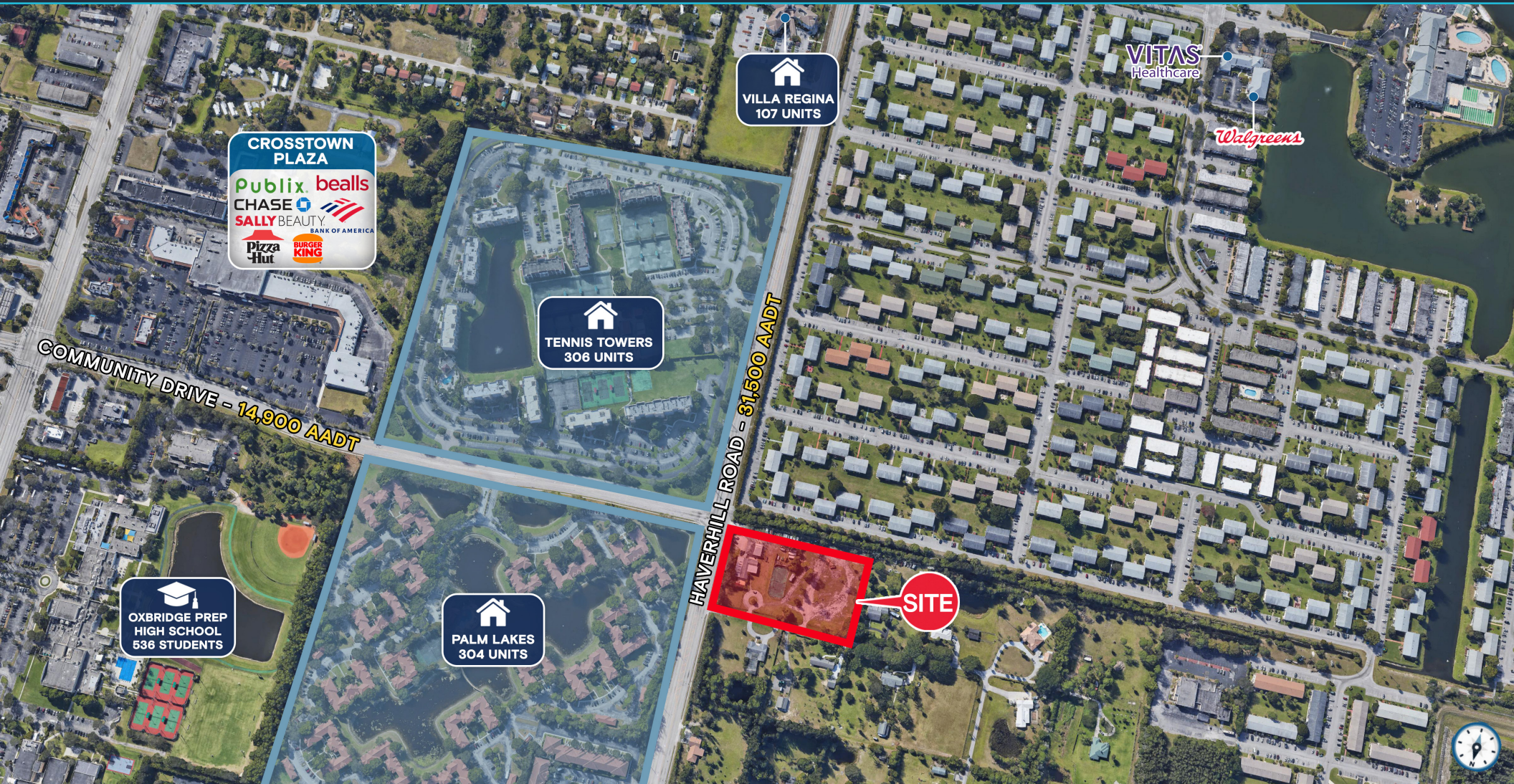


FOR SALE / JV

# ±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

[nicolefontaine@katzretail.com](mailto:nicolefontaine@katzretail.com)

(561) 869-4350

# Property Overview

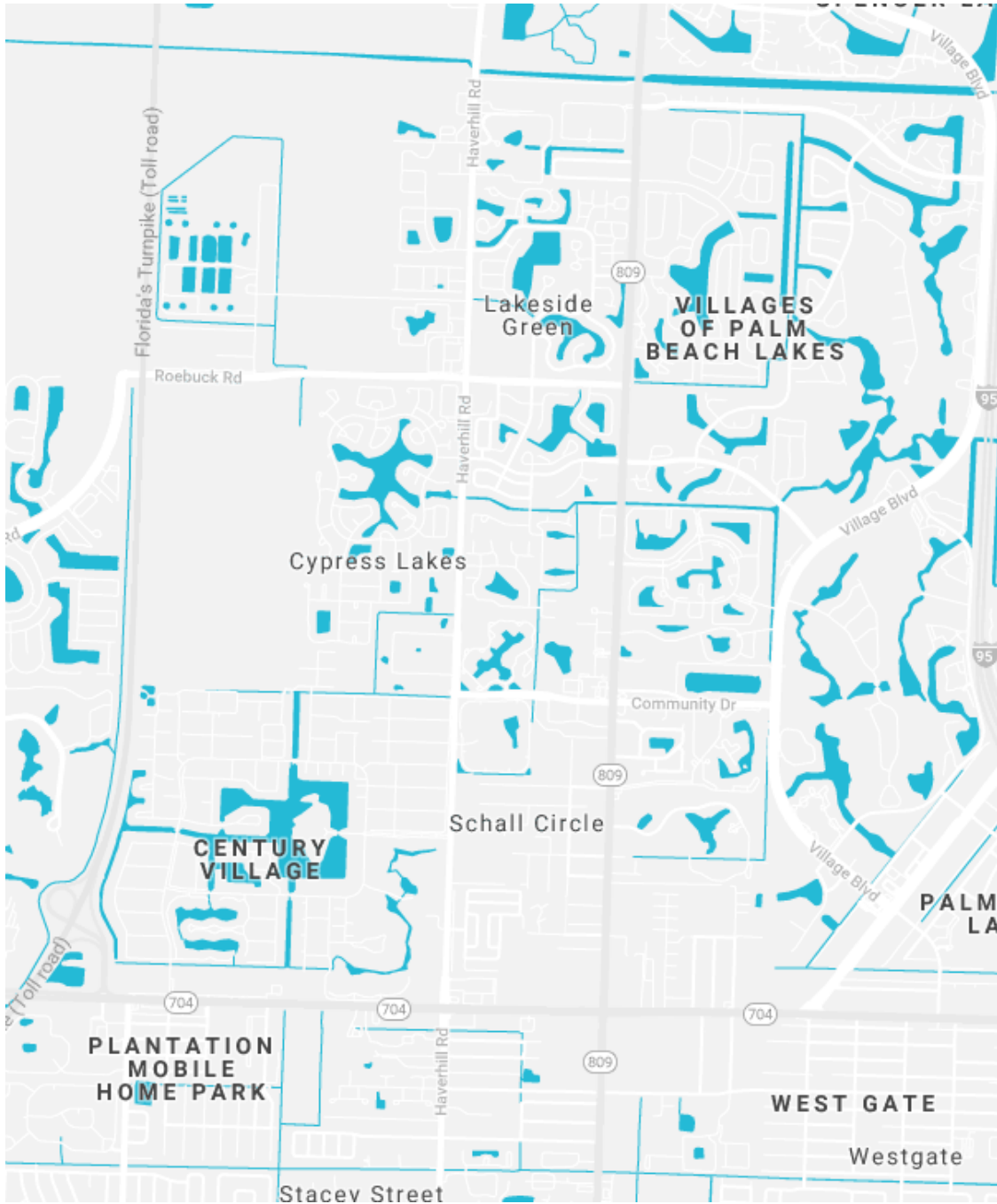
## HIGHLIGHTS

- 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
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
EMPLOYEES	28,707	101,899	234,692
AVERAGE HH INCOME	\$55,615	\$67,470	\$78,671





## 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



HAVERHILL ROAD - 28,000 AADT

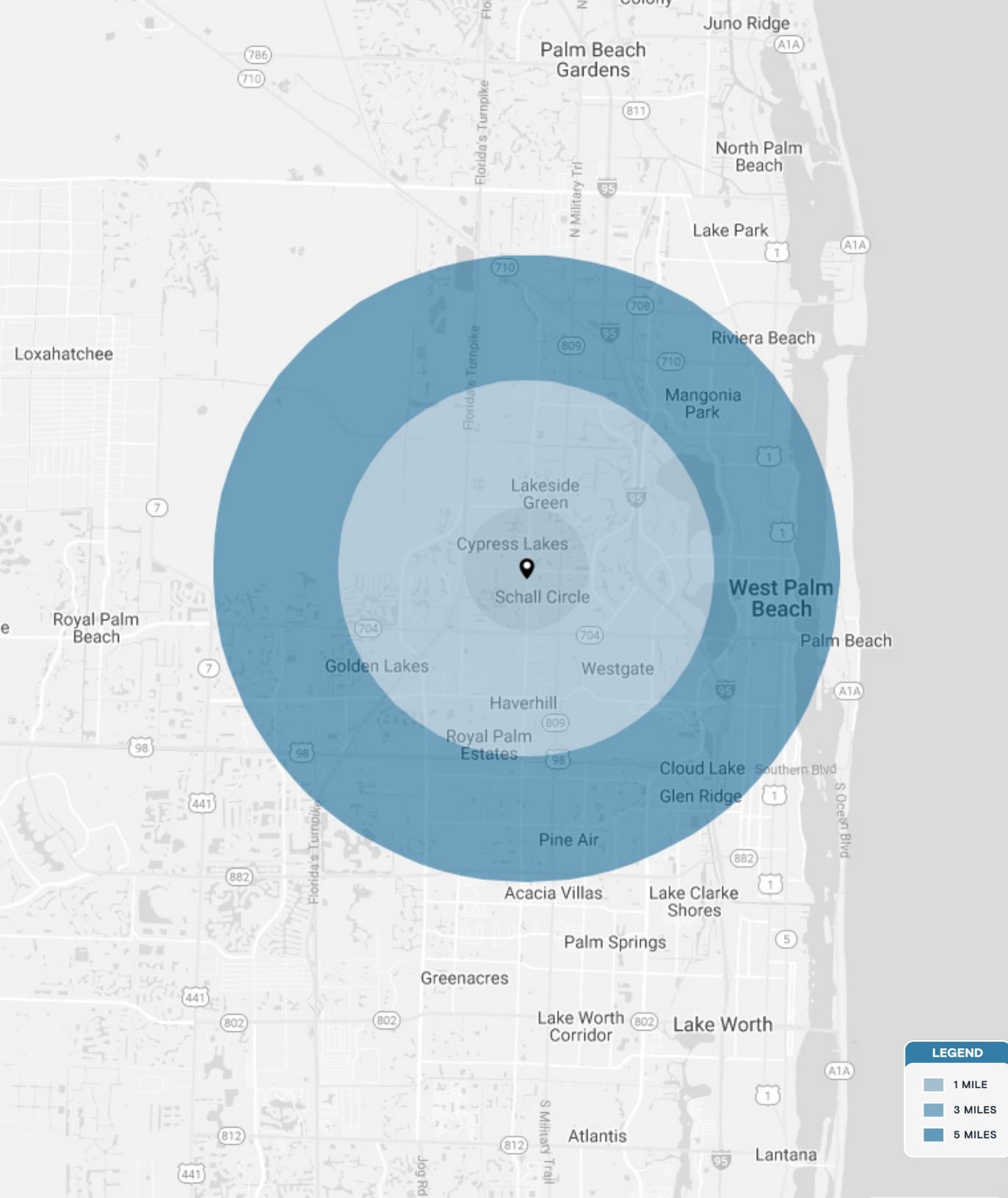




HAVERHILL ROAD - 28,000 AADT







**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

# Contact Agent

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## KATZ & ASSOCIATES

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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: 12.20.24