



**2025 N. DIXIE HWY**

WEST PALM BEACH, FL 33407

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Senior Advisor

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# Property Description



## OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	5,381± SF
Total Acreage:	0.66± acres
Year Built:	1949
Zoning:	GC - General Commercial
PCN:	74-43-43-16-15-001-0010/0070
Traffic Count:	16,200 [2019]

## PROPERTY OVERVIEW

Freestanding retail/office building located on 0.66± acres with one 8' x 10' overhead door. Currently an antique automobile showroom with current dealer license, this property is ideal for car storage, car club, retail store, restaurant, or professional/medical office. The building contains three separate areas, each with their own climate control. In addition, there are two private offices and two bathrooms. The property is completely fenced and secure with an alarm system. Major renovations over the past few years include air conditioning and roof. There is an additional lot included which can be developed. Must See to Appreciate. Numerous Possibilities. Possible owner financing.

For permitted uses, please visit: <http://www.jupitercommercial.us/wp-content/uploads/GC-Permitted-Uses.pdf>

## LOCATION OVERVIEW

This property is located on a corner in the next major growth area, Northwood Village in West Palm Beach. Easy access to Downtown and all it has to offer, including shopping and dining on Clematis Street, West Palm Beach Commons and Waterfront, Rosemary Square, Kravis Center for the Performing Arts, and much more.



# Property Highlights

- Located on a corner, surrounded by property owned by well known investors and developers
- Ideal for Car Storage, Car Collector, Car Dealer, Car Club & More
- Currently an antique automobile showroom with current dealers license
- Additional Zoning Includes Retail, Restaurant, Office and Medical
- Fully Air Conditioned - 3 Separate Zones for the Entire Building
- Completely Fenced and Secure with an Alarm System
- One 8' x 10' Overhead Door for Easy Access
- Building Includes Two Bathrooms
- Additional Lot Included that Can Be Developed
- Ample Parking, Including Off-Street Parking
- Showroom Space with Two Private Offices
- Entertainment Venue, Corporate Parties and Private Events
- Easy access to Palm Beach Island and the Palm Beach Int'l Airport
- Possible Owner Financing





# Interior Pictures





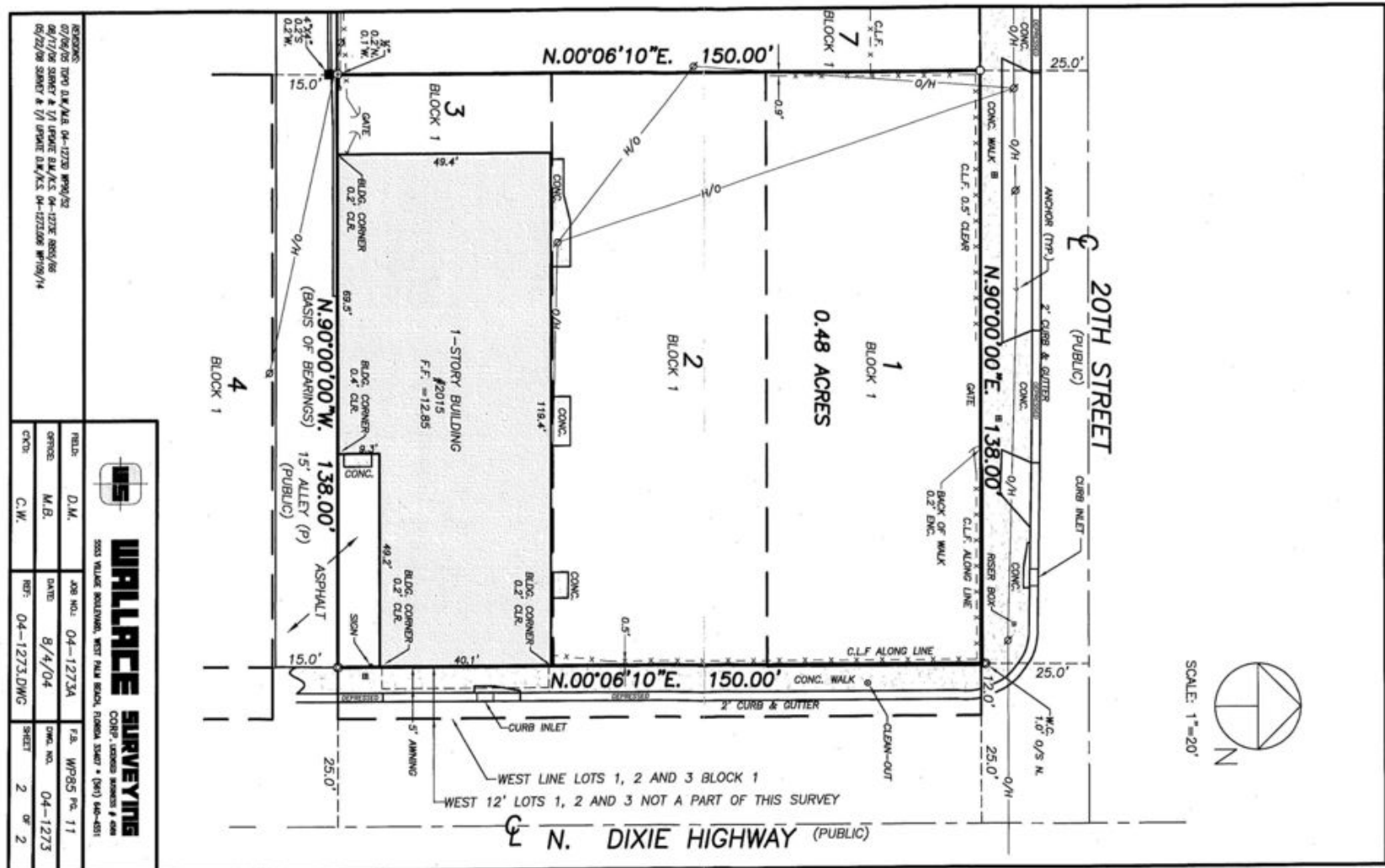
# Interior Pictures



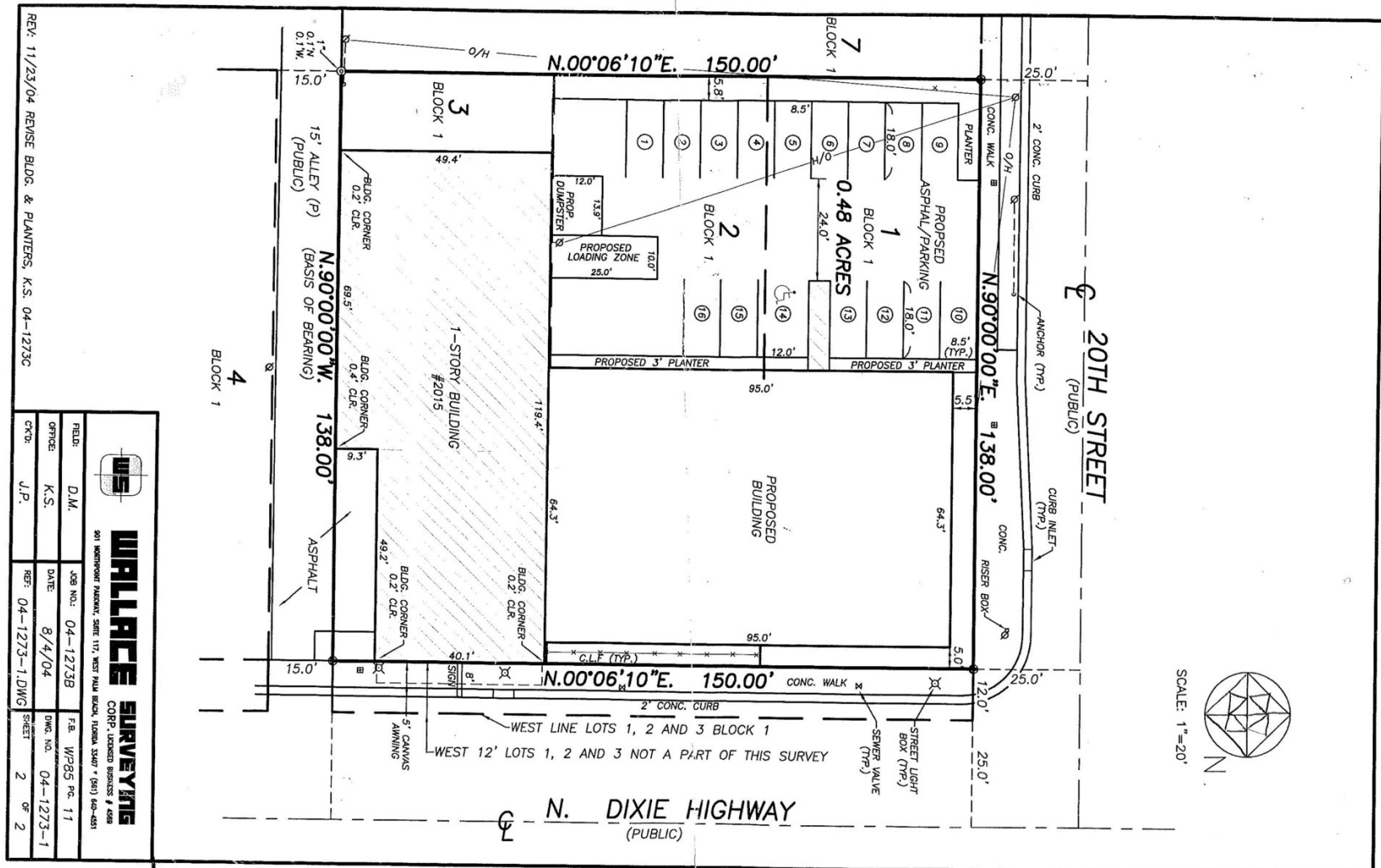


# Parcel Outline



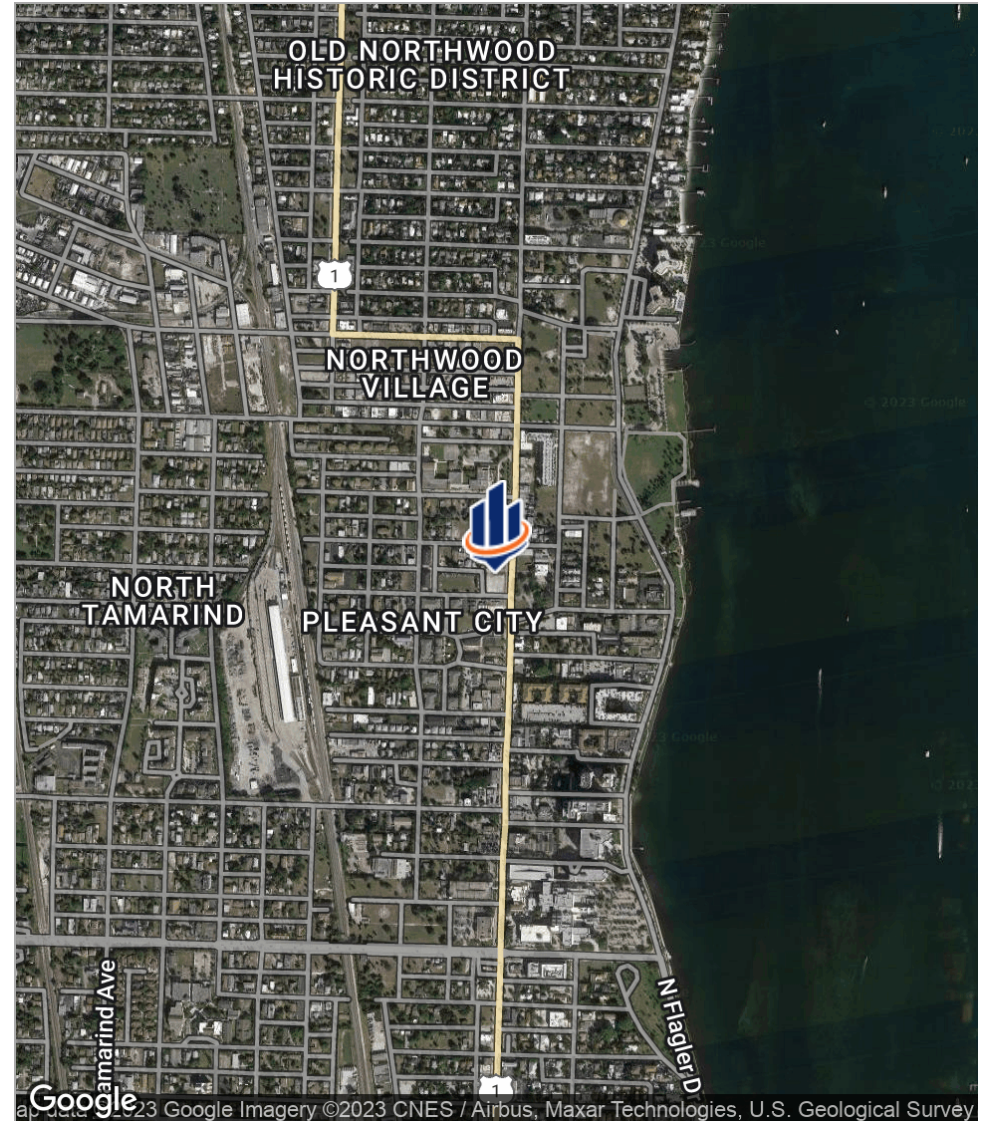
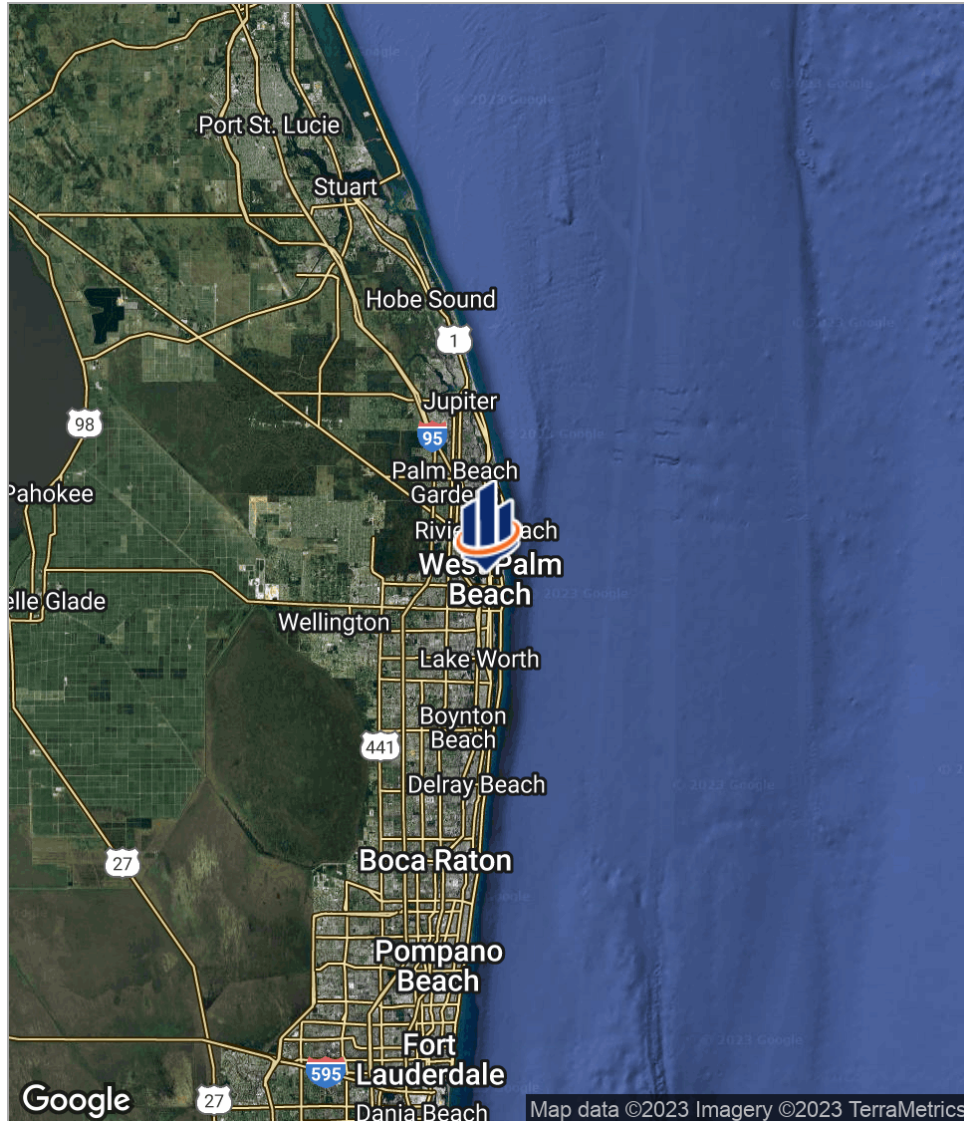




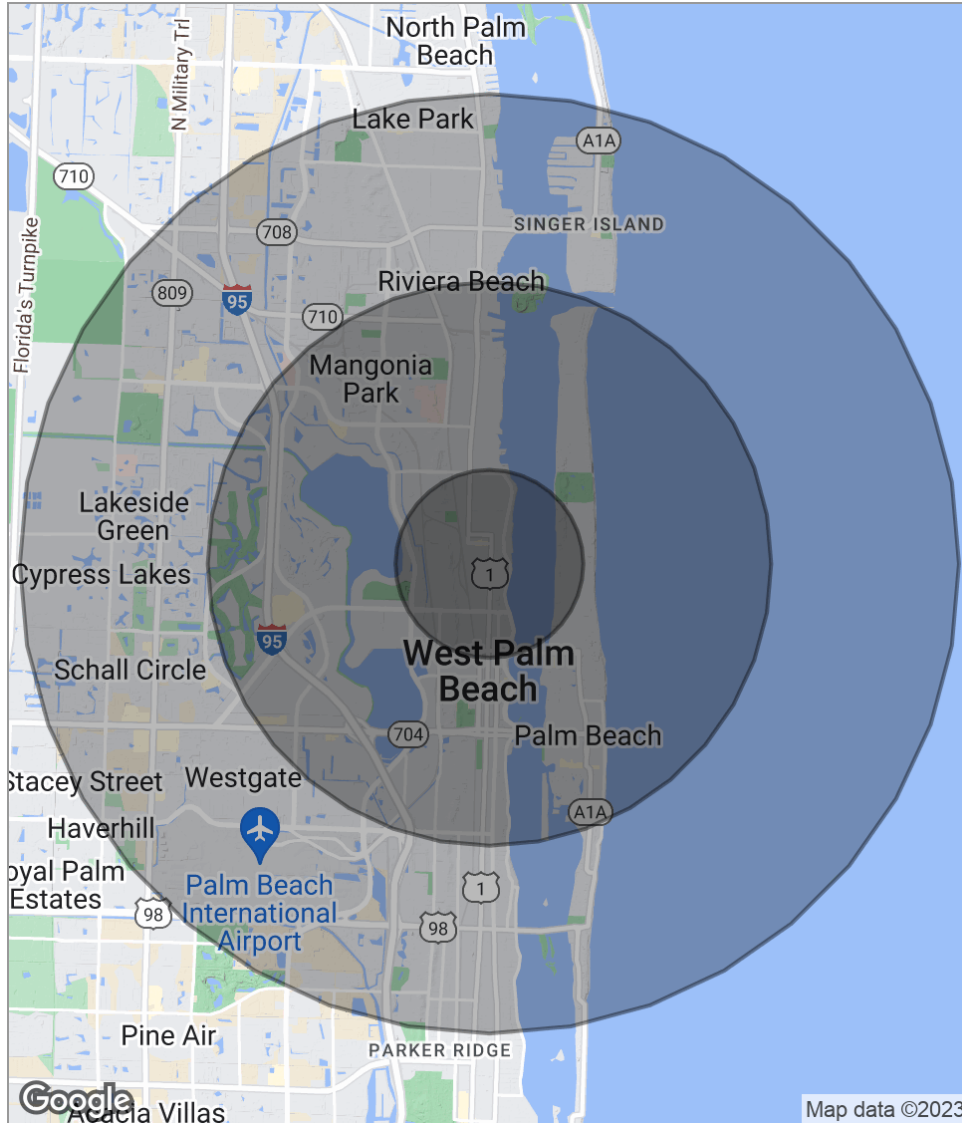




# Location Maps



# Demographics



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,292	63,173	166,112
Median age	43.8	47.4	48.6
Median age (Male)	42.6	46.4	47.7
Median age (Female)	46.0	48.4	49.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,622	27,610	74,631
# of persons per HH	2.3	2.3	2.2
Average HH income	\$107,095	\$74,457	\$70,010
Average house value	\$260,201	\$249,913	\$260,558

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	7.1%	8.2%	9.9%

## RACE (%)

	1 MILE	3 MILES	5 MILES
White	82.0%	65.6%	69.7%
Black	12.9%	28.1%	23.8%
Asian	2.0%	1.7%	1.9%
Hawaiian	0.1%	0.2%	0.1%
American Indian	0.2%	0.2%	0.2%
Other	1.8%	3.1%	3.3%

\* Demographic data derived from 2020 ACS - US Census





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