

FOR SALE / JV

±3.97 ACRES AVAILABLE

3037 HAVERHILL ROAD | WEST PALM BEACH, FL



Approved ALF & Place of
Worship Site

Crosstown Plaza

Publix. SALLY BEAUTY
BEALLS BANK OF AMERICA
CHASE BURGER KING Pizza Hut

VILLA REGINA
107 UNITS

TENNIS TOWERS
306 UNITS

COMMUNITY DRIVE - 13,700 AADT

OXBRIDGE PREPARATORY
HIGH SCHOOL
702 STUDENTS

PALM LAKES
304 UNITS

HAVERHILL ROAD - 28,000 AADT

SITE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

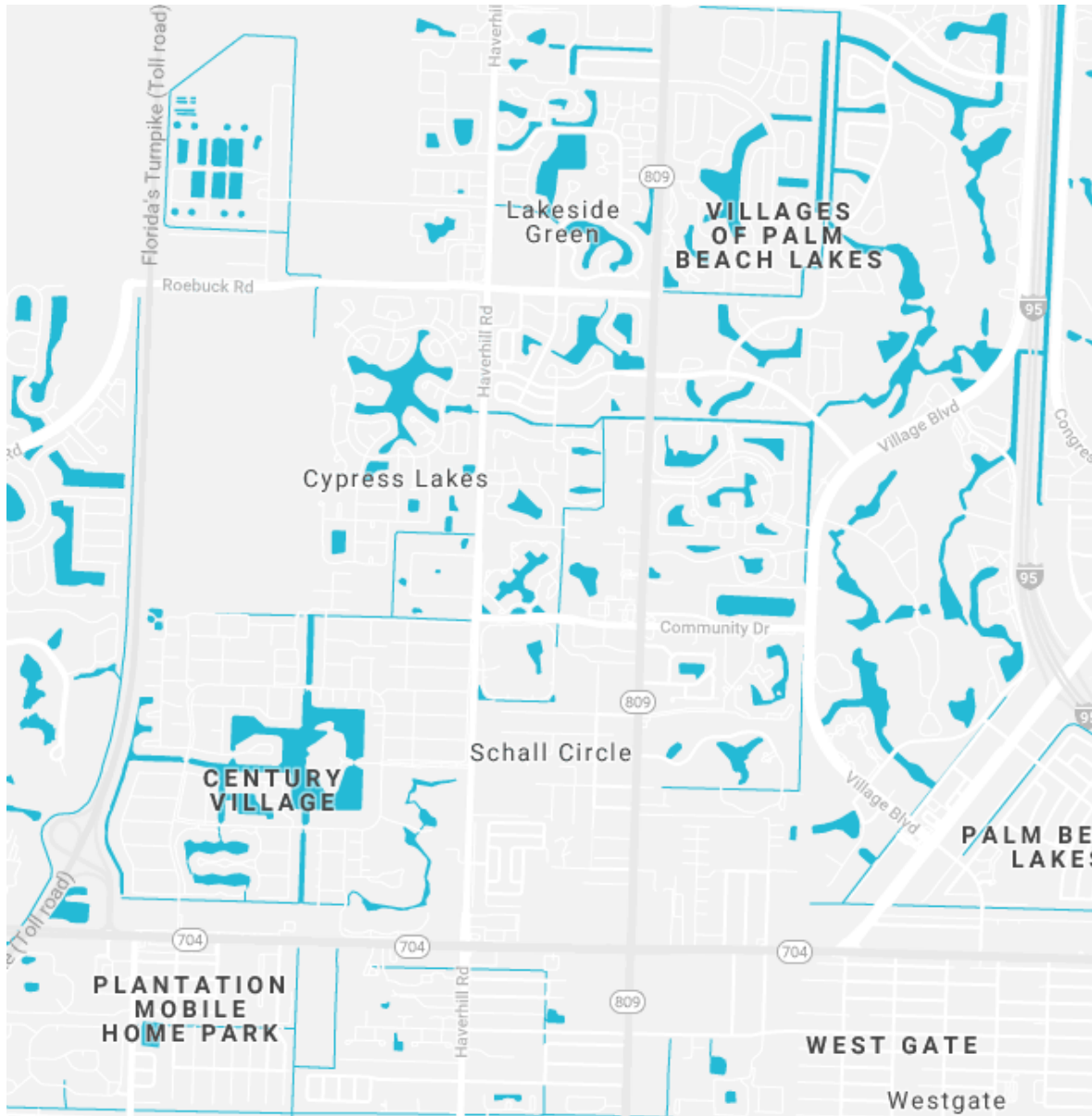
- Site plan approved for Congregate Living Facility, e.g., Assisted Living, Memory Care, Rehab Facility, Place of Worship
- County approved ALF for Brain Injury Facility due to high demand in Palm Beach County
- Budget and approvals are in place to go vertical
- Conveniently located within a 10 minute 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
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

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

3037 HAVERHILL ROAD | PROPERTY DESCRIPTION



HAVERHILL ROAD = 28,000 ADT

3037 HAVERHILL ROAD | APPROVED SITE PLAN



HAVERHILL ROAD - 28,000 ADT



3037 HAVERHILL ROAD | CLOSE-UP SITE AERIAL

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SITE

OXBRIDGE PREPARATORY
HIGH SCHOOL
536 STUDENTS

West Palm Beach
(Palm Beach Outlets)
five BELOW
TJ-maxx ROSS OLD NAVY BED BATH & BEYOND
ULTA PETS M ART NORDSTROM rack
GAP LOFT OFF 5TH WHOLE FOODS XXXI FOREVER
J.CREW HomeGoods DSW

PALM BEACH LAKES BOULEVARD - 39,000 ADT

Crosstown Plaza
Publix SALLY BEAUTY
BEALLS BANK OF AMERICA
CHASE Pizza Hut BURGER KING

IMPERIAL
MEDICAL CENTER

Publix Panera DUFFYS

Westward Shopping
Center
HAVERTYS Burlington ALDI
HARBOR FREIGHT
SHOECARNIVAL

FLORIDA'S TURNPIKE
- 64,400 ADT

MILITARY TRAIL - 38,000 ADT

LOWE'S

OKEECHOBEE BOULEVARD - 66,500 ADT

MD NOW
URGENT CARE

OKEECHOBEE BOULEVARD - 48,000 ADT

West Palm Beach
(Pine Trail Square)
LA FITNESS petco
Marshalls Party City

Cross County Plaza
ROSS Winn Dixie
DAVID'S BRIDAL Rainbow
Youfit BIG LOTS! JOANN
OLLIE'S OUTLET dd's DISCOUNTS LAUNCH

Okee Square
Michaels ROOMS TO GO

95

- 210,986 ADT

MILITARY TRAIL - 41,000 ADT

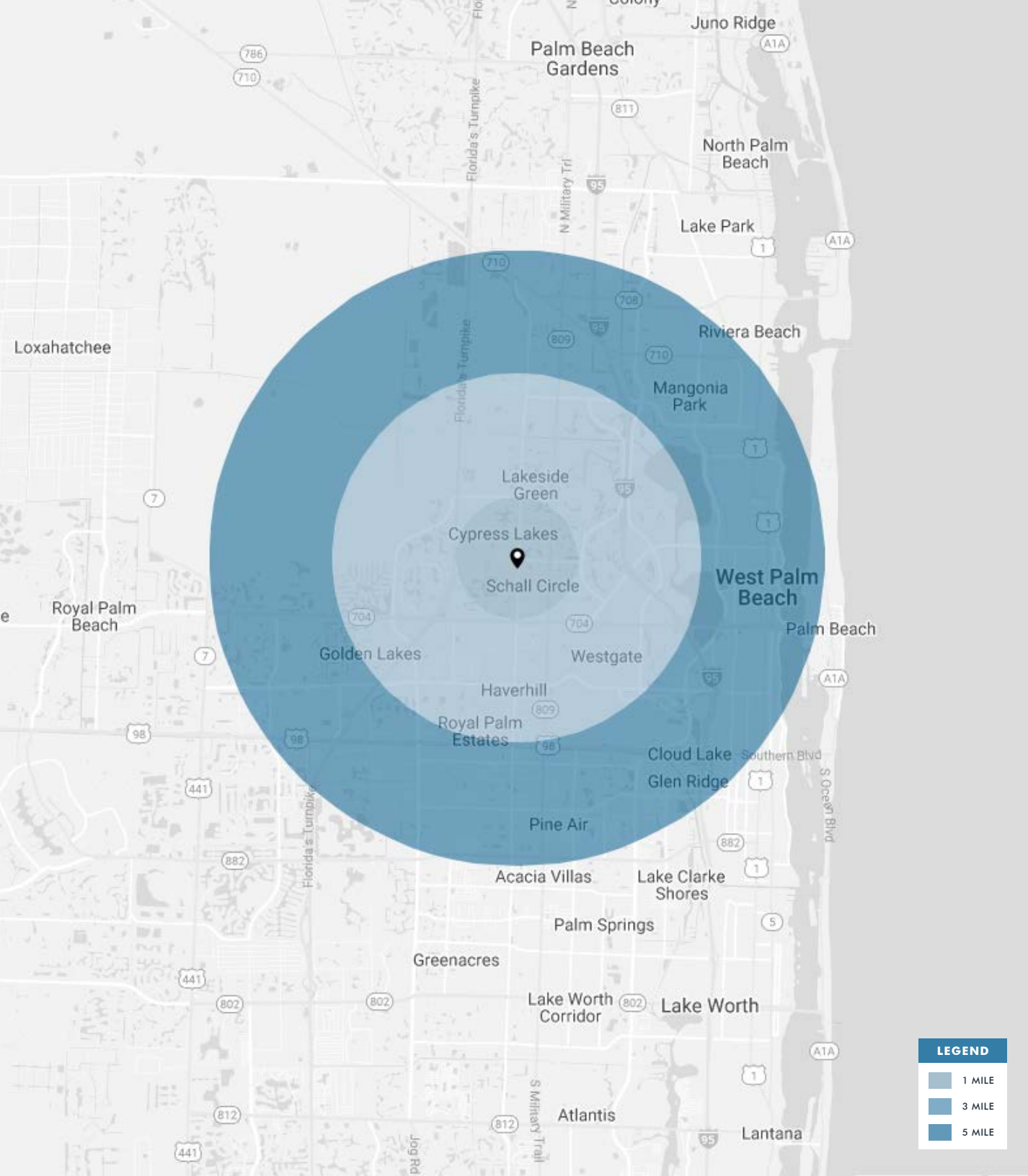
Walmart*

BELVEDERE ROAD - 20,500 ADT

Palm Beach
International Airport



3037 HAVERHILL ROAD | TRADE AERIAL



LEGEND	
	1 MILE
	3 MILE
	5 MILE

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