

FOR GROUND LEASE | BUILD TO SUIT | PURCHASE AVAILABLE

# NWC 45TH STREET & MILITARY TRAIL

WEST PALM BEACH, FL 33407



**NEW STRIP CENTER COMING SOON**

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# PROPERTY OVERVIEW

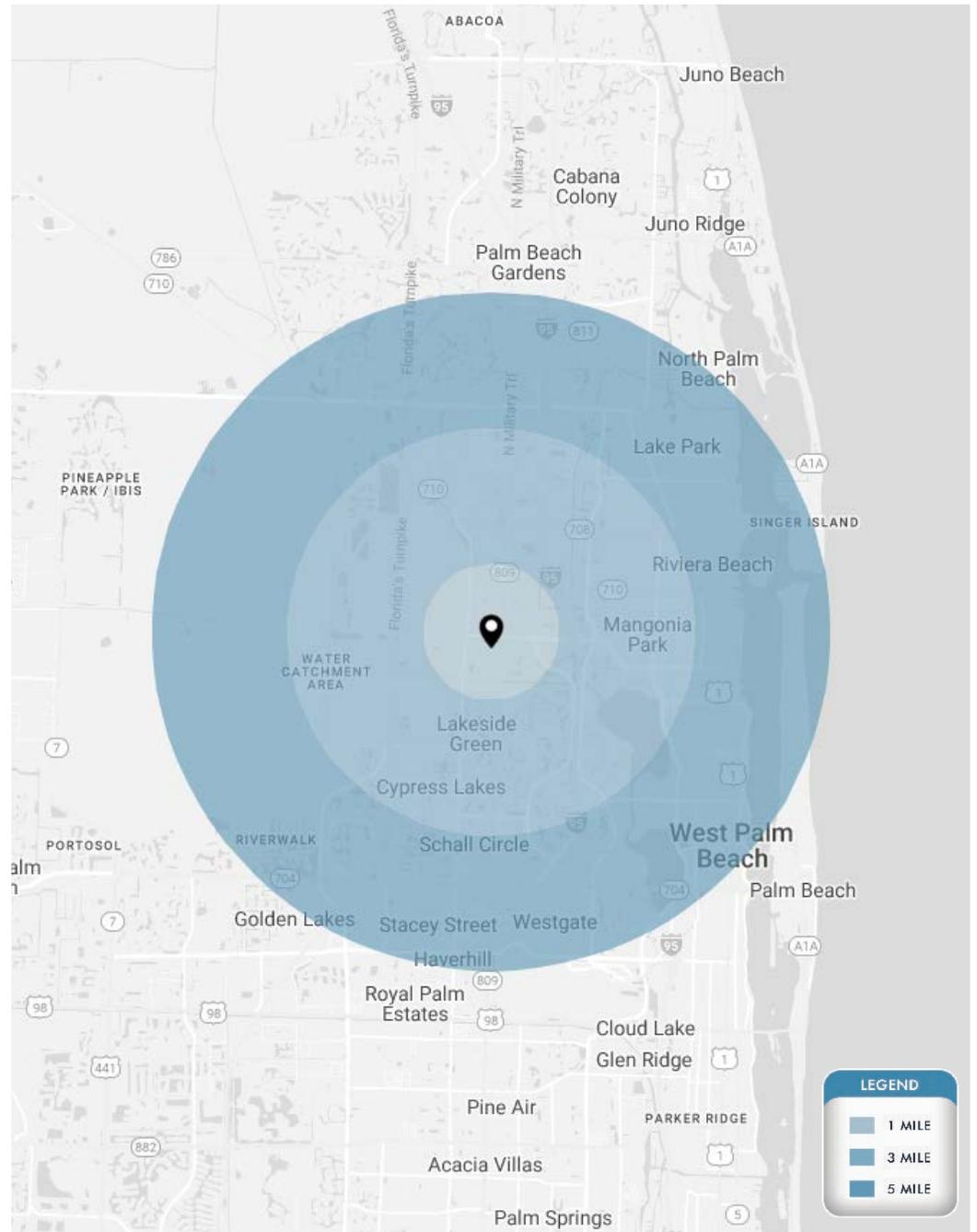
## HIGHLIGHTS

- For ground lease, build to suit, or purchase available
- Excellent visibility on corner
- Outstanding traffic counts at lighted intersection of 45th Street and Military Trail with over 68,000 VPD combined
- Strong access points off 45th Street and Military Trail
- 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** 

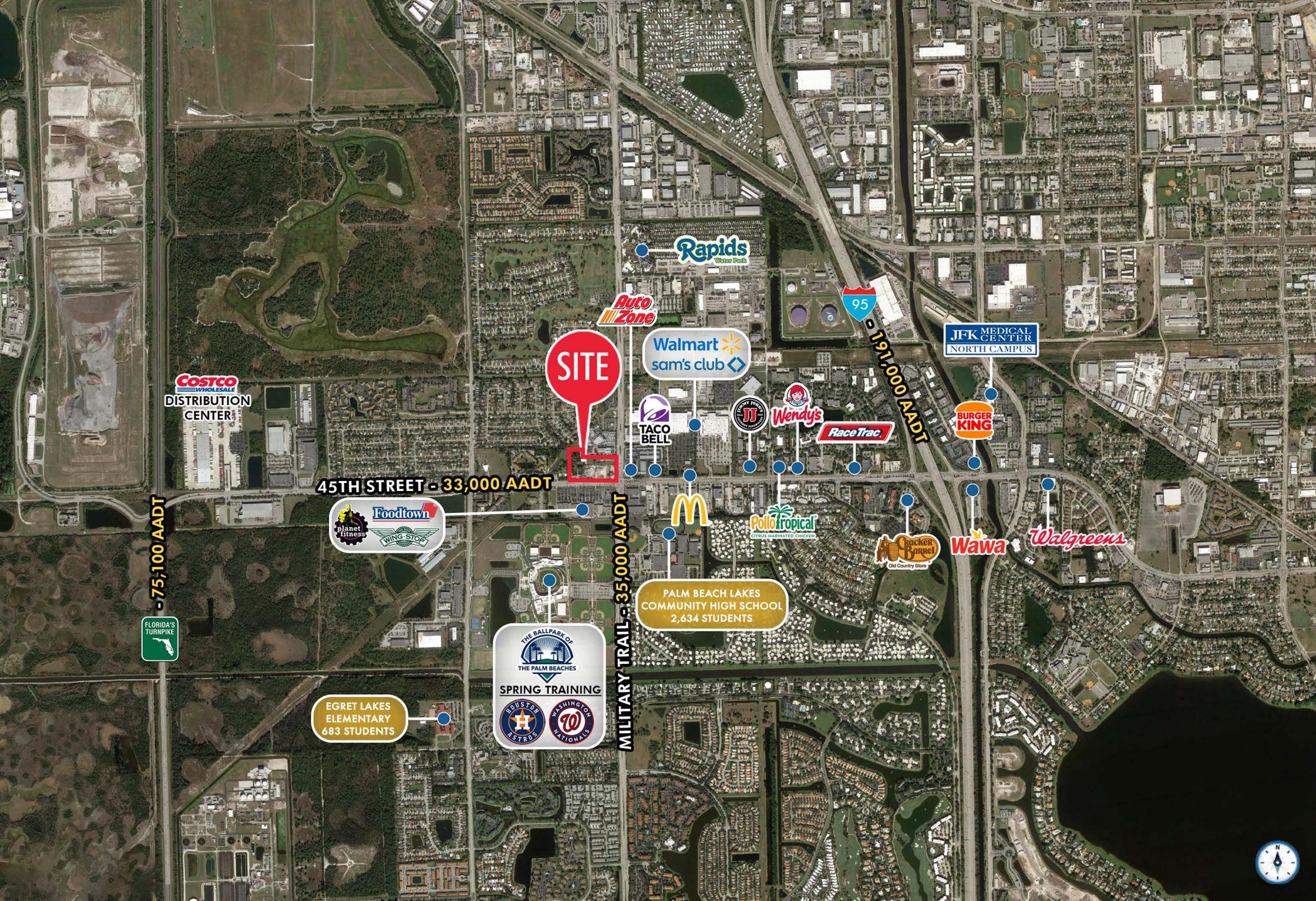


## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	9,715	79,568	222,843
HOUSEHOLDS	3,455	32,294	91,908
DAYTIME EMPLOYEES	7,775	64,613	182,713
AVERAGE HH INCOME	\$76,884	\$82,380	\$90,674
	5 Minutes	10 Minutes	15 Minutes
POPULATION	24,979	125,578	267,234
HOUSEHOLDS	9,656	51,571	110,700
DAYTIME EMPLOYEES	20,037	102,259	219,519
AVERAGE HH INCOME	\$81,019	\$80,695	\$93,045



# NWC 45TH STREET & MILITARY TRAIL | EXECUTIVE SUMMARY



# NWC 45TH STREET & MILITARY TRAIL | TRADE AERIAL





SITE

MILITARY TRAIL - 35,000 AADT

45TH STREET - 33,000 AADT

## CONTACT AGENT

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