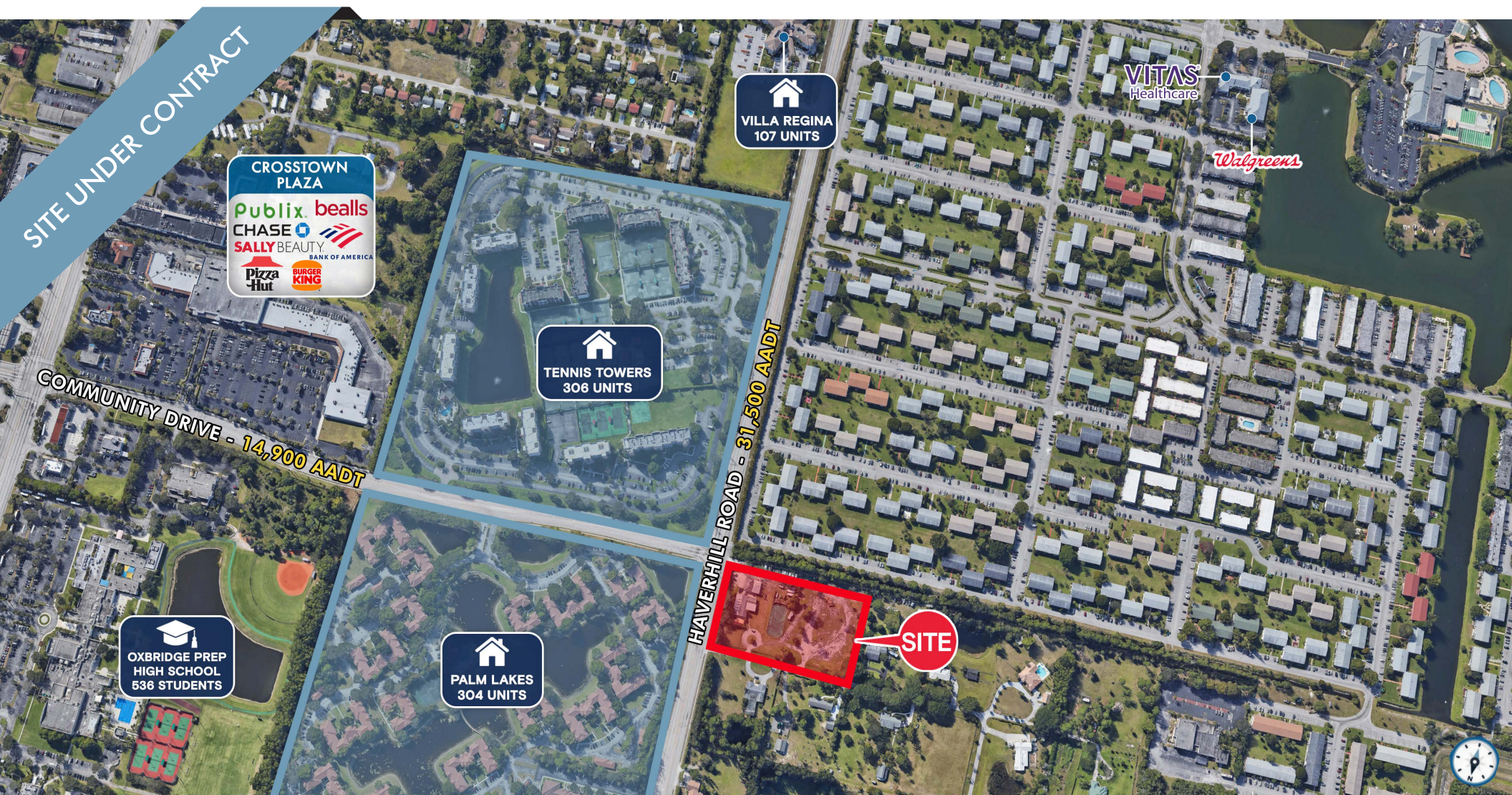


FOR SALE / JV

# ±3.97 ACRES AVAILABLE

3037 HAVERHILL ROAD, WEST PALM BEACH, FL 33417



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

NICOLE FONTAINE  
VICE PRESIDENT

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(561) 869-4350

# PROPERTY OVERVIEW

## HIGHLIGHTS

- Site Under Contract
- Site plan approved for Congregate Living Facility, e.g., Assisted Living, Memory Care, Rehab Facility, Place of Worship
- County approved ALF for Brain Injury Facility due to high demand in Palm Beach County
- Budget and approvals are in place to go vertical
- Conveniently located within a 10 minute drive time to St. Mary’s Hospital, PBI Airport, Interstate 95 and the Turnpike
- Nicely situated just off signalized intersection
- Positioned in high-density residential/commercial market
- Property benefits from being located between two major traffic arteries, Okeechobee Boulevard and Palm Beach Lakes Boulevard

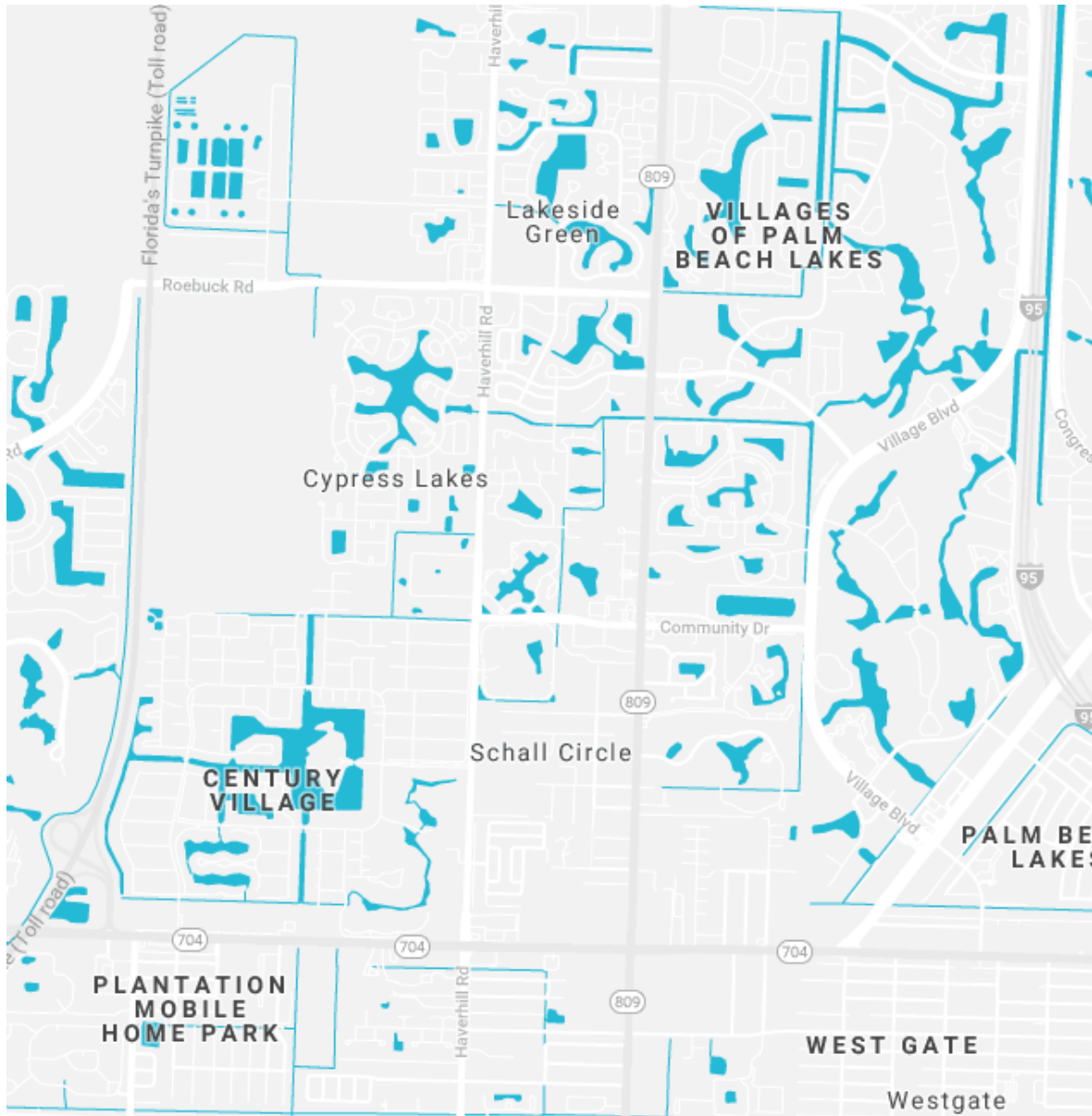


## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,919	100,995	231,139
HOUSEHOLDS	8,926	42,745	92,614
DAYTIME EMPLOYEES	13,319	79,756	183,572
AVERAGE HH INCOME	\$47,443	\$64,330	\$75,840
	5 Minutes	10 Minutes	15 Minutes
POPULATION	35,865	129,388	294,697
HOUSEHOLDS	17,843	53,621	116,837
DAYTIME EMPLOYEES	28,707	101,899	234,692
AVERAGE HH INCOME	\$55,615	\$67,470	\$78,671



# 3037 HAVERHILL ROAD | EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

<b>PARCEL ID NUMBER:</b>	00-42-43-14-00-000-5190
<b>BUILDING SIZE:</b>	Planned 47 Beds - ±3,000 SF Existing Congregate Living Facility with 5 Beds
<b>MUNICIPALITY:</b>	Unincorporated Palm Beach County
<b>TOTAL SF:</b>	±172,933 SF
<b>LAND SIZE:</b>	±3.97 Acres
<b>ZONING:</b>	PUD - Type 3 - Congregate Living

3037 HAVERHILL ROAD | PROPERTY DESCRIPTION



Haverhill Road = 28,000 AADT



# 3037 HAVERHILL ROAD | APPROVED SITE PLAN



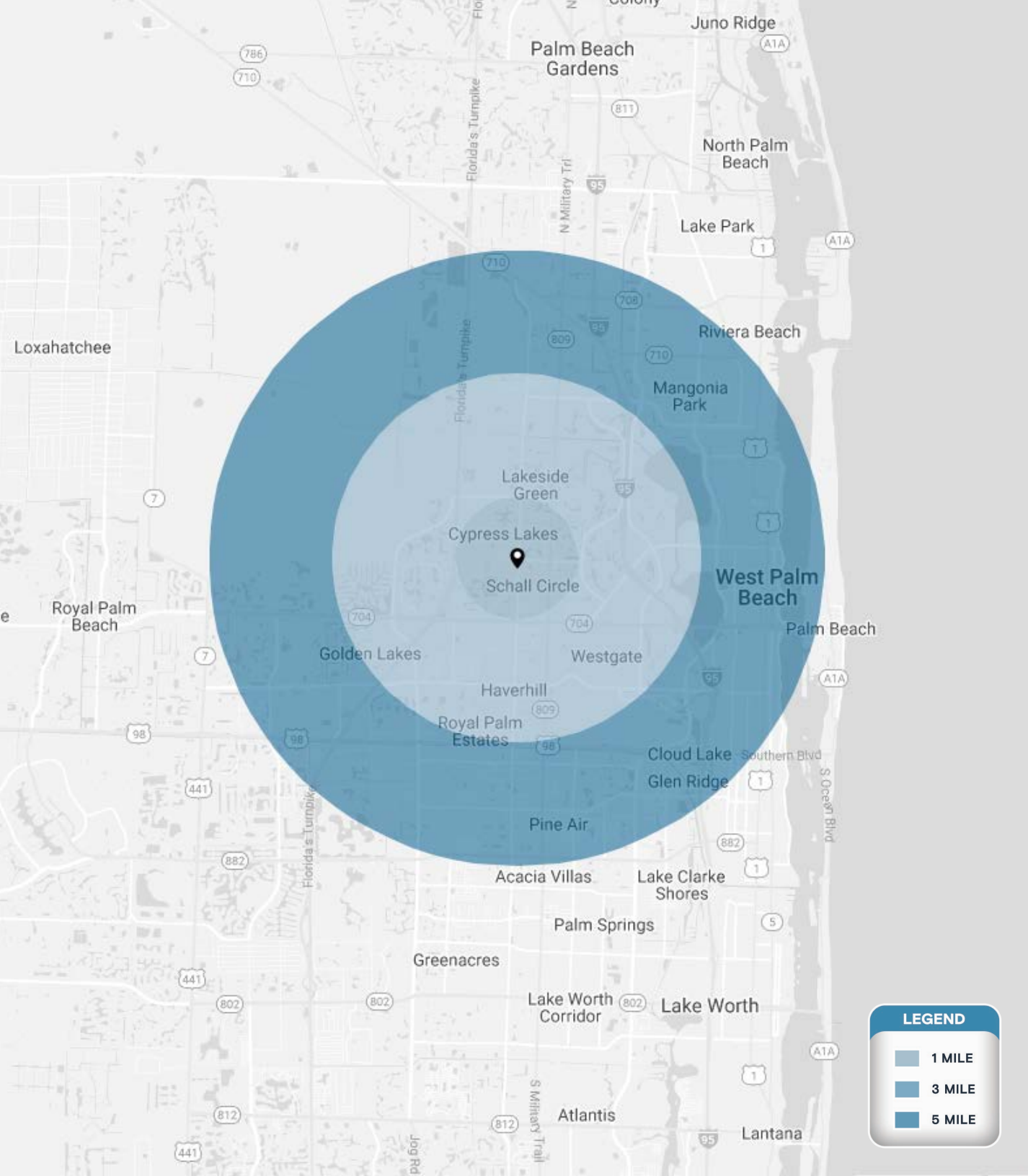
HAVERHILL ROAD - 28,000 AADT



3037 HAVERHILL ROAD | CLOSE-UP SITE AERIAL



3037 HAVERHILL ROAD | TRADE AERIAL



**LEGEND**

- 1 MILE
- 3 MILE
- 5 MILE

**CONTACT AGENT**

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