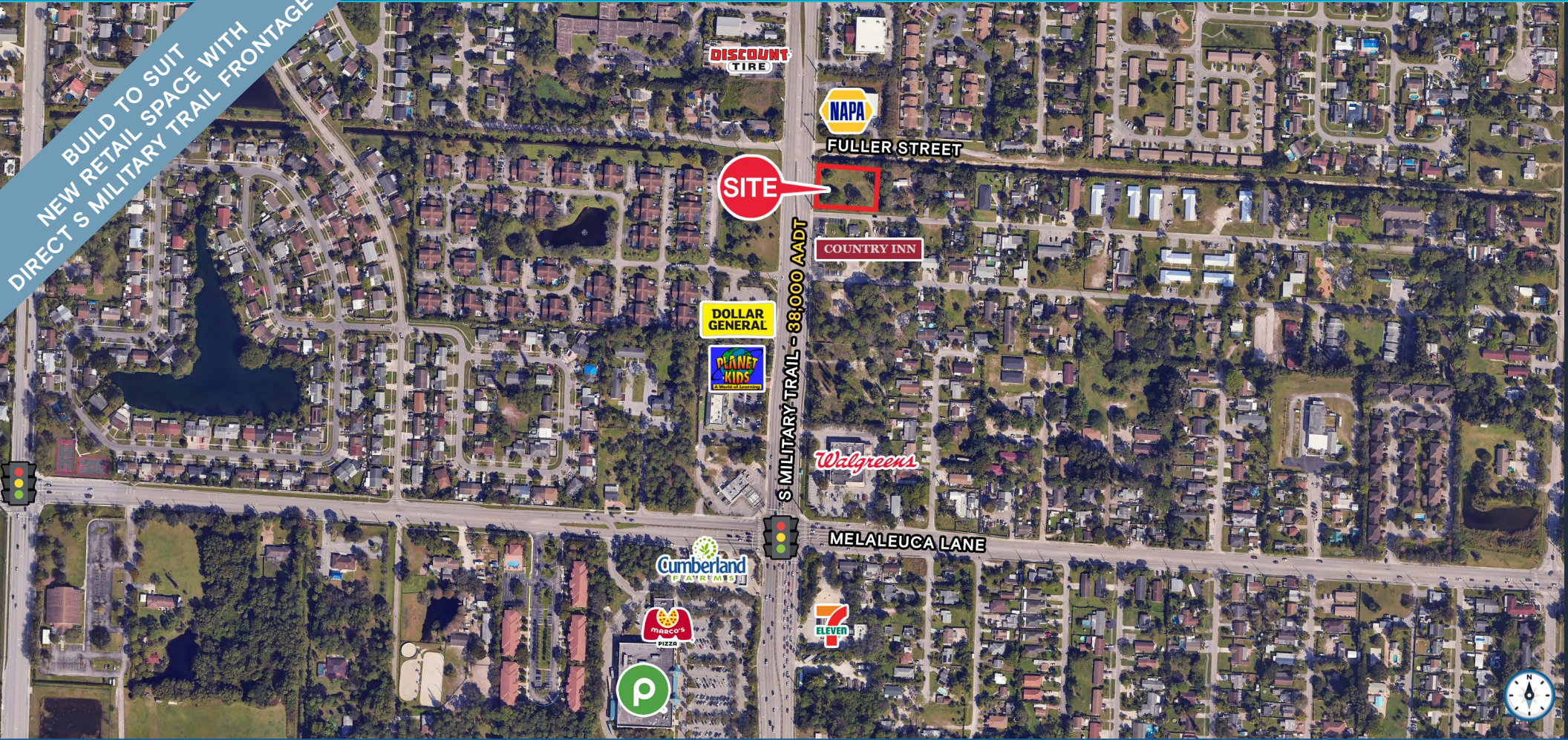


NEW CONSTRUCTION FOR LEASE

±2,500 SF TO ±8,300 SF AVAILABLE

4526 S Military Trail, Lake Worth, FL 33463

BUILD TO SUIT
NEW RETAIL SPACE WITH
DIRECT S MILITARY TRAIL FRONTAGE



IDEAL FOR AUTO REPAIR, GENERAL RETAIL, & MEDICAL OFFICE RELATED USES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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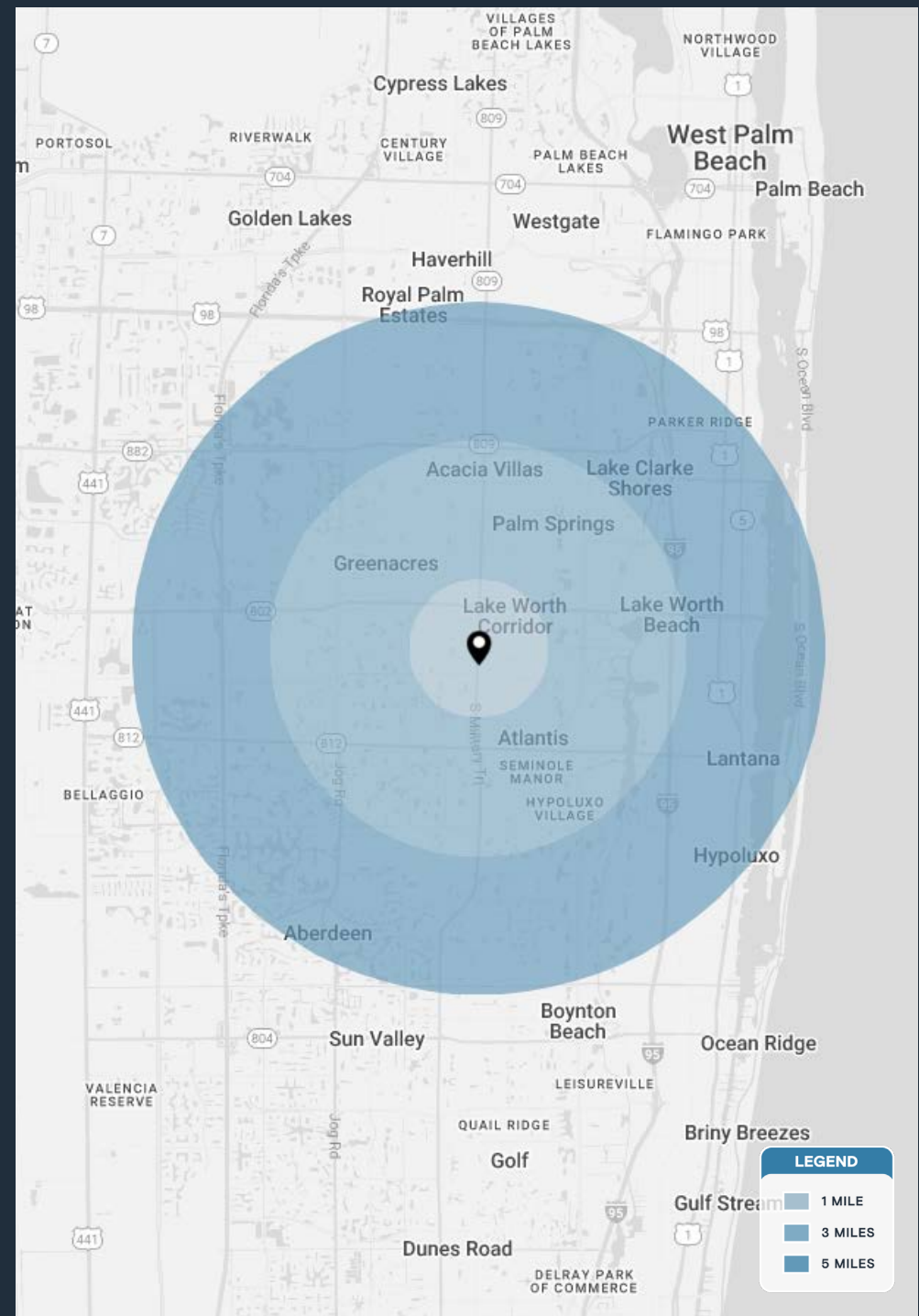
Property Overview

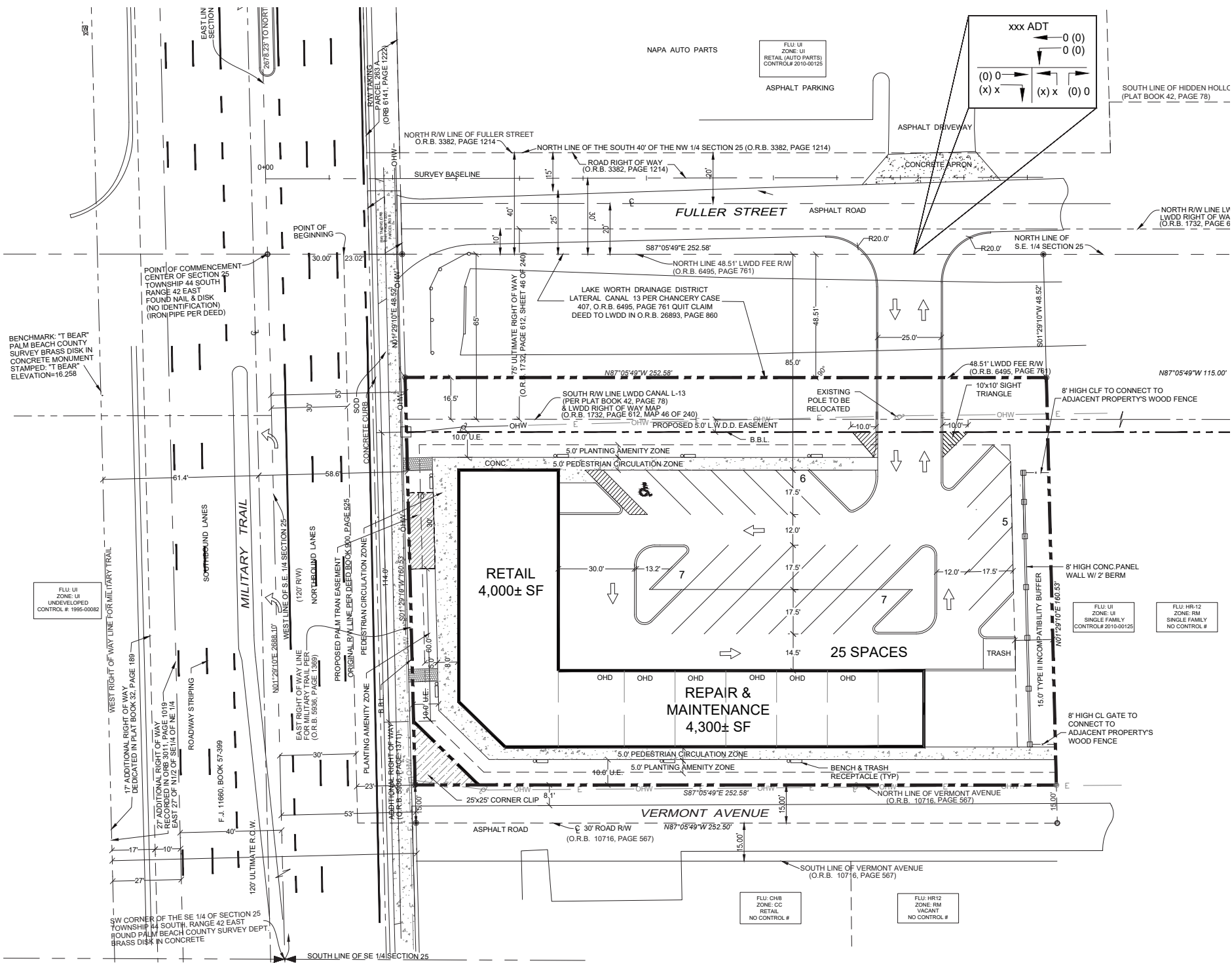
HIGHLIGHTS

- Exciting new retail development opportunity located at 4526 S Military Trail in Lake Worth
- Flexible leasing options available ranging from 2,500 to 8,300 SF
- Zoned UI as of right for retail and light auto repair/office, making it an ideal location for businesses seeking high visibility for auto industry and other related uses
- Prime location on S Military Trail with excellent direct facade frontage and accessibility
- Flexible unit sizes, perfect for a variety of businesses
- Newly, developed space, with modern infrastructure and design
- Convenient proximity to major thoroughfares, residential neighborhoods, and retail hubs
- Local co-tenancy tied to the auto and general retail industries
- 38,000 AADT
- 25 parking spaces with potential for 6 bays with overhead doors
- Up to 35' ceiling height allowance
- ±0.93 acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,974	172,450	382,622
HOUSEHOLDS	5,866	62,220	141,044
EMPLOYEES	15,360	139,384	311,863
AVERAGE HH INCOME	\$90,686	\$83,425	\$92,565





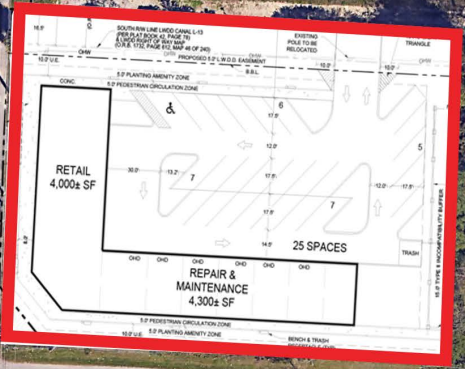




SITE

FULLER STREET

S MILITARY TRAIL - 88,000 AADT



VERMONT AVENUE

MAINE STREET

Contact Broker

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katzretail.com

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: 11.26.24