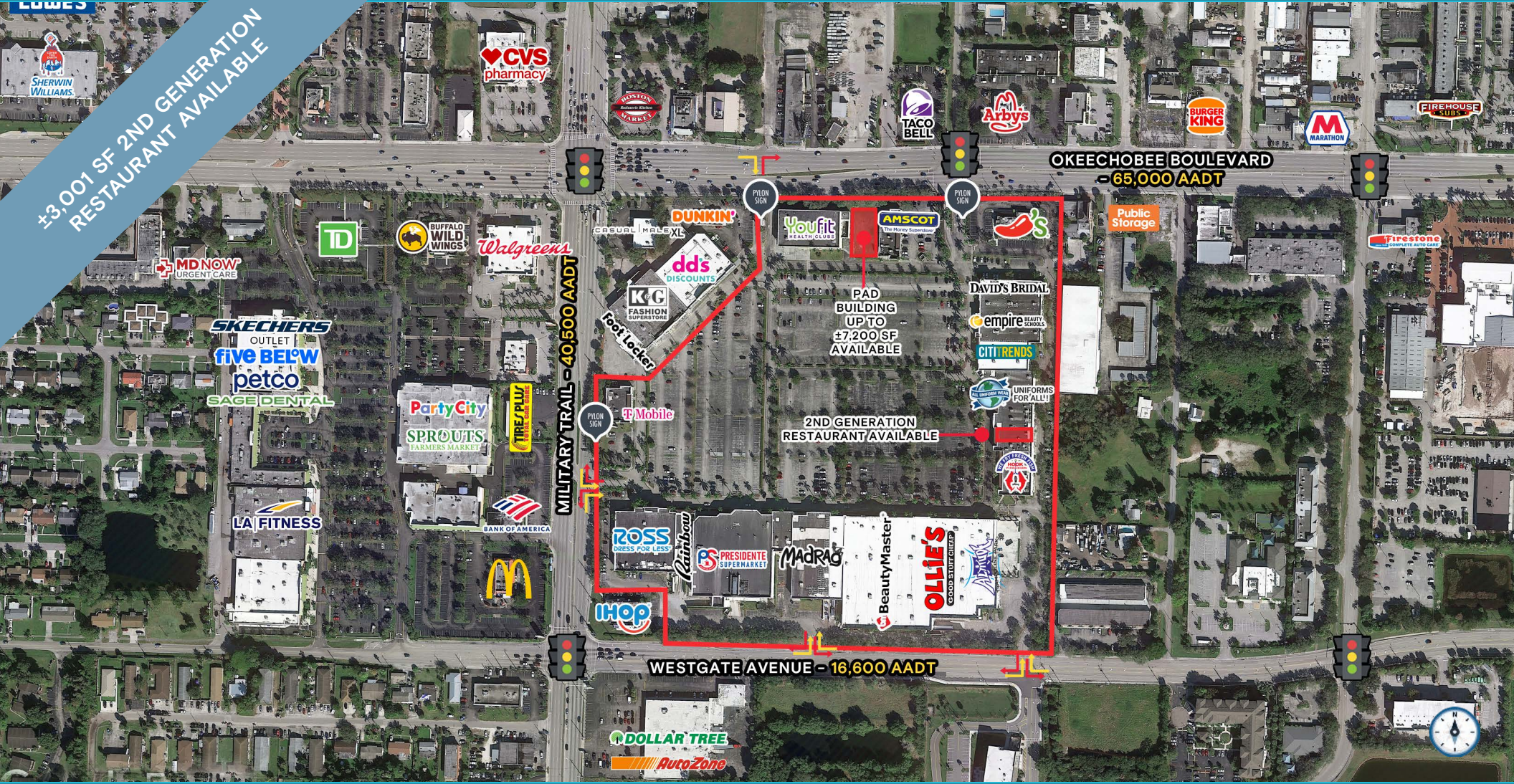


FOR LEASE

# CROSS COUNTY PLAZA

4348 Okeechobee Boulevard, West Palm Beach, FL 33409

±3,001 SF 2ND GENERATION RESTAURANT AVAILABLE



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- ±3,001 SF 2nd generation restaurant available
- Outparcel pad available for a building up to ±7,200 SF
- Presidente Supermarket now open
- 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 108,000 AADT
- Three (3) pylon signs: Two (2) on Okeechobee Boulevard and one (1) on N. Military Trail
- Co-tenants include:

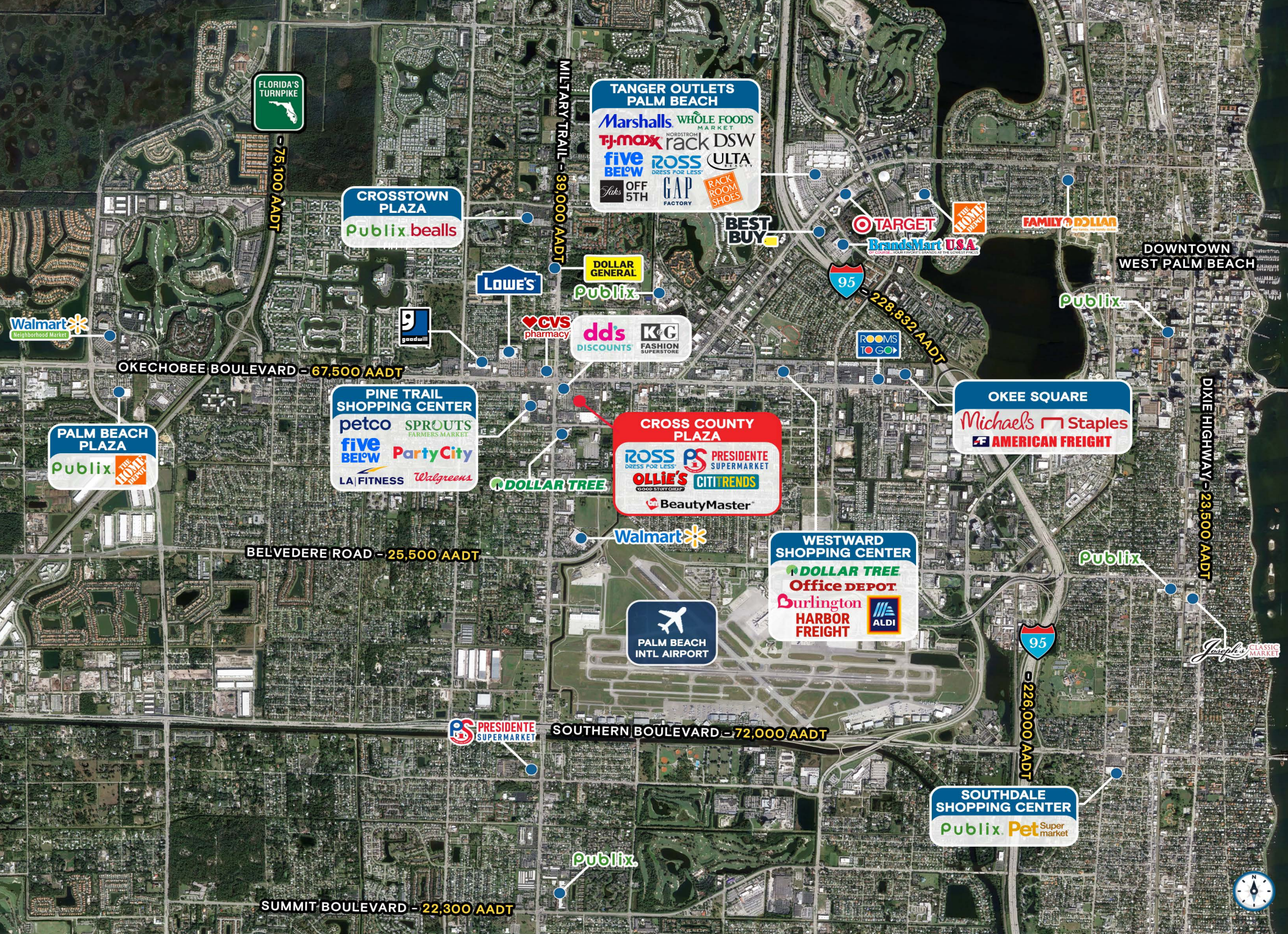


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,242	117,204	286,051
HOUSEHOLDS	6,454	47,234	113,013
EMPLOYEES	12,209	86,543	214,574
AVERAGE HH INCOME	\$53,968	\$68,492	\$79,899



## Tenant Roster

001	Sprint PCS	026	Chili's	047	Kings Super Buffet	062	Vape Shop	085	Presidente Supermarket
003	Mundo Merls Events	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 2nd Gen Restuarant	K108	Beauty Master	095	Ross Dress for Less
020	Amscot	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	Altitude Trampoline Park





## Contact Brokers

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