

RETAIL SPACE AT AUDITORIUM PLAZA

1558 Palm Beach Lakes Blvd. Suite 2, West Palm Beach FL 33401



FOR LEASE | \$44.00/SF Net

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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PROPERTY OVERVIEW

- Great opportunity to lease a space in a heavily busy shopping area in West Palm Beach, Florida.
- Previously built out as a nail salon but can be modified to accommodate other types of services or general retail use.
- Site features monument and dual building signage in addition to ample parking.
- Quickly accessible from I-95 and in close proximity to many national and regional tenants such as The Home Depot, Target, McDonald's, Tire Kingdom, and the Palm Beach Outlet Mall.



LEASE RATE	\$44.00/SF Net
SPACE AVAILABLE	1,092 SF
BUILDING SIZE	5,366 SF
BUILDING TYPE	Shopping Strip
ACREAGE	0.90 AC
FRONTAGE	220' (Hank Aaron Dr.)
TRAFFIC COUNT	37,500 ADT
YEAR BUILT	2001
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	CPD
LAND USE	Commercial
PARCEL ID	74-43-43-17-29-000-0060

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	17,024	1 Mile	\$62,917	1 Mile	38.60
3 Mile	115,148	3 Mile	\$71,779	3 Mile	39.60
5 Mile	220,664	5 Mile	\$72,364	5 Mile	39.60
2027 Population Projection		2021 Median Household Income		Median Age	
1 Mile	18,195	1 Mile	\$45,229	1 Mile	37.70
3 Mile	121,589	3 Mile	\$49,390	3 Mile	39.00
5 Mile	231,048	5 Mile	\$51,168	5 Mile	39.10

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AERIAL VIEW



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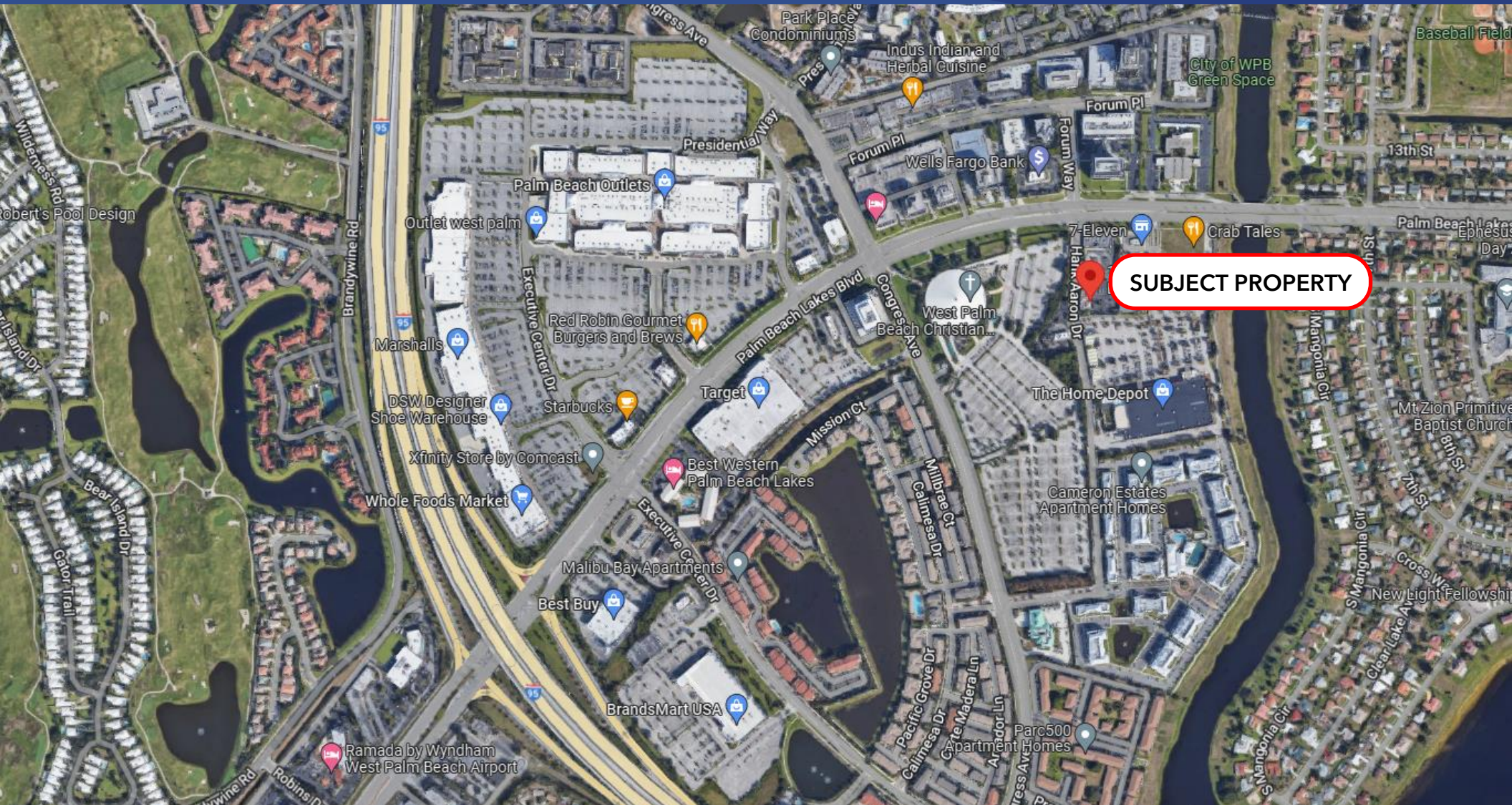
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TRADE AREA MAP



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