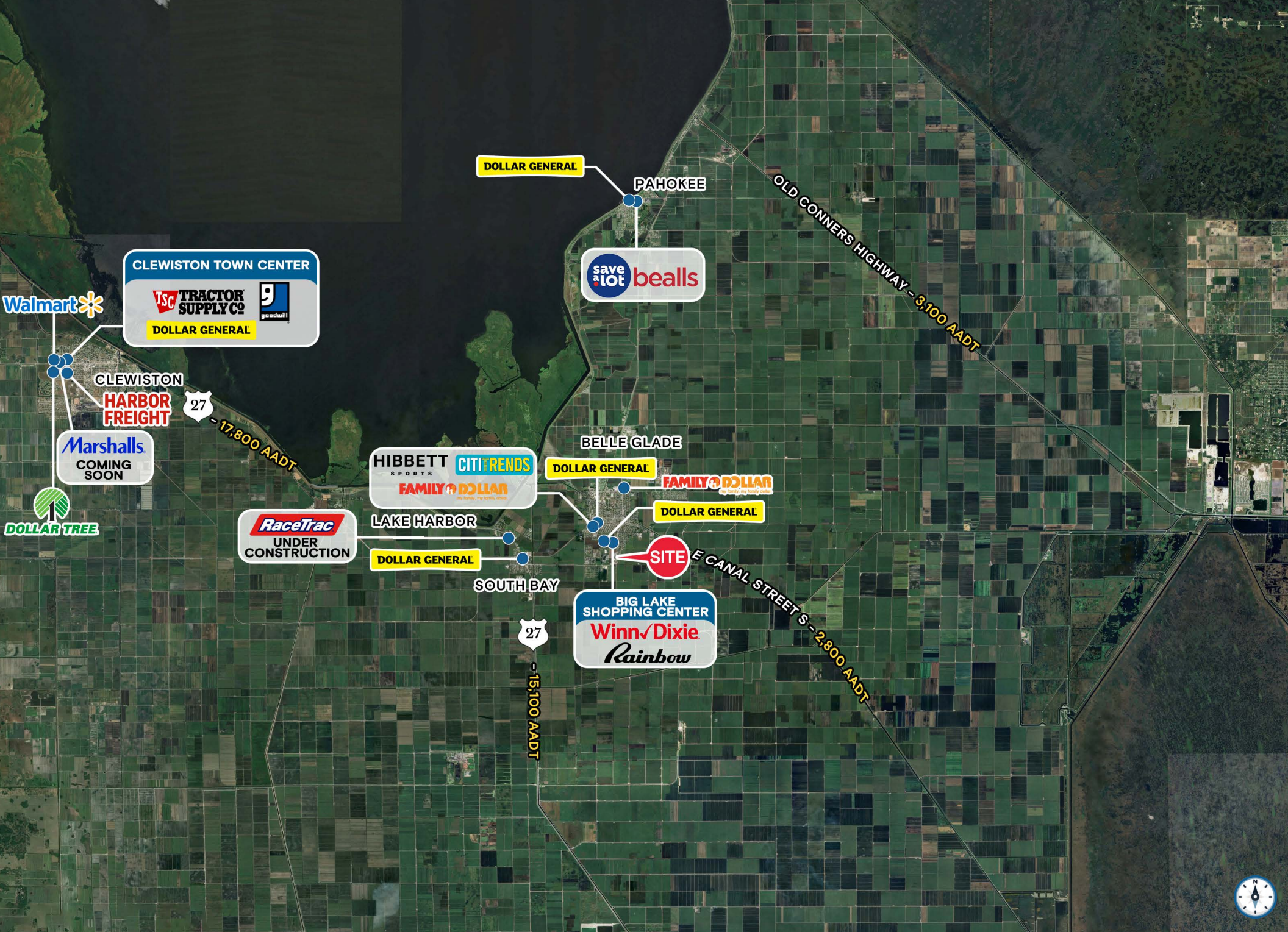
BELLE GLADE HIGHLIGHTS

- The market is famous for its sugarcane production (The Sweetest Place on Earth)
- Proximity major cities like West Palm Beach and gives access to larger metropolitan and major transportation routes
- Access to Lake Okeechobee
- Up and coming market - increasing opportunities for commercial, residential and industrial development
- Local infrastructure improvements on roads and utilities for new developments

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,563	21,539	26,039
HOUSEHOLDS	2,283	7,006	7,995
EMPLOYEES	5,139	16,889	20,539
AVERAGE HH INCOME	\$54,182	\$63,674	\$65,270







Contact Brokers

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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: 04.01.25