

VACANT COMMERCIAL LAND

2546 2544 2542 Westgate Ave. West Palm Beach, FL 33409



FOR SALE | Call for Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- An expansive 0.39-acre lot of undeveloped commercial land situated in the heart of Palm Beach County.
- Comprising three parcels along Westgate Ave, it stands just under half a mile from Okeechobee Road and a only one mile from I95.
- Notably, the property boasts impressive frontage and is conveniently close to Palm Beach International Airport.
- Zoned for commercial usage, the parcels offer a variety of development opportunities.



PRICE	Call for Pricing
ACREAGE	0.396
FRONTAGE	152"
TRAFFIC COUNT	8,500 ADT
ZONING	General Commercial
LAND USE	1000
PARCEL ID	00434330030350240 00434330030350200 00434330030350220

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	14,151	1 Mile	\$40,930	1 Mile	32.60
3 Mile	275,655	3 Mile	\$53,754	3 Mile	35.00
5 Mile	703,089	5 Mile	\$54,641	5 Mile	36.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	15,167	1 Mile	\$34,068	1 Mile	30
3 Mile	278,655	3 Mile	\$44,769	3 Mile	34
5 Mile	703,089	5 Mile	\$45,973	5 Mile	35

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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 ¹																		
10.1 BED AND BREAKFAST INNS ³							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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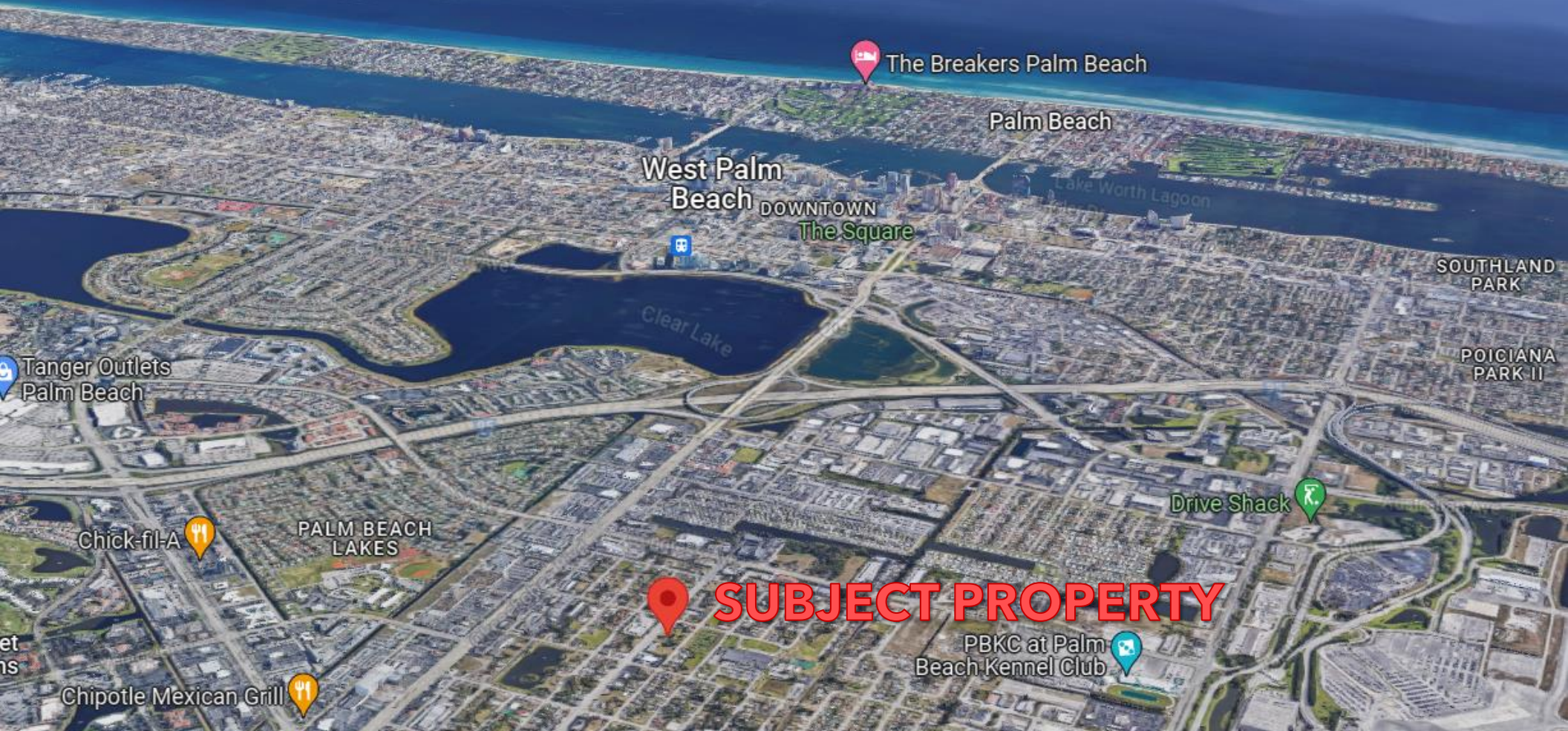
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TRADE AREA MAP



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