

# WAREHOUSE SPACE

2501 Westgate Ave Unit 1. West Palm Beach, FL 33409



FOR LEASE | \$20.00/sf\*

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Prime leasing opportunity featuring a warehouse space catering to a variety of business types.
- The space offers tall ceilings and roller door.
- Conveniently situated in West Palm Beach, the property enjoys easy access to major highways, transportation hubs, and is in proximity to key business and retail centers.



<b>PRICE</b>	\$20.00/sf + \$3.00/sf CAM
<b>UNIT SIZE</b>	2,000 sf
<b>BUILDING TYPE</b>	Warehouse
<b>ACREAGE</b>	1.99 ac
<b>FRONTAGE</b>	380'
<b>TRAFFIC COUNT</b>	8,500 ADT
<b>YEAR BUILT</b>	1989
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	GC- General Commercial
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	00-43-43-30-03-029-0160

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# SITE PHOTOS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	14,964	1 Mile	\$54,477	1 Mile	35.2
3 Mile	272,806	3 Mile	\$74,910	3 Mile	40.2
5 Mile	701,106	5 Mile	\$86,240	5 Mile	41.30=

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	15,017	1 Mile	\$45,066	1 Mile	34.2
3 Mile	275,612	3 Mile	\$52,938	3 Mile	40
5 Mile	708,505	5 Mile	\$60,963	5 Mile	41.50

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# ZONING INFORMATION

TABLE IX-1: PERMITTED USE TABLE																		
USES	SF3— SF11	SF14	MF14	MF20	MF32	OC	POR	RTD	NC	GC	CM	CC2	INDL	IND	ROS	CS	UT	CON
1. ADULT ENTERTAINMENT													PXR	PXR				
2. AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC																Sb		
3. APPAREL & ACCESSORY RETAIL SALES RENTAL STORES						P		P	P	P		P	P	P				
4. ART MERCHANDISING STUDIOS						P		P	P	P		P	P	P				
5. ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES						P		P	P	P		P	P	P				
6. BAIT AND TACKLE SHOPS									P	P	P		P	P				
7. BARBER & BEAUTY SHOPS						P	PXR		P	P		P	P	P				
8. BARS AND LOUNGES AND RELATED ENTERTAINMENT						Sb			Sb	P	P	P	P	P				
9. BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS									P	P		P	P	P				
10. BED AND BREAKFAST ESTABLISHMENTS <sup>1</sup>																		
10.1 BED AND BREAKFAST INNS <sup>3</sup>							PXR		PXR	PXR								
11. BOOK & STATIONARY STORES						P		P	P		P	P	P	P				
12. BOTANICAL GARDENS AND ACCESSORY OFFICES								P							P	P		
12.1. BREWPUB/MICROBREWERY/MICRO-DISTILLERY/MICRO-WINERY										PXR			PXR					
13. BUSINESS AND COMMERCIAL MACHINE SALES						P			P	P		P	P	P				
14. CANDY, NUT AND CONFECTIONARY STORES						P		P	P	P		P	P	P				
15. CATERING ESTABLISHMENTS								P	P	P			P	P				
16. CEMETERIES, PUBLIC/PRIVATE																P		
17. CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	Sb	Sb	Sb	Sb	Sb	Sb	Sb	Sb		P	P	P	P		P			P
18. CLINICS-PUBLIC & PRIVATE							PXR			PXR	PXR					PXR		

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19.	CLUBS AND LODGES WITHOUT A RESTAURANT									Sb	P	P							
20.	COIN & PHILATELIC STORES							P		P	P		P	P	P				
21.	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR	PXR	PXR	PXR	PXR	PXR			PXR	PXR		PXR					PXR	
22.	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED									P	P				P	P			
23.	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED									P	P				P	P			
24.	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED										P				P	P			
25.	COMMUNITY CENTERS	Sb	Sb	Sb	Sb	Sb	P	Sb	P	P	P		P				P	P	
25.1	COMMUNITY GARDENS				PXR	PXR				PXR									
25.2	COMMUNITY RESIDENTIAL HOMES	PXR	PXR	PXR	PXR	PXR	PXR	PXR		PXR	PXR		PXR					PXR	
26.	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)									Sb	Sb		Sb	Sb	Sb				
27.	CONVENTS, MONASTERIES AND SEMINARIES				Sb	Sb	P			P	P	P	P						
28.	CULTURAL FACILITIES, PUBLIC AND PRIVATE						P	P	P	P	P		P				Sb	P	
29.	DAY CARE HOMES, FAMILY ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR							PXR				
29.1	DAY CARE HOMES, ACCESSORY, CHILDREN	PXR	PXR	PXR	PXR	PXR	PXR	PXR							PXR				
30.	DAY CARE FACILITIES, ADULT	Sb	Sb	Sb	Sb	Sb	Sb	Sb		PXR	PXR	PXR			PXR <sub>7</sub>	PXR <sub>7</sub>			PXR
31.	DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	Sb	Sb	Sb	Sb	Sb	P	P		P	P		P						P

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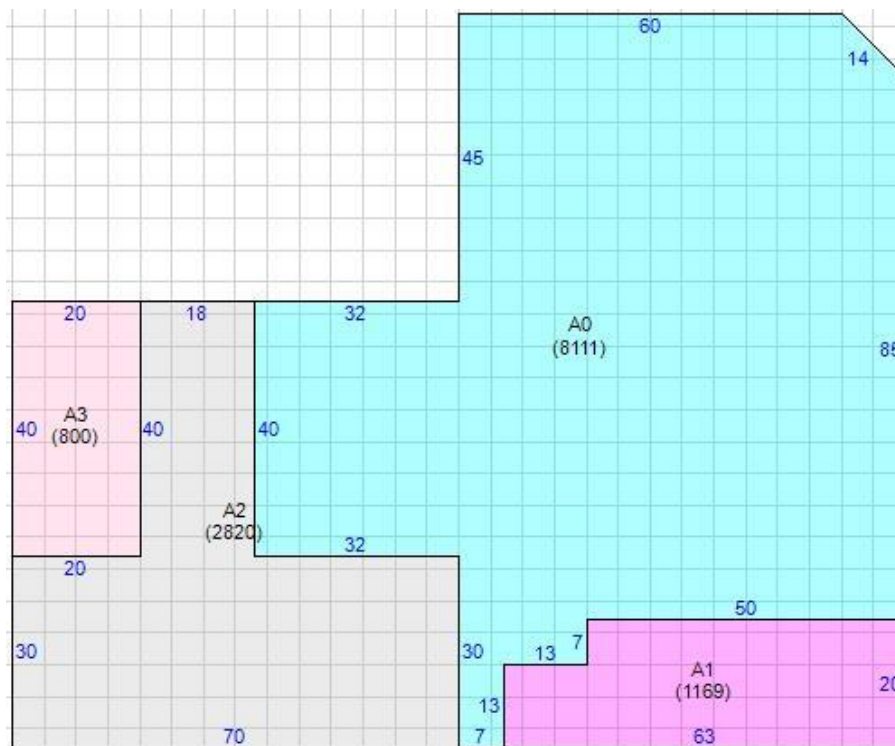
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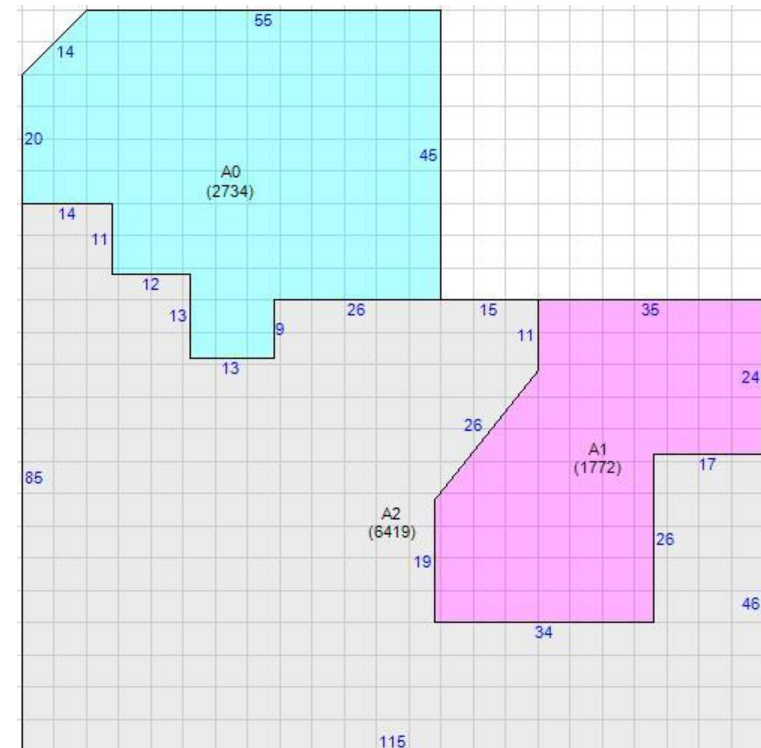
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# SITE PLAN

## Building 1



## Building 2

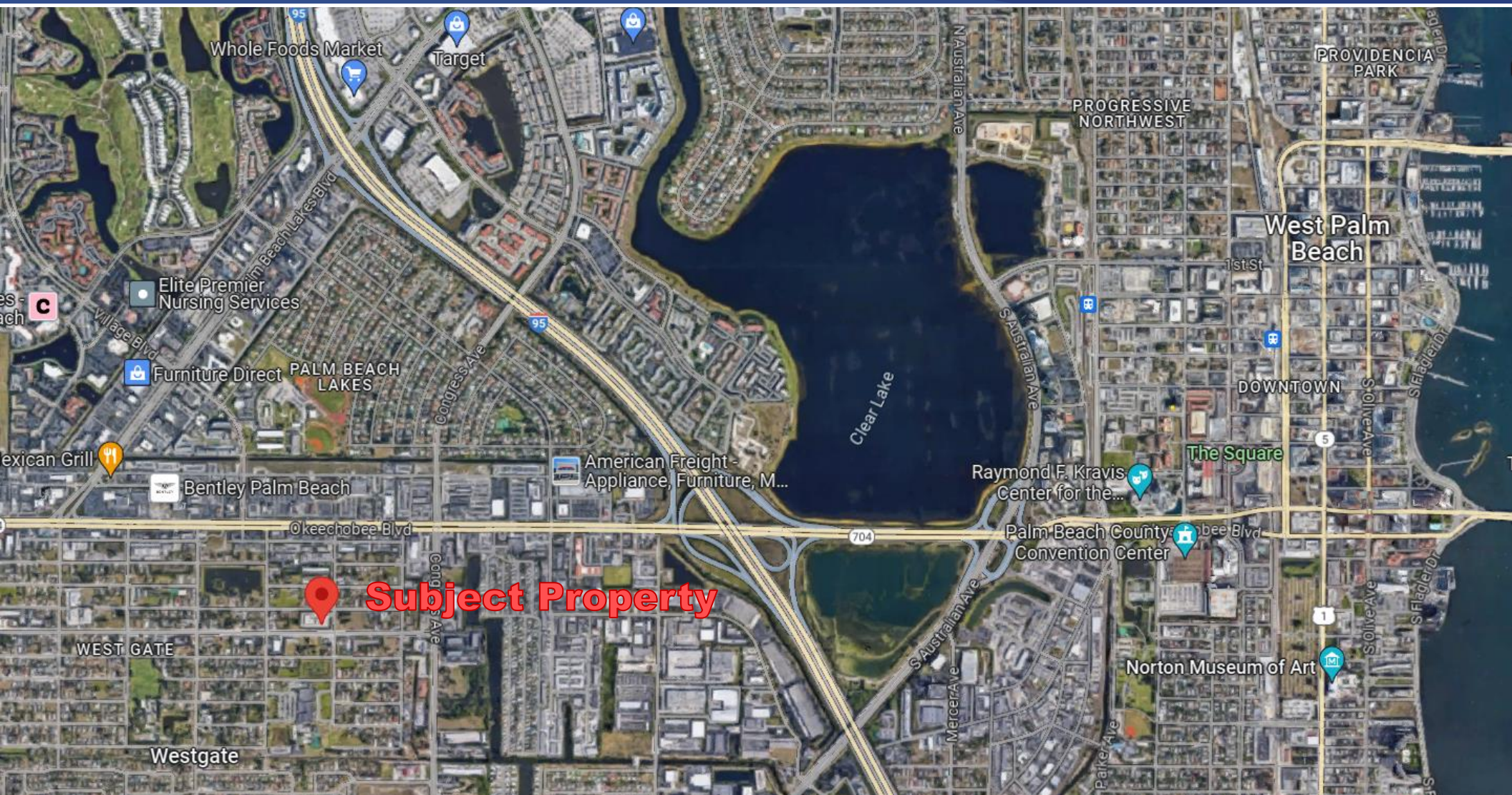


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# TRADE AREA MAP



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