

FOR GROUND LEASE | BUILD TO SUIT

# NWC 45TH STREET & MILITARY TRAIL

West Palm Beach, FL 33407



NEW STRIP CENTER COMING SOON

EXCLUSIVE RETAIL LEASING


## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Allan Carlisle**  
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# Property Overview

## HIGHLIGHTS

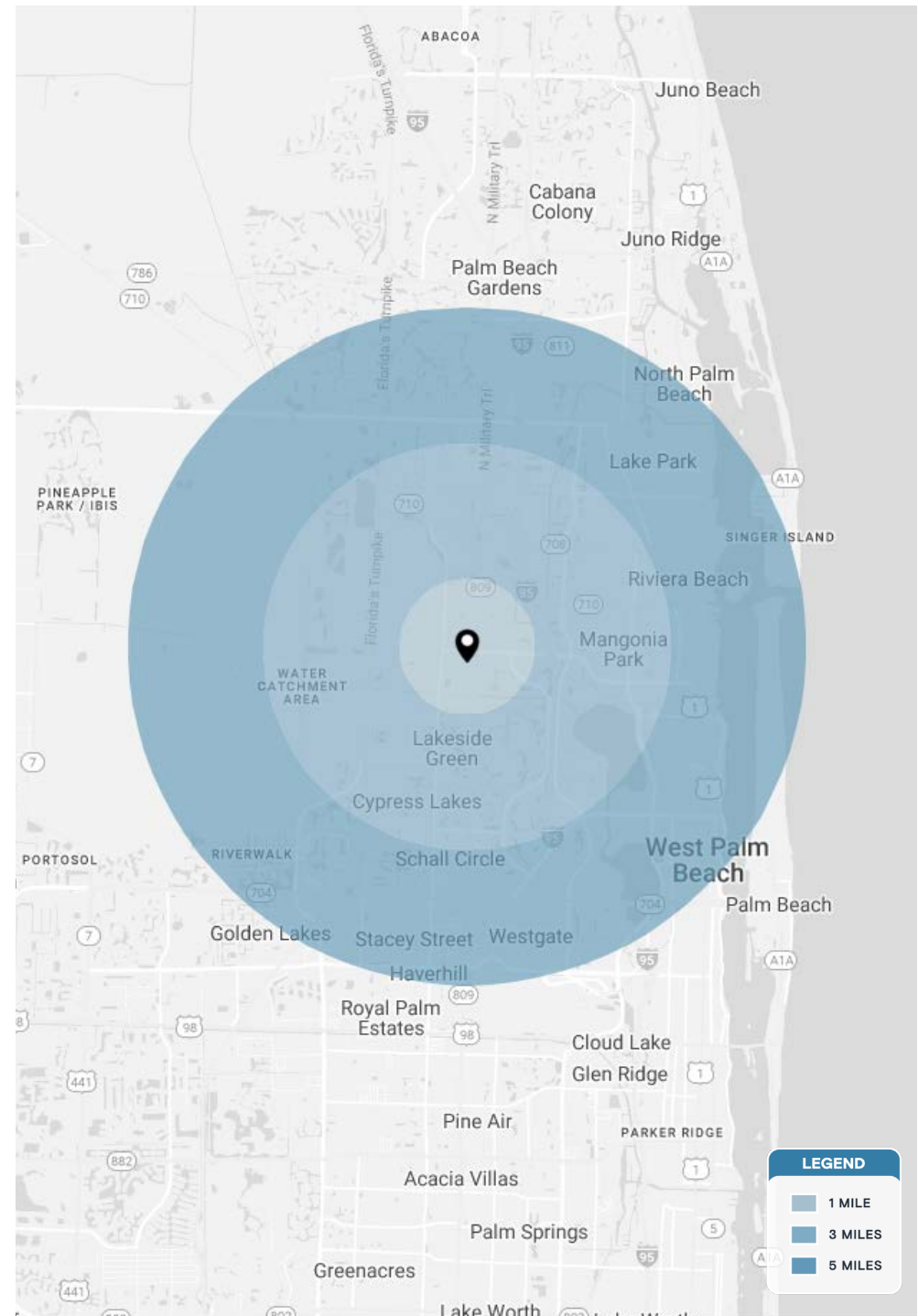
- For ground lease or build to suit
- Excellent visibility on corner
- Outstanding traffic counts at lighted intersection of 45th Street and Military Trail iwth over 70,000 AADT combined
- Zoned General Commercial District
- Close proximity to The Ballpark of the Palm Beaches which has an annual attendance of more than 72,984 people
- Nearby retailers include: **Walmart** **sam's club** 



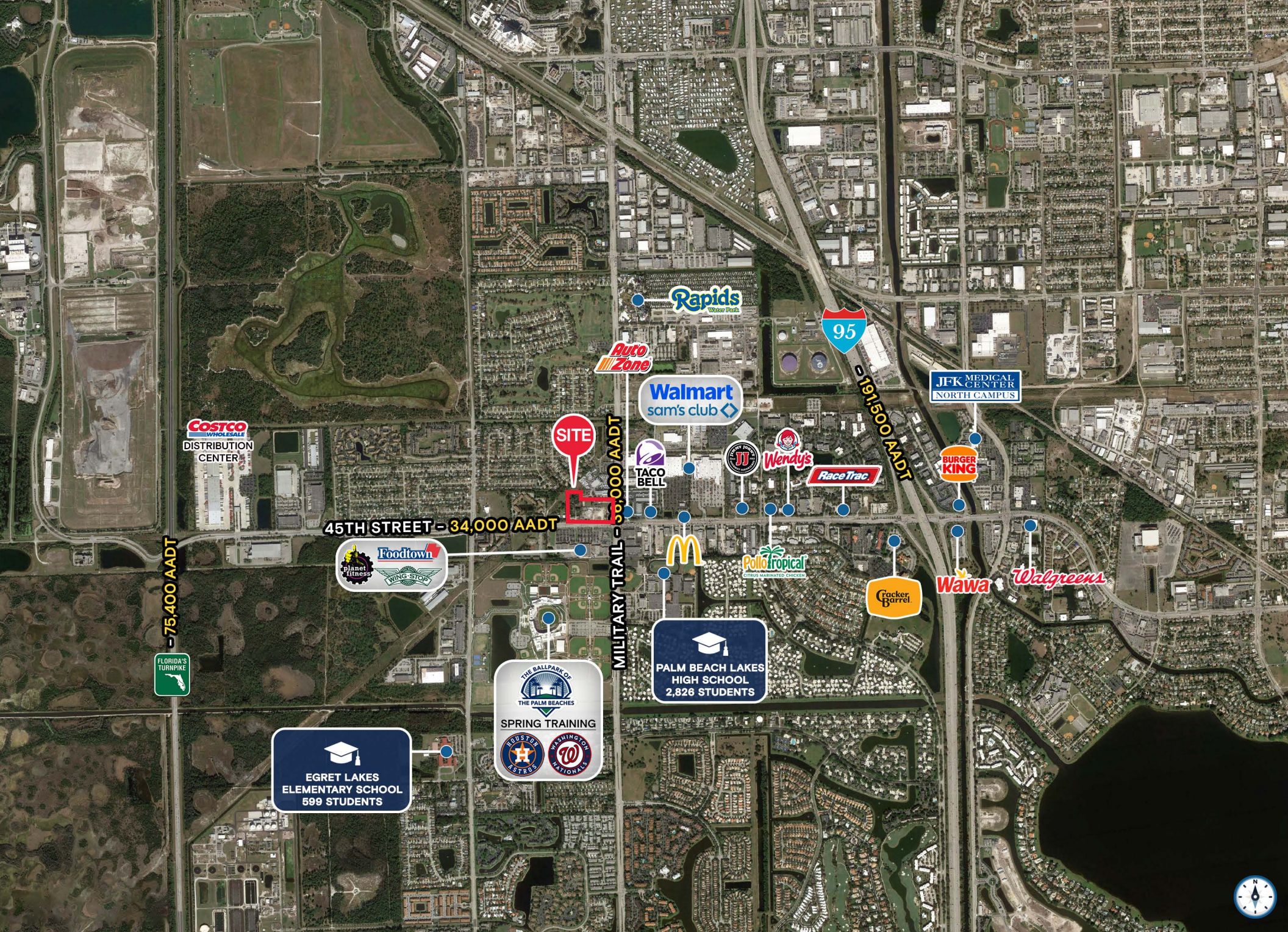
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,120	88,254	232,203
HOUSEHOLDS	4,052	35,442	96,487
EMPLOYEES	8,985	71,323	190,786
AVERAGE HH INCOME	\$89,228	\$87,854	\$100,949

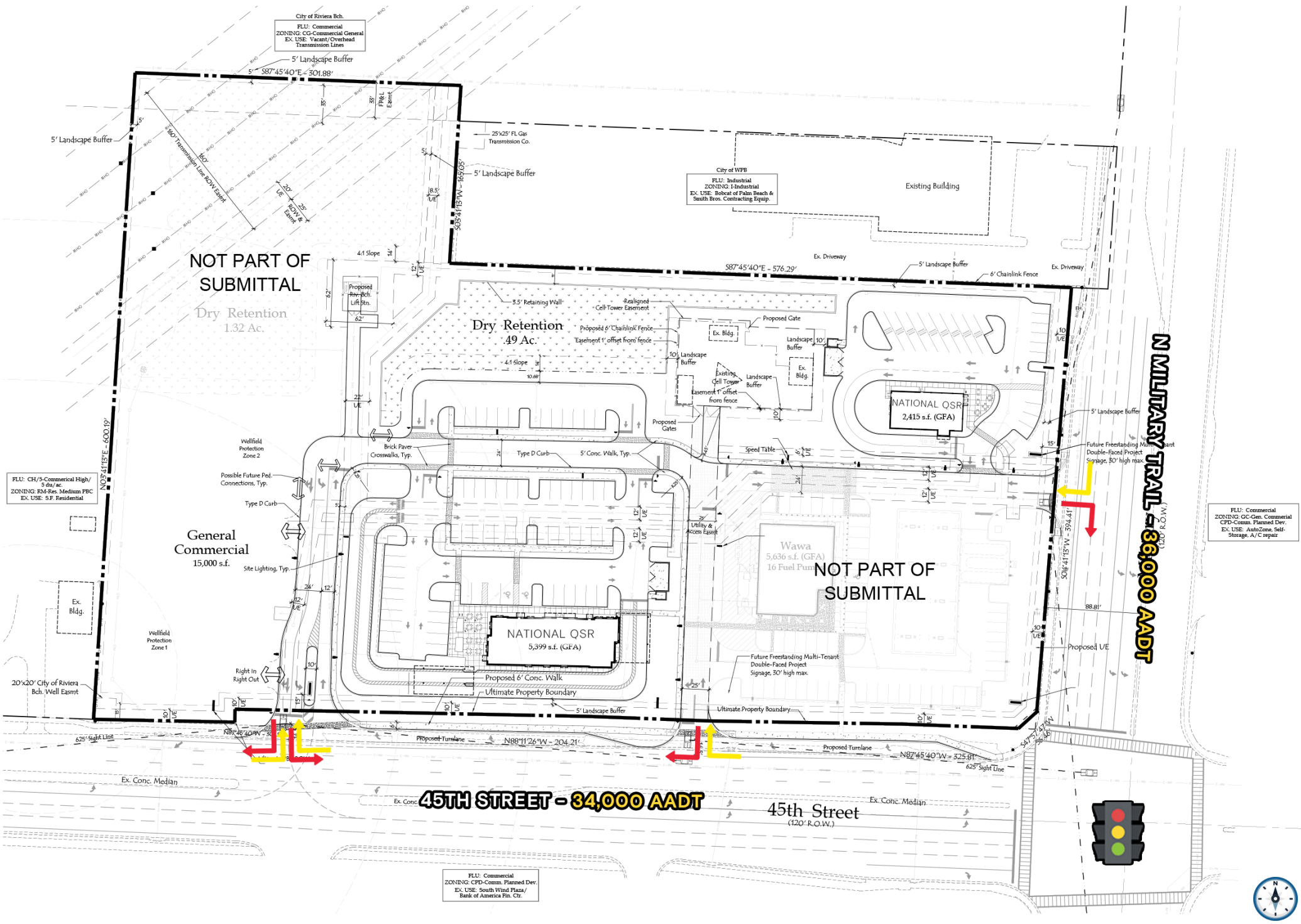
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,848	71,912	182,426
HOUSEHOLDS	8,019	30,061	73,553
EMPLOYEES	16,637	58,891	149,034
AVERAGE HH INCOME	\$91,397	\$92,828	\$92,371













# Contact Broker

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[katzretail.com](http://katzretail.com)

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