



MJI Realty Group
COMMERCIAL & RESIDENTIAL REAL
ESTATE

Isabelle Martinangelo • (561) 859-
1484

Palm Beach County, FL

OFFICE / MEDICAL • FOR SALE

1590 S. Congress Ave

West Palm Beach (Palm Springs), FL 33406 • Class C • Built 1989 • Fully
Remodeled 2019



**ASKING PRICE****\$4,950,000**Investment / Owner-
User**PRICE PER SF****\$550.67**

8,989 SF Total

PARKING**60+ Spaces**

11.38 / 1,000 SF

LOT SIZE**1.41 AC**CG / Commercial
Zoning

Executive Summary

Freestanding office/medical building ideally positioned on highly trafficked South Congress Avenue in Palm Springs — offering 8,989 SF on approximately 1.41 acres with CG (General Commercial) zoning. The standout feature is its exceptionally large, private parking lot with 60+ on-site spaces including 4 dedicated handicap spaces, fully fenced and secured with electric gates.

The building was completely remodeled from the ground up in 2019, delivering modern systems, updated finishes, and a turnkey environment for immediate occupancy. Flexible layout suits medical, professional office, or owner-user use — with strong frontage and excellent visibility along a major north-south corridor connecting West Palm Beach to Lake Worth.

Located within a dense and rapidly growing trade area approximately 9 minutes from Palm Beach International Airport, near I-95, major hospitals, and key retail corridors.

SIGNATURE FEATURE

60+ Gated & Fenced Parking Spaces

A rare, high-capacity secure configuration with 4 dedicated handicap spaces and electric gate access — virtually impossible to find along this corridor. A

major competitive advantage for medical practices or any high-volume professional user.

Property Facts

Property Type	Office / Medical
Building Size	8,989 SF
Building Class	Class C
Year Built	1989
Year Remodeled	2019
Stories	1
Tenancy	Single
Lot Size	1.41 Acres
Zoning	CG — General Commercial
Total Parking	60+ Spaces
Assessed Value	\$4,890,000
Sale Type	Investment / Owner-User

Location Advantages

Airport	PBI — 9 min / 3.4 mi
Commuter Rail	Tri-Rail WPB — 8 min
Highway Access	Near I-95
Walk Score	60 — Moderately Walkable
Drive Score	90 — Exceptionally Drivable
Bike Score	60 — Moderately Bikeable
Market	South Florida / WPB
Submarket	West Palm Beach
Nearby Hospitals	Multiple — major corridor
Flood Zone	B/X — Moderate Risk

Why This Property

01 MEDICAL-READY Turnkey layout ideal	02 GATED & SECURE Electric gate access	03 2019 FULL REMODEL
---	--	---------------------------------------

for medical practices with high parking demand and ADA compliance built in.

and fully fenced private lot — rare security for a professional office asset.

Modern systems, updated finishes, and turnkey condition — no deferred maintenance concerns.

04

HIGH VISIBILITY

Direct frontage on S. Congress Ave — strong traffic counts and easy ingress/egress along a major arterial.

05

9 MIN TO PBI

Strategic position near Palm Beach International Airport and all major hospital systems in the county.

06

FLEXIBLE ZONING

CG zoning supports medical, professional office, and a wide range of commercial uses.

Area Growth & Nearby Development

RESIDENTIAL — ON CONGRESS AVE

Edera Palm Springs

264-unit upscale apartment community at 2085 S. Congress Ave opened late 2024 with 60%+ lease-up at launch, bringing hundreds of new residents directly to this corridor.

MEDICAL — CONGRESS CORRIDOR

Congress Center Medical

41,861 SF medical office on N. Congress Ave recently acquired in an institutional sale arranged by CBRE — confirming strong investor appetite for healthcare assets along this corridor.

OFFICE — WEST PALM BEACH

Wells Fargo & ServiceNow

Wells Fargo relocated its wealth management HQ to 50,000 SF at One Flagler in 2026. ServiceNow leased 200,000 SF at 10 CityPlace in 2025, diversifying WPB into finance and tech.

HOSPITALITY — WPB

The Nora Hotel

201-key boutique hotel anchoring the \$1B+ Nora District — WPB's largest redevelopment since CityPlace. Completion expected fall 2026 with 12+ tenants already open.

RESIDENTIAL — DOWNTOWN WPB

Mr. C Hotel & Residences

First branded residence in downtown West Palm Beach by Terra and Sympatico. Demolition underway at 320 Lakeview Ave, reinforcing the city's

MARKET MOMENTUM

Record 10.7M Visitors (2025)

The Palm Beaches drew a record 10.7M visitors in 2025, with new dining, wellness, and cultural destinations fueling continued business and population growth

continued luxury
residential momentum.

across the county.

Sources: Florida YIMBY, CBRE, Discover The Palm Beaches, Palm Beach Post (2024–2026). All development information from publicly available sources and subject to change.

Trade Area Demographics

1-MILE RADIUS

2025 Population

14,753

+4.64% by 2030

Total Households

5,382

Median HH Income

\$81,202

Median Home Value

\$424,891

3-MILE RADIUS

2025 Population

138,895

+4.74% by 2030

Total Households

48,693

Median HH Income

\$68,584

Median Home Value

\$352,720

5-MILE RADIUS

2025 Population

344,471

+5.80% by 2030

Total Households

128,861

Median HH Income

\$68,865

Median Home Value

\$361,364

AIR

PBI Airport

9 min · 3.4 miles

RAIL

Tri-Rail WPB

8 min · 3.8 miles

PORT

Port of Palm Beach

20 min · 9.9 miles

HWY

I-95 Access

Nearby · Major corridor



Isabelle Martinangelo

MJI Realty Group

(561) 859-1484 · Palm Beach

County, FL

MJI Realty Group

LoopNet ID: 40159850 · Listed

4/15/2026

APN: 70-43-44-08-15-002-0010

All information furnished regarding this property is from sources deemed reliable but is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Area development information sourced from publicly available records and subject to change. No representation is made as to the accuracy thereof and all

such information must be independently verified. Broker: MJI Realty Group · Isabelle Martinangelo · (561) 859-1484.