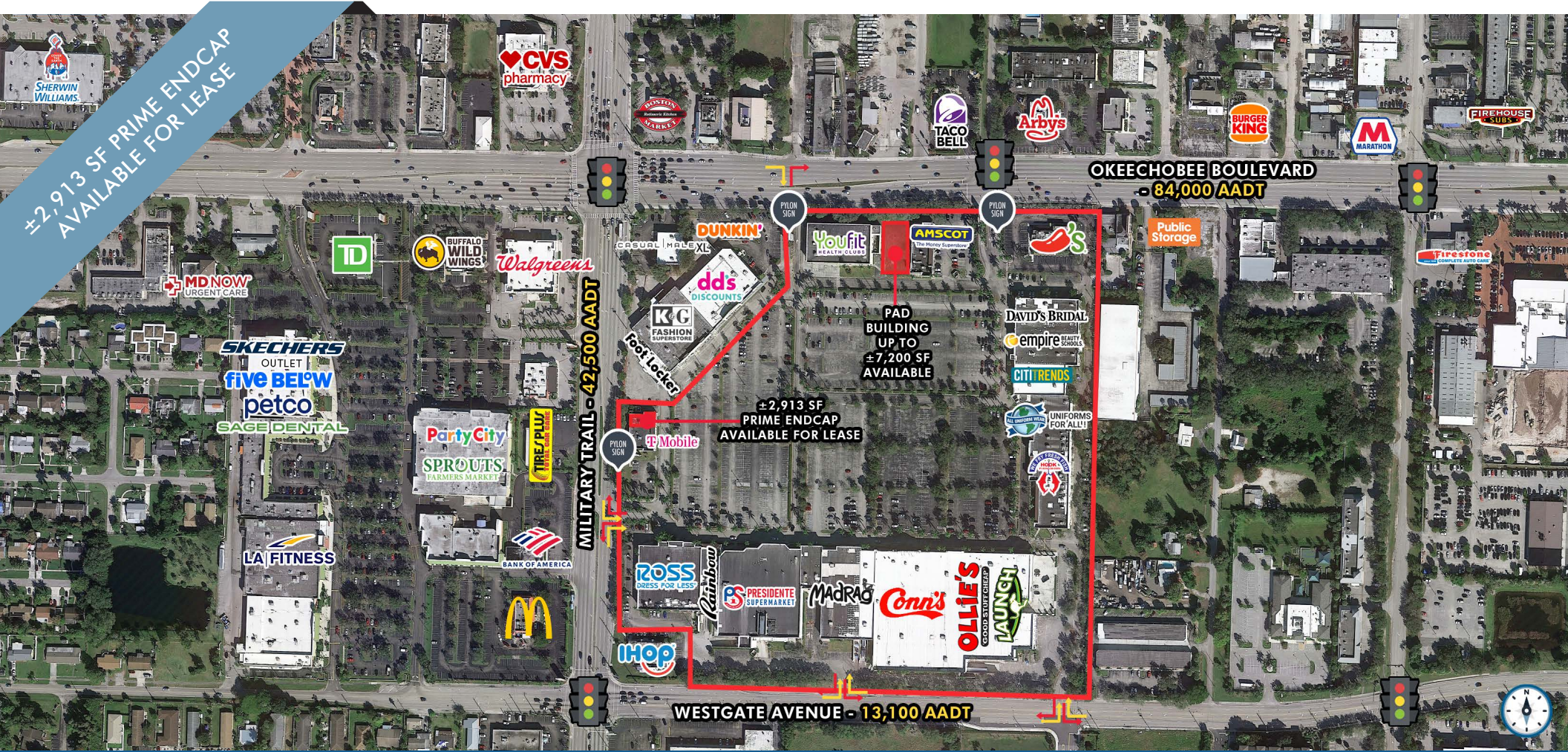


FOR LEASE

# CROSS COUNTY PLAZA

4348 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL



±2,913 SF PRIME ENDCAP  
AVAILABLE FOR LEASE



NOW OPEN!

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

LEANDRO PEREIRA  
DIRECTOR  
leandropereira@katzretail.com  
561.504.3310

ALLAN CARLISLE  
DIRECTOR  
allancarlislejohnh@katzretail.com  
561.385.4791

DANIEL SOLOMON, CCIM  
PRINCIPAL  
danielsolomon@katzretail.com  
954.401.2181

# PROPERTY OVERVIEW

## HIGHLIGHTS

- Outparcel pad available for a building up to ±7,200 SF
- Presidente Supermarket now open
- ±3,001 SF built-out restaurant available
- ±2,913 SF prime endcap available for lease
- Total GLA of 351,337 SF
- The signalized intersection of Okeechobee Boulevard and N. Military Trail has one of the highest traffic counts in Palm Beach County at 126,500 ADT
- Three (3) pylon signs: Two (2) on Okeechobee Boulevard and one (1) on N. Military Trail
- Co-tenants include:



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	17,242	117,204	286,051
HOUSEHOLDS	6,454	47,234	113,013
DAYTIME EMPLOYEES	12,209	86,543	214,574
AVERAGE HH INCOME	\$53,968	\$68,492	\$79,899



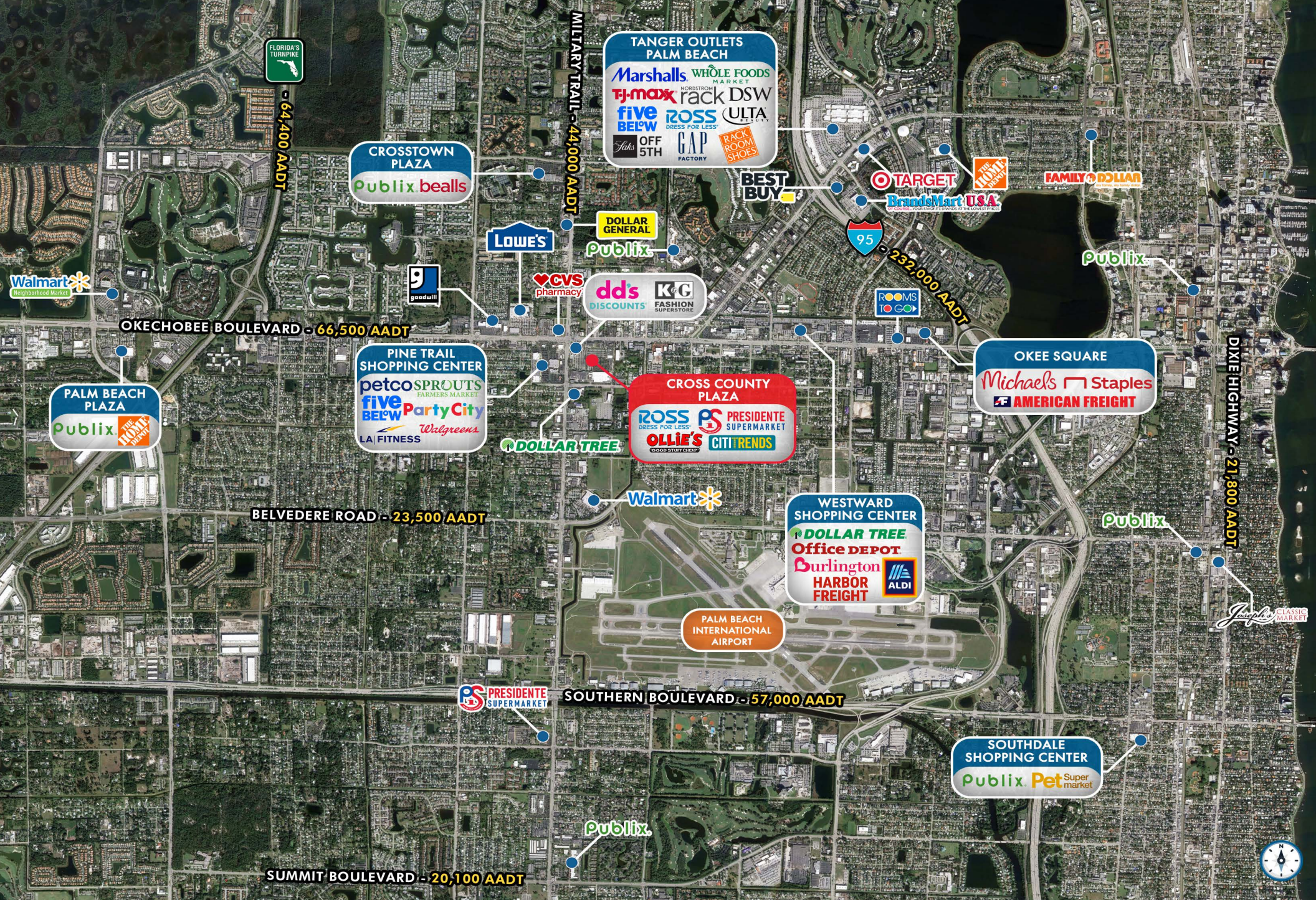
# CROSS COUNTY PLAZA | EXECUTIVE SUMMARY



## TENANT ROSTER

001	Sprint PCS	026	Chili's	047	Kings Super Buffet	062	Vape Shop	085	Presidente Supermarket
003	2,913 SF Available	030	David's Bridal	052	WellCare	064	Rent-A-Center	092	Rainbow
010	You Fit Health Club	032	Divas Blink Eyelashes	054	3,001 SF Available Built-out Restaurant	K108	Conn's	095	Ross Dress for Less
020	Amcscot	038	Empire Beauty School	056	Breezy's Grooming Lounge	075A	Madrag	OP	7,200 SF Available
022	Any Lab Test	041	CitiTrends	058	Top Nail Tech	075B	American Thrift	K104	Ollie's Bargain Outlet
024	Makebs Bagel & Deli	044	All Uniform Wear	060	Cross County Dental	078-90	Miss America Beauty	K106	Launch

# CROSS COUNTY PLAZA | SITE PLAN



# CROSS COUNTY PLAZA | MARKET AERIAL



## CONTACT AGENTS

**LEANDRO PEREIRA**  
DIRECTOR  
leandropereira@katzretail.com  
(561) 504-3310

**ALLAN CARLISLE**  
DIRECTOR  
allancarlisle@katzretail.com  
(561) 385-4791

**DANIEL SOLOMON, CCIM**  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

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: 04.01.24