



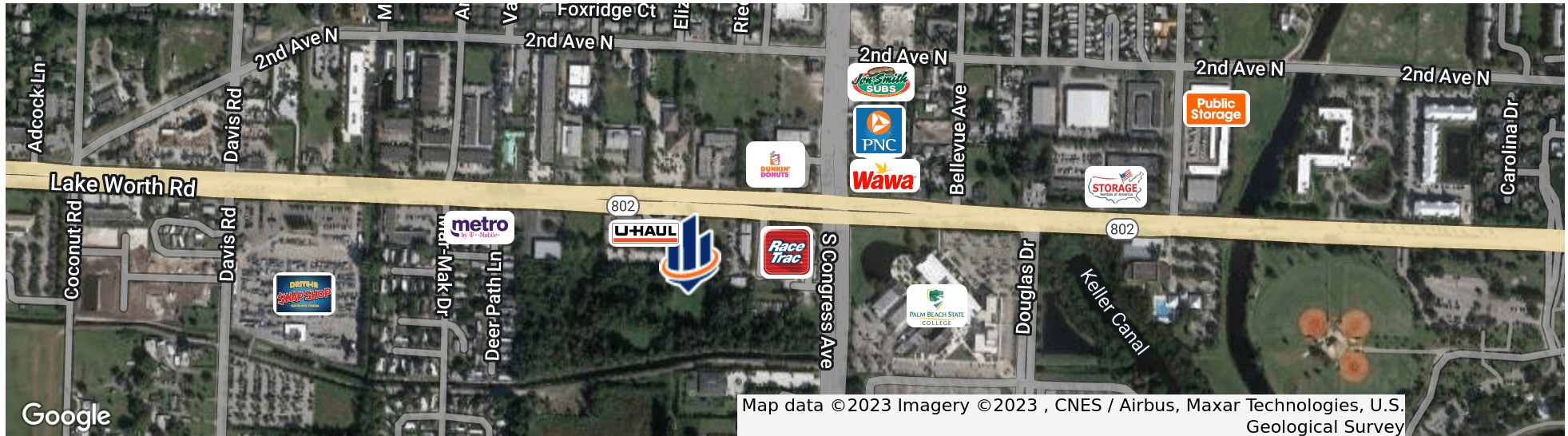
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	7.38± Acres
Zoning:	CG [Commercial General- Palm Springs] College Hospital Overlay
Future Land Use:	Commercial & College Hospital Overlay
Traffic Count:	40,000 AADT [2018]
PCN [7.37± Acres]:	70-43-44-30-01-002-0012
PCN [0.23 Acres]:	70-43-44-30-01-030- 0010
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

7.38± parcel with 215± feet along Lake Worth Road. Current zoning permits multi-family up to 35± units/acre, mixed-use development, retail, office and more. This property is a part of the College-Hospital Overlay ("CHO") which promotes redevelopment. With Palm Beach State College and JFK Medical Hospital both in close proximity to the property, there is a need for multi-family, retail, medical office, restaurants and personal services. The objective of the new overlay is to foster a diversity and mix of restaurants, retail, offices, and other commercial uses that benefit from drive-by traffic of Palm Beach State College and JFK Hospital.

For additional zoning information, please visit: <http://www.jupitercommercial.us/wp-content/uploads/CG-CN.pdf>

## LOCATION OVERVIEW

This 7.38± acre parcel is located 500± feet west of the Lake Worth Road and S. Congress Avenue intersection.

## **AREA/NEIGHBORHOOD**

The Subject Property is located on the south side of Lake Worth Rd just west of Congress Ave, in the Village of Palm Springs. The neighborhood boundaries are roughly Forest Hill Boulevard to the north, 6th Avenue South to the south, I-95 to the east, and Military Trail to the west.

Palm Springs is located in east central Palm Beach County, adjacent to Greenacres, Lake Clarke Shores, Lake Worth, and West Palm Beach. The Greenacres / Palm Springs / western Lake Worth area is approximately 90% to 95% developed with little vacant land available for development.

Access to this neighborhood from the east and west is provided by Lake Worth Rd, 10th Ave N, and Melaleuca Ln (a/k/a: 6th Ave S). The Florida Turnpike, Jog Rd, I-95, Congress Ave, Military Trail and Haverhill Rd provide north and south access through the area. The Florida Turnpike provides an off/on ramp on Lake Worth Rd, approximately three miles west of the Subject. Interstate 95 access is available from 10th Ave N, and 6th Ave S (Melaleuca Ln).

Commercial properties are located primarily along the corridors of Lantana Road, Lake Worth Rd, Jog Rd, 10th Ave N, Congress Ave and Military Trail. All are 4 to 6 lane divided roadways. Development consists of offices, retail stores, auto dealers, restaurants, service stations, financial institutions, etc.

There is an office presence along Congress Ave, Lake Worth Rd, and 10th Avenue N. Most of these are Class B and C type buildings. A medical office presence is located south of Lake Worth Rd along Congress Ave adjacent to JFK Medical Center.

Palm Beach State College is located at the southeast corner of Lake Worth Rd and Congress Avenue, west of I-95. The Palm Beach State College campus has a significant impact on the Subject area. Other schools and educational facilities are available. John I. Leonard High School is located on Haverhill Road and 10th Avenue North and Lake Worth High School is at Lake Worth Rd and I-95.

John Prince Memorial Park is located on the southeast quadrant of Congress Ave and 6th Avenue S. This park is located on Lake Osborne and is a larger older county park. John Prince Memorial Park, is situated on 726 acres on Lake Osborne and is an older county park that is used extensively during the weekends for recreation, camping, fishing, boating, softball, etc. A large private golf course/residential municipality of the City of Atlantis developed in the late 1960's is located on the north side of Lantana Road between Congress Avenue and Military Trail consisting of approximately 860 acres.

The Palm Beach County Airpark (Lantana Airport) is located south of the Subject area and is used for non-commercial air traffic. The airport consists of 660 acres and is located at the northeast corner of Congress Avenue and Lantana Road. Palm Beach International Airport is located along the north side of Southern Boulevard in West Palm Beach to the north.

Industrial parks located within the area, include Marlin Industrial Park, Lake Worth Industrial Park and Merlco Industrial Park. Merlco Industrial Park is located just south of 10th Avenue North and west of Boutwell Rd. Lake Worth Industrial Park is located on the north side of 7th Avenue N and on the east and west sides of Barnett Dr.



# Additional Photos



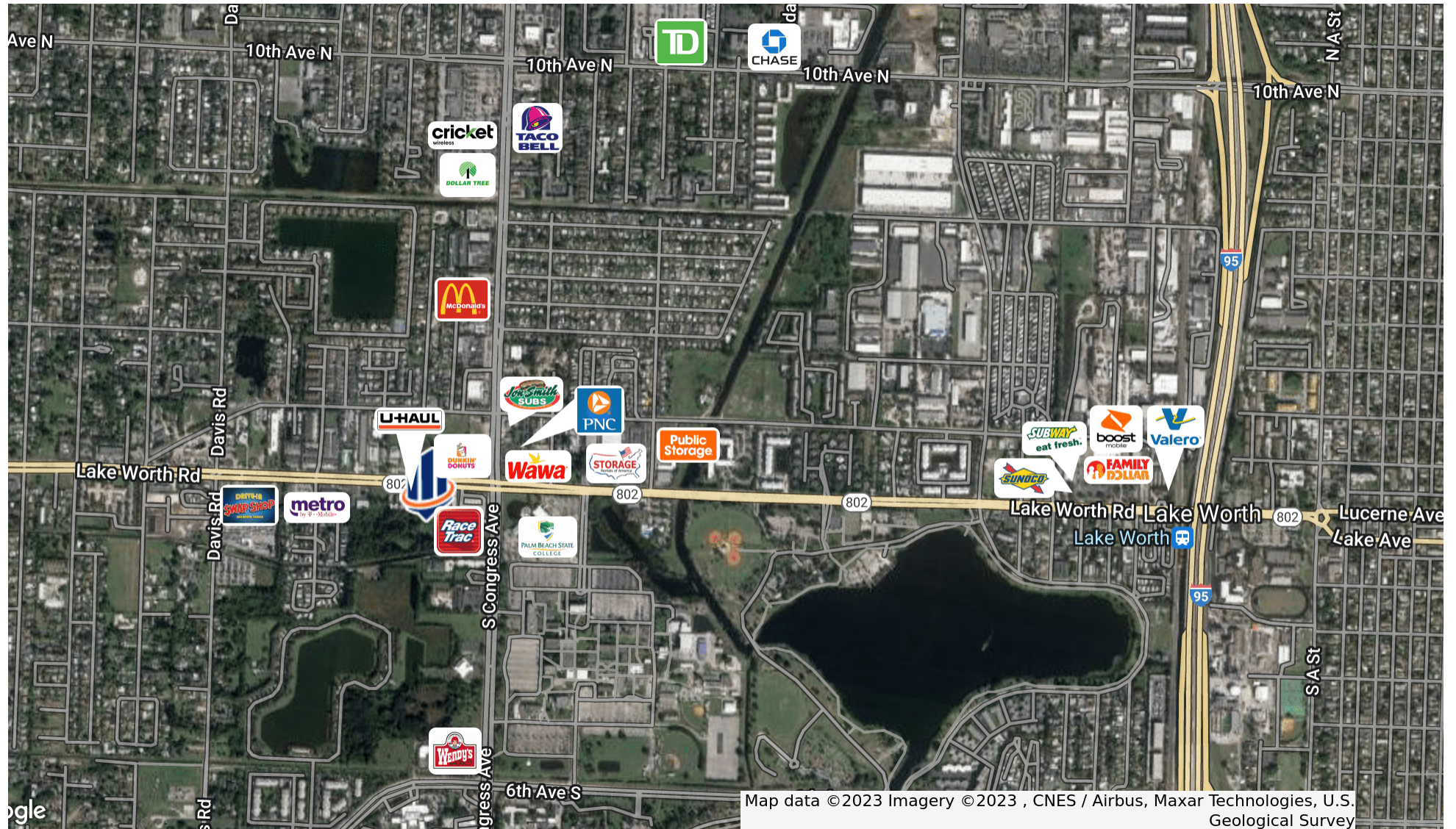


# Additional Photos



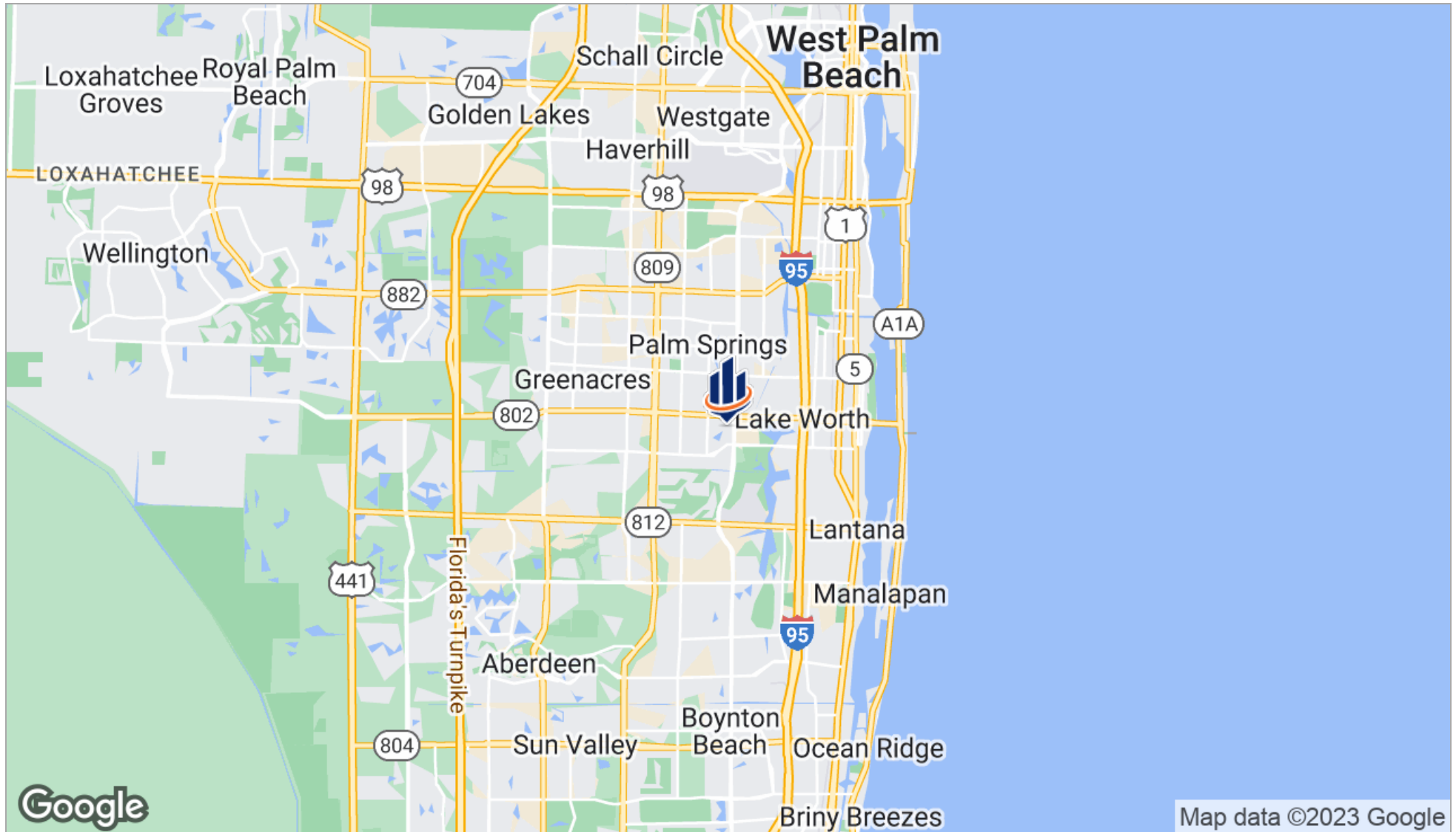


# Retailer Map

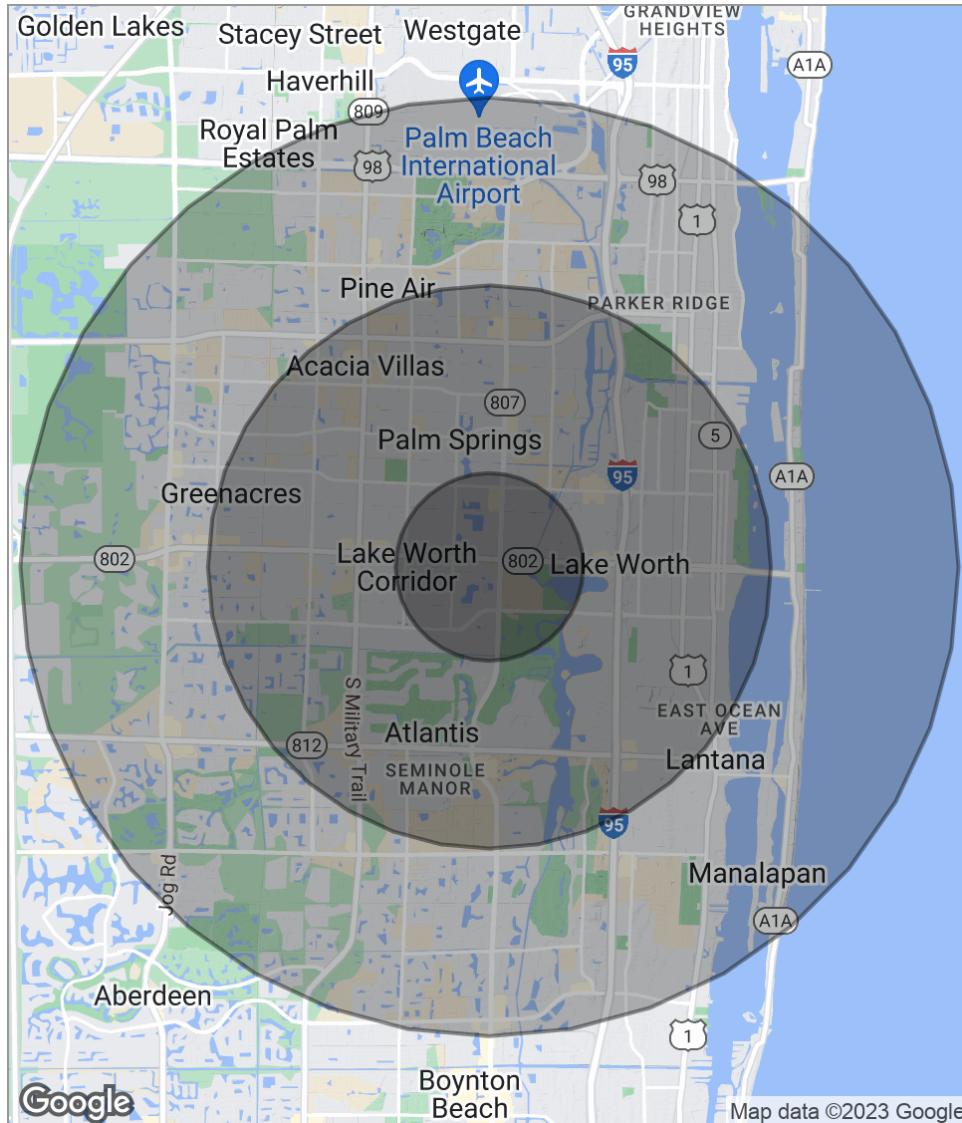




# Location Maps



# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,500	139,537	319,053
Median age	30.1	36.2	38.0
Median age (Male)	28.6	35.0	36.5
Median age (Female)	32.0	37.5	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,576	48,446	117,655
# of persons per HH	3.4	2.9	2.7
Average HH income	\$47,918	\$53,330	\$59,505
Average house value	\$170,594	\$205,423	\$246,743

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	52.9%	42.2%	34.8%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	66.0%	70.3%	70.6%
Black	16.1%	15.3%	16.4%
Asian	1.3%	2.0%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.4%	0.2%
Other	15.0%	10.3%	8.4%

\* Demographic data derived from 2020 ACS - US Census





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