

Palm Springs Development Site

3818 S Congress Ave, Palm Springs, FL 33461



Vehicles per Day over 43,000



Signalized Intersection



1-Mile Population Over 17,900

NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAE0390513

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

EXCLUSIVELY LISTED BY

Ryan Nee

Florida Broker Of Record
5900 N Andrews Ave, Ste. 100 Fort Lauderdale, FL 33309
Lic #: BK3154667
P: (954) 245-3400

TABLE OF CONTENTS

SECTION 1	
Executive Summary	4
SECTION 2	
Property Information	7
SECTION 3	
Financial Analysis	12
SECTION 4	
Market Overview	13
SECTION 5	
Demographic	16



Prime Opportunity for Immediate Reposition of a Vacant Lot with 131' Linear Feet of Depth



Dense Infill Location With Over 17,900 People Within A One-Mile Radius



160' Linear Feet Of Frontage On Congress Avenue With Traffic Counts Exceeding 43,000 Vehicles Per Day located on a Signalized Intersection



Development Opportunity On 20,390 Square Feet Of Land Zoned CG Commercial



Major Retailers Include Aldi, Publix, Walmart, Presidente Supermarket, Ross, Beall's, Wawa, Mc. Donald's, Burger King, and many more



Property sits 0.5 Miles Distance from Palm Beach State College, 5th Largest College in Florida with 35,999 Students

Executive Summary



Listing Price
\$839,000



\$ / SF on Land
\$41

FINANCIAL

Listing Price	\$839,000
\$ / SF on Land	\$41
Tax Per Year (Current)	\$30,188

OPERATIONAL

# of Lots	1 Lot
Parcel Number	70-43-44-20-01-103-0030
Lot Size	20,390 SF / 0.47 Acres
Zoning	CG
3 Miles Population	149,083
3 Miles Household	54,701
3 Miles Household Income	\$65,098

Investment Overview

Marcus & Millichap is pleased to present for sale this Development Site located at 3818 South Congress Avenue in Palm Springs, Florida. Palm Springs is a city in Palm Beach County, and it has a population of 26,844. In 2020, Palm Springs had a workforce of 12,225 people. As a business center, the city also experiences significant daytime population increases.

The property consists of a ±20,390 SF (0.47 acres) land parcel. Sitting on 4 Signal Intersection, the property has two points of ingress/egress on Congress Avenue and 2nd Avenue North. It is strategically located on the Corner of South Congress Avenue and 2nd Avenue North with 43,000 vehicles per day and less than 1.5-Miles west of I-95. The property is serving the surrounding suburbia with 6,814 households within a 1-Mile Radius and Palm Beach State College with over 35,999 students.

Vacancy in the West Palm Beach Retail submarket is 3.5%. Rents are around \$28.00/SF, which is a 9.3% increase from where they were a year ago. In the past three years, rents have increased a cumulative 24.5%. About 18,000 SF is under construction, representing a minimal 0.1% expansion of inventory. The largest industries in Palm Springs in terms of the number of employees were construction, health care, social assistance, and retail trade. With this, the major employers in the surrounding area consist of Sovereign Healthcare Mediana, United State Postal Service, Florida Military Department, and School Board Palm Beach County.

Within a 1-Mile Radius of the property, the average household income exceeds \$54,269 and a population of 17,900. The property sits 0.5 Miles away from the Palm Beach State College. Many colleges and schools are a few minutes from this property including Palm Beach State College, Saint Luke Catholic School, Palm Beach Preparatory Charter Academy, John I. Leonard Highschool, and Lake Worth Middle School.

Shopping malls and shopping centers nearby include Boynton Beach Mall, Palm Springs Plaza, Waterside Plaza, Polo Grounds Mall, Boynton Lakes Plaza, and Mil Lake Plaza. There are many national and regional retailers in the immediate area including Aldi, Publix, Walmart, Presidente Supermarket, Ross, Beall's, Wawa, Mc. Donald's, Burger King, and many more

Zoning

Table 4.B.2.A – Commercial Use Matrix

Standard Zoning Districts																														
AG/CON			Residential					Commercial													C M R	IND		INST						
P C	A G R	A P	AR		R E	R T	R S	R M	C N	C L	C C	C H	C G	C R E	URAO					IRO			I L	I L	I G	P O	I P F			
			R	U											U S A	U S A	U C 1	U C 2	U C 3	U I 1		U I 2						FLU		
																												C L	C L O	C H

Table 4.A.9.A – Thresholds for Projects Requiring DRO Approval

Zoning District	Number of Units or Square Feet
RM	10 du
CN	3,000 sq. ft.
CLO	3,000 sq. ft.
CC	8,000 sq. ft.
CHO	8,000 sq. ft.
CG	10,000 sq. ft.
CRE	15,000 sq. ft.
IL	20,000 sq. ft.
IG	20,000 sq. ft.
IPF	20,000 sq. ft. or 16 du
IR	Any project utilizing the Infill Redevelopment Overlay

Notes:

- Approval of a Subdivision Plan is required for all subdivision of land for which a plat or plat waiver has not been granted pursuant to [Art. 11, Subdivision, Platting, and Required Improvements](#) or which exceeds the threshold above.
- Projects exceeding the thresholds above shall comply with [Art. 5.C, Design Standards](#).
- DOS with a Final Master Plan shall receive approval of a Final Site Plan or Subdivision Plan by the DRO pursuant to [Art. 2.C, Administrative Processes](#). [Ord. 2020-020]

Commercial Uses (2)																															
-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	-	D	-	-	-	-	-	-	D	D	-	-	Adult Entertainment	1	
-	P	-	-	-	-	-	-	-	-	-	D	-	P	P	D (3)	D (3)	D (3)	D (3)	D (3)	-	-	P	-	-	P	P	-	-	Auction, Indoor	2	
-	P	-	-	-	-	-	-	-	-	-	-	-	A	A	-	-	-	-	-	-	-	-	-	P	P	-	-	Auction, Outdoor	2		
-	-	-	D	D	D	D	D	D	D	-	-	-	-	-	D	D	D	D	D	-	-	-	-	-	-	-	-	Bed and Breakfast	3		
-	-	-	-	-	-	-	-	-	-	A	-	A	-	D	-	D	D	D	D	D	A	-	D	-	-	D	-	-	Car Wash	4	
-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	P	D	D	D	D	D	D	-	D	-	D	-	-	P	P	Catering Service	5
-	-	-	-	-	-	-	-	-	-	A	-	A	-	A	A	D	D	A	D	A	A	-	A	-	-	-	-	-	Cocktail Lounge	6	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Commercial Communication Tower – See Approval Process in Table 4.B.9.A .			
-	-	-	-	-	-	-	-	-	-	A	-	B	-	P	-	D	D	D	D	D	D	-	D	-	D	-	-	-	Convenience Store	7	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	D	D	D	D	D	-	-	D	-	D	P	P	-	Dispatching Service	8	
-	-	-	-	-	-	-	-	-	-	-	-	D	-	D	-	D	D	D	D	D	D	D	D	D	D	-	P	-	Dog Day Care	9	
-	-	-	-	-	-	-	-	-	-	P	P	A	P	P	-	D	D	D	D	D	D	D	D	D	-	-	-	-	Financial Institution	10	
-	-	-	-	-	-	-	-	-	-	-	-	A	D	D	-	D	D	D	D	D	A	A	D	D	-	-	-	-	Financial Institution with Drive-Through Facilities	11	
-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	D	D	D	D	D	D	D	D	D	-	-	-	-	Financial Institution – Freestanding ATM	12	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	D	D	D	D	D	-	-	D	-	-	-	-	-	Flea Market, Indoor	13	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	Flea Market, Outdoor	14	

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2019-005] [Ord. 2019-034] [Ord. 2021-023] [Ord. 2023-011] [Ord. 2023-012]

Use Approval Process Key:

P Permitted by Right	A Subject to BCC approval (Class A Conditional Use)	D Subject to DRO approval
- Prohibited use, unless stated otherwise within Supplementary Use Standards	B Subject to Zoning Commission approval (Class B Conditional Use)	

Zoning

Table 4.B.2.A – Commercial Use Matrix

Table 4.A.9.A – Thresholds for Projects Requiring DRO Approval	
Zoning District	Number of Units or Square Feet
RM	16 du
CN	3,000 sq. ft.
CLO	3,000 sq. ft.
CC	8,000 sq. ft.
CHO	8,000 sq. ft.
CG	10,000 sq. ft.
CRE	15,000 sq. ft.
IL	20,000 sq. ft.
IG	20,000 sq. ft.
IPF	20,000 sq. ft. or 16 du
IR	Any project utilizing the Infill Redevelopment Overlay
Notes:	
1.	Approval of a Subdivision Plan is required for all subdivision of land for which a plat or plat waiver has not been granted pursuant to Art. 11, Subdivision, Platting, and Required Improvements or which exceeds the threshold above.
2.	Projects exceeding the thresholds above shall comply with Art. 5.C. Design Standards .
3.	DOs with a Final Master Plan shall receive approval of a Final Site Plan or Subdivision Plan by the DRO pursuant to Art. 2.C. Administrative Processes . [Ord. 2020-020]

Standard Zoning Districts

AG/CON			Residential					Commercial												C M R	IND			INST					
P	A	A	AR		R	R	R	R	C	C	C	C	C	C	URAO						IRO				I	I	I	P	I
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U	U	U		C	C	C	C	L	L	G	O	P
			S	S						O		O		E	1	2	3	1	2	L	L	H	H					F	
			A	A																O			O						

Commercial Uses (2)

-	-	-	-	-	-	-	-	A	-	A	-	A	-	A	A	A	A	A	A	-	A	-	-	-	-	-	-	-	Gas and Fuel Sales, Retail	15
-	-	-	-	-	-	-	-	D	-	D	-	D	-	D	D	D	D	D	D	D	D	D	D	-	-	-	-	-	Green Market	16
-	-	-	-	-	-	-	-	-	-	A	A	P	-	D	D	D	D	D	D	A	-	D	-	-	-	-	-	-	Hotel or Motel	17
-	B	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Kennel, Type 2 (Commercial)	18
-	-	-	-	-	-	-	-	-	-	D	-	P	-	D	D	D	D	D	D	P	-	P	-	-	-	-	-	-	Kennel, Type 3 (Commercial Enclosed)	19
-	-	-	A	-	-	-	-	-	-	B	-	B	-	-	-	-	-	-	-	-	-	-	-	D	P	P	-	-	Landscape Service	20
-	-	-	-	-	-	-	-	P	-	A	-	A	-	D	(3)	(3)	(3)	(3)	(3)	A	-	A	-	-	A	A	-	-	Laundry Service	21
-	-	-	-	-	-	-	-	-	-	-	-	A	B	-	-	-	-	-	-	-	-	D	-	-	P	P	D	-	Marina	22
-	-	-	-	-	-	-	-	A	A	P	A	P	-	D	(3)	(3)	(3)	(3)	(3)	D	D	P	P	-	-	-	P	-	Medical or Dental Office	23
-	-	-	-	-	-	-	-	A	A	A	P	P	-	-	-	D	(3)	-	D	(3)	D	D	P	P	-	-	-	-	Office, Business or Professional	24
-	-	-	-	-	-	-	-	-	-	-	A	D	A	A	A	A	A	A	A	-	-	A	-	-	-	-	P	-	Parking, Commercial	25
-	-	-	-	-	-	-	-	-	-	-	-	A	-	A	A	A	A	A	A	A	-	D	-	-	-	-	-	-	Pawnshop	26
-	-	-	-	-	-	-	-	A	-	P	-	P	P	D	(3)	(3)	(3)	(3)	(3)	D	-	D	-	-	-	-	-	-	Personal Services	27
-	-	-	-	-	-	-	-	-	-	-	-	A	-	D	A	-	A	-	-	-	-	A	-	-	P	P	P	-	Repair and Maintenance, Heavy	28
-	-	-	-	-	-	-	-	A	-	A	-	D	-	D	D	A	D	A	A	-	D	-	-	-	P	P	-	-	Repair and Maintenance, Light	29

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023] [Ord. 2021-039] [Ord. 2023-011]

Use Approval Process Key:

P	Permitted by Right	A	Subject to BCC approval (Class A Conditional Use)	D	Subject to DRO approval
-	Prohibited use, unless stated otherwise within Supplementary Use Standards	-	Prohibited use, unless stated otherwise within Supplementary Use Standards	B	Subject to Zoning Commission approval (Class B Conditional Use)

Zoning

Table 4.B.2.A – Commercial Use Matrix

Table 4.A.9.A – Thresholds for Projects Requiring DRO Approval

Zoning District	Number of Units or Square Feet
RM	10 du
CN	3,000 sq. ft.
CLO	3,000 sq. ft.
CC	8,000 sq. ft.
CHO	8,000 sq. ft.
CG	10,000 sq. ft.
CRE	15,000 sq. ft.
IL	20,000 sq. ft.
IG	20,000 sq. ft.
IPF	20,000 sq. ft. or 16 du
IR	Any project utilizing the Infill Redevelopment Overlay

Notes:

- Approval of a Subdivision Plan is required for all subdivision of land for which a plat or plat waiver has not been granted pursuant to [Art. 11, Subdivision, Platting, and Required Improvements](#) or which exceeds the threshold above.
- Projects exceeding the thresholds above shall comply with [Art. 5.C, Design Standards](#).
- DOs with a Final Master Plan shall receive approval of a Final Site Plan or Subdivision Plan by the DRO pursuant to [Art. 2.C, Administrative Processes](#). [Ord. 2020.020]

Standards #

Commercial Uses (2)

-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	-	D	-	-	P	-	P	-	Repair Services, Limited	30	
-	-	-	-	-	-	-	-	-	-	-	A	-	A	A	D	D	D	D	D	A	-	A	-	-	-	-	-	-	Restaurant, Type 1	31	
-	-	-	-	-	-	-	-	-	A	-	D	-	D	A	D	D	D	D	D	D	-	D	-	-	-	-	-	-	Restaurant, Type 2	32	
-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	-	D	-	-	-	-	-	-	Retail Sales	33	
-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Rooming and Boarding House	34	
-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	D	D	D	D	D	D	-	D	-	-	A	D	-	-	Self-Service Storage, Limited Access	35	
-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	D	D	D	D	D	D	-	D	-	-	D	-	-	-	Self-Service Storage, Multi-Access	35	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	D	D	D	D	D	-	-	-	-	-	-	-	-	-	Single Room Occupancy (SRO)	36	
-	-	-	-	-	-	-	-	-	P	-	A	-	A	A	A	A	A	A	A	A	-	A	-	-	-	-	A	-	Theater and Performance Venue	37	
-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	A	-	-	A	-	-	-	A	-	-	A	-	-	-	Vehicle or Equipment Sales and Rental, Heavy	38	
-	-	-	-	-	-	-	-	-	-	-	A	-	A	-	D	D	-	D	-	A	-	D	-	-	-	-	-	-	Vehicle Sales and Rental, Light	39	
-	A	-	A	A	-	-	-	-	P	A	P	D	P	-	D	D	D	D	D	D	-	D	-	-	-	P	-	-	-	Veterinary Clinic	40
-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	D (3)	D (3)	D (3)	D (3)	D (3)	D	D	D	D	A	P	P	P	P	Vocational Institution	41	
-	-	-	-	-	-	-	-	-	A	A	A	D	D	-	D	D	D	D	D	D	D	D	D	-	-	-	-	-	Work/Live Space	42	

[Ord. 2017-007] [Ord. 2017-025] [Ord. 2018-002] [Ord. 2021-023] [Ord. 2023-011]

Use Approval Process Key:

P Permitted by Right

A Subject to BCC approval (Class A Conditional Use)

- Prohibited use, unless stated otherwise within Supplementary Use Standards

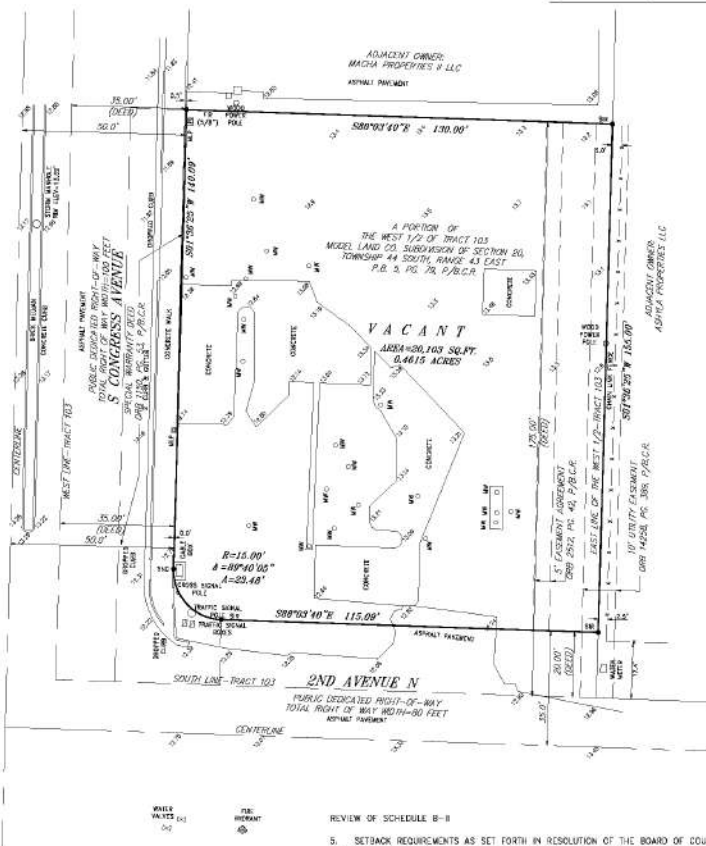
D Subject to DRO approval

B Subject to Zoning Commission approval (Class B Conditional Use)

Survey

ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP (NTS)



NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. BENCHMARK REFERENCE: 1 PALM BEACH COUNTY BENCHMARK S-104 ELEVATION=14.07' (NAVORS).
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN THIS COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 7915114 WITH AN EFFECTIVE DATE OF 06/05/2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS SUBJECT ACCESS TO NORTH 28TH AVENUE. A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 24, PAGE 9, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "2081 LAKE WORTH ROAD", P.B. 121, PG. 104-105, P.B.C.R. SAID LINE BEARS S86°03'40"E.

LAND DESCRIPTION:

THE SOUTH 175 FEET OF THE WEST HALF (W 1/2) OF TRACT 103, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35 FEET THEREOF, AND LESS AND EXCEPT THE LAND CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED RECORDED JANUARY 27, 1965 IN OFFICIAL RECORDS BOOK 1150, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 8(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A-THEREOF. PURSUANT TO THE ADOPTED STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON OCTOBER 12, 2015.

FOR THE FIRM BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4786

LEGEND:

CRD	CHECKED BY
CONC	CONCRETE
DWN	DOWN
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD AND CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
P.B./C.R.	PALM BEACH COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAR OUT
TSP	TRAFFIC SIGNAL BOX
W	WATER METER
W/P	METAL LIGHT POLE
EB	ELECTRIC BOX
E-40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
WW	MONITORING WELL

REVIEW OF SCHEDULE B-B

5. SETBACK REQUIREMENTS AS SET FORTH IN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RECORDED JANUARY 5, 1956 IN DEED BOOK 1120, PAGE 174.
6. EASEMENT AGREEMENT BY AND BETWEEN PATRICIA A. PRESSOROVIC AND THE CITY OF LAKE WORTH, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, DATED FEBRUARY 26, 1976, AND RECORDED FEBRUARY 27, 1976 IN OFFICIAL RECORDS BOOK 2512, PAGE 42.
7. UTILITY EASEMENT IN FAVOR OF THE CITY OF LAKE WORTH, A FLORIDA MUNICIPAL CORPORATION, DATED JUNE 12, 2002, AND RECORDED OCTOBER 11, 2002 IN OFFICIAL RECORDS BOOK 14258, PAGE 369.

BUILDING SETBACKS PER DEED BOOK 1120, PAGE 174, P.B.C.R.
SERVICE STATION PUMP ISLANDS
SERVICE STATION BUILDINGS
BUILDINGS FOR DRIVE-IN BUSINESSES
ALL OTHER BUILDINGS
OTHER CONSTRUCTION INCLUDING
PARKING AREAS BUT EXCLUDING
QUIKERS, BRIDGES AND TURNOUTS

10 FEET
30 FEET
30 FEET
25 FEET
NO SETBACK

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120223
PANEL NUMBER	0777 F
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	10/05/17



COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 101
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PHONE (954) 685-7766 FAX (954) 685-7799

CLIENT:
DIMITRY SHINTMAN

3818 S CONGRESS AVENUE
PALM SPRINGS, FLORIDA 33461

ALTA/NSPS LAND TITLE SURVEY

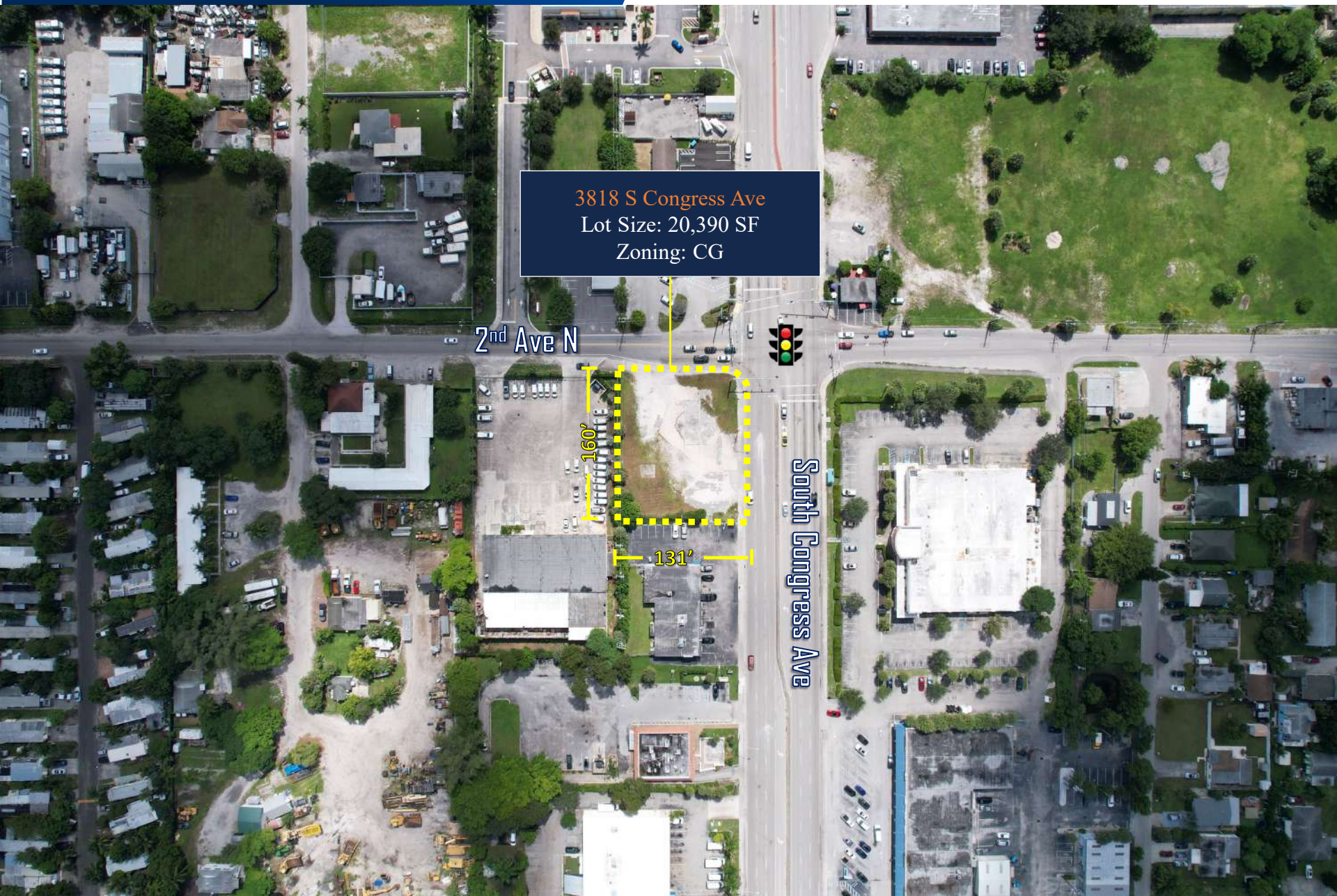
REVISIONS	DATE	BY	FOR	OWN	CHK
1. INITIALS AND TITLE					

PROJECT NUMBER	9084-19
SCALE	1" = 16'

SHEET	1
OF	1
SHEET	

Property Information

Parcel View



3818 S Congress Ave

Lot Size: 20,390 SF

Zoning: CG

2nd Ave N

South Congress Ave

160'

131'

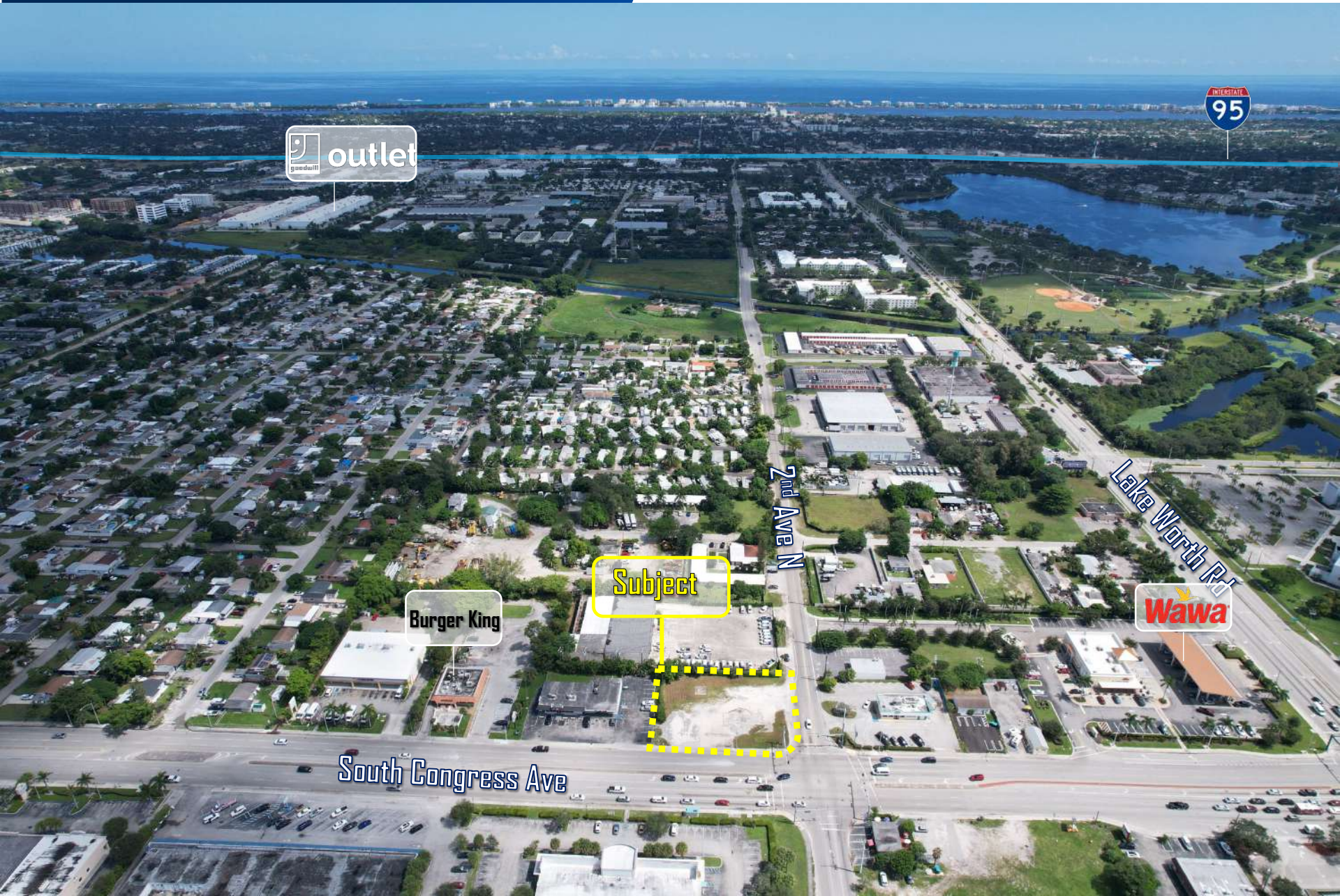
Property Information

Southeast View



Property Information

East View



Subject

Burger King

Wawa

Lake Worth Rd

2nd Ave N

South Congress Ave

Property Information

South View



 **PALM BEACH STATE
COLLEGE**
 36,000 Students

Lake Worth Rd



Subject

2nd Ave N

South Congress Ave



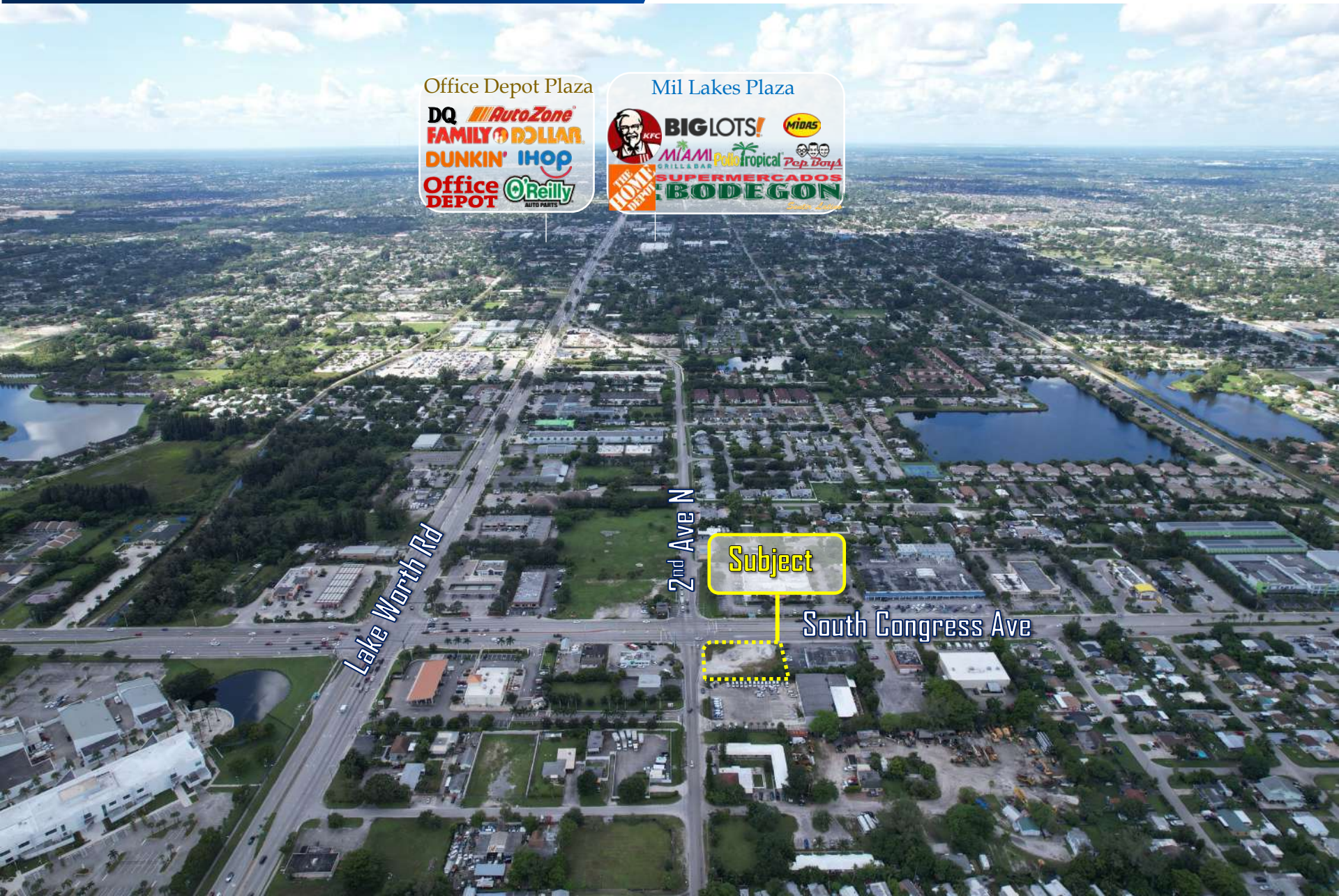






Property Information

West View



Office Depot Plaza



Mil Lakes Plaza



Lake Worth Rd

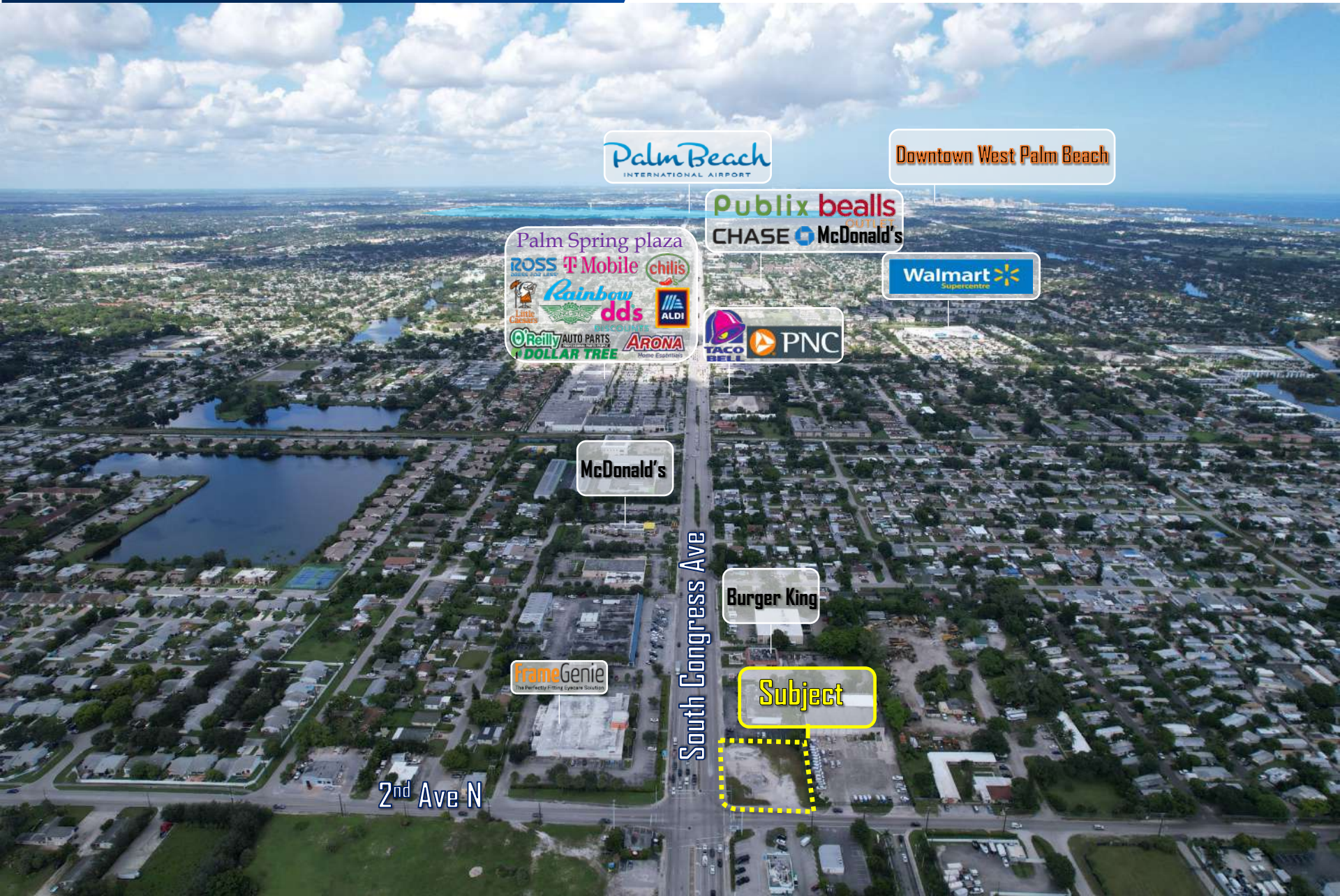
2nd Ave N

Subject

South Congress Ave

Property Information

North View



Palm Beach
INTERNATIONAL AIRPORT

Downtown West Palm Beach

Publix bealls
CHASE McDonald's

Walmart
Supercentre

Palm Spring plaza
ROSS T Mobile chilis
Rainbow dds
ALDI
O'Reilly AUTO PARTS
DOLLAR TREE
ARONA
Home Essentials

TACO BELL PNC

McDonald's

Burger King

Subject

FrameGenie
The Perfectly Fitting Eyeglass Solution

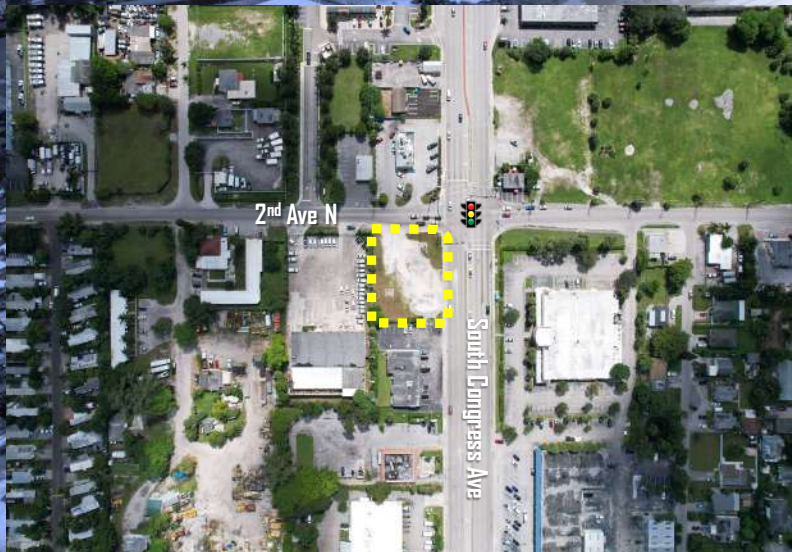
South Congress Ave

2nd Ave N

Financial Analysis

Pricing Overview

Price	\$839,000.00
Price PSF	\$41.15
Lot Size	20,390 SF
Zoning	CG



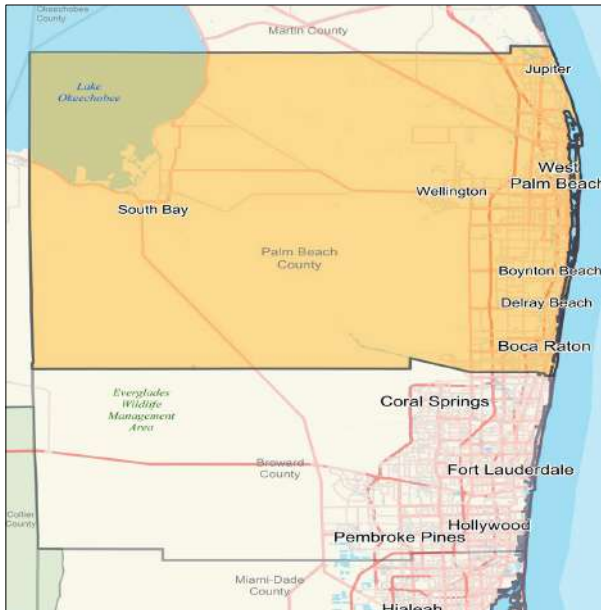
Major Employers

Employees

1	Soverign Hlthcare Medicana LLC	1,738
2	United States Postal Service-US Post Office	1,678
3	Board of Governors State Unive	996
4	Distribution Services Inc	955
5	Florida Military Department-National Guard	720
6	School Board Palm Beach County	675
7	Western Beef Lake Worth LLC	649
8	My Eyelab	621
9	Southern Airways Corporation	525
10	United States Postal Service-US Post Office	524
11	East Coast Assemblers Inc-National Assemblers	450
12	Southern Airways Express LLC-Mokulele Airlines	450
13	Weiser Security Services Inc	449
14	Dudek	408
15	Highlight Realty Corp-Highlight Realty Network	405
16	Rc/Pb LLC-Eau Palm Beach Resort & Spa	400
17	Avante At Lake Worth Inc	346
18	Jerome Golden Center For Behav-Southland	330
19	Publix Super Markets Inc-Publix 00055	330
20	Learning Excellnce Fndtion S PA-Imagine Schls- Chncllor Campus	329
21	JV Associates Inc-Four Seasons Resort Palm Beach	320
22	Superior Aircraft Services Inc	313
23	Palm Bch Cnty Pllice Bnvlnt As	305
24	Publix Super Markets Inc-Publix Pharmacy 1424	277
25	Publix Super Markets Inc-Publix 00023	275

PALM BEACH COUNTY

Situated along the southeastern coast of Florida, Palm Beach County encompasses 47 miles of Atlantic coastline with extraordinary beaches and numerous golf courses that draw tourists and residents. The county is Florida's third-most populous, with nearly 1.5 million people, and it is expected to add more than 46,000 citizens through 2027. West Palm Beach is the largest city, with roughly 115,000 people. Other prominent municipalities include Boca Raton, Boynton Beach and Delray Beach. The northern portion of Everglades National Park is located within the metro.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



LARGE RETIREE POPULATION

Nearly a quarter of the local population base are residents ages 65 and older, fueling local consumer demand for entertainment and leisure options.



FAVORABLE TAX STRUCTURE

West Palm Beach has no state income tax and a low property tax rate, attracting residents to the metro. Growth is especially prevalent in the 20- to 34-year-old and 65-plus groups.



GROWING FINANCE SECTOR

South Florida's significant growth in recent years has incentivized a number of financial firms to open offices in Palm Beach County. Headline names in this segment include Goldman Sachs, Colony Capital and BlackRock.

ECONOMY

Historically, the Palm Beach County economy has benefited from an expanding population that supports strong growth in the real estate, construction and services-related sectors.

Tourism plays an important role in the local economy, generating billions of dollars in revenue annually. Additionally, hospitality should constitute the fastest-growing employment segment as the sector continues to recover from the effects of the health crisis.

Agriculture is also an important industry in the western portion of the region, where crops include winter vegetables, citrus, sugar cane and ornamental plants.

DEMOGRAPHICS

POPULATION

1.5M

Growth 2022-2027*
3.1%



HOUSEHOLDS

616K

Growth 2022-2027*
3.5%



MEDIAN AGE

45.4

U.S. Median
38.6



MEDIAN
HOUSEHOLD
INCOME

\$66,700

U.S. Median
\$66,400

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	18,312	152,389	331,836
2022 Estimate			
Total Population	17,900	149,083	324,892
2010 Census			
Total Population	16,208	135,324	295,277
2000 Census			
Total Population	13,979	123,706	259,535
Daytime Population			
2022 Estimate	15,464	130,197	276,706
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	6,284	55,830	124,858
2022 Estimate			
Total Households	6,146	54,701	122,245
Average (Mean) Household Size	2.9	2.7	2.6
2010 Census			
Total Households	5,526	49,491	110,674
2000 Census			
Total Households	5,211	49,248	104,585

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	0.7%	1.5%	2.6%
\$200,000-\$249,999	0.7%	1.3%	1.7%
\$150,000-\$199,999	1.3%	3.4%	4.1%
\$125,000-\$149,999	2.5%	3.7%	4.3%
\$100,000-\$124,999	6.3%	6.8%	8.1%
\$75,000-\$99,999	11.0%	11.6%	12.4%
\$50,000-\$74,999	18.6%	19.8%	20.0%
\$35,000-\$49,999	16.6%	15.6%	14.8%
\$25,000-\$34,999	15.1%	11.7%	10.6%
\$15,000-\$24,999	13.9%	11.9%	10.5%
Under \$15,000	13.3%	12.7%	10.9%
Average Household Income	\$54,269	\$65,098	\$74,746
Median Household Income	\$41,326	\$47,697	\$53,446
Per Capita Income	\$18,894	\$24,092	\$28,360

DEMOGRAPHICS

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	17,900	149,083	324,892
0 to 4 Years	9.1%	7.3%	6.6%
5 to 14 Years	14.5%	12.9%	12.4%
15 to 17 Years	3.4%	3.3%	3.5%
18 to 19 Years	2.0%	1.9%	2.0%
20 to 24 Years	6.9%	6.0%	5.9%
25 to 29 Years	9.5%	7.7%	6.9%
30 to 34 Years	9.9%	8.3%	7.5%
35 to 39 Years	8.3%	7.6%	7.2%
40 to 49 Years	12.6%	12.8%	12.8%
50 to 59 Years	10.7%	11.9%	12.3%
60 to 64 Years	4.1%	5.0%	5.4%
65 to 69 Years	2.9%	4.0%	4.4%
70 to 74 Years	2.2%	3.7%	4.1%
75 to 79 Years	1.7%	2.8%	3.2%
80 to 84 Years	1.1%	2.0%	2.5%
Age 85+	1.1%	2.7%	3.2%
Median Age	32.3	36.6	38.5

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	11,472	102,147	225,920
Elementary (0-8)	20.1%	16.7%	12.6%
Some High School (9-11)	11.7%	9.4%	8.2%
High School Graduate (12)	30.1%	29.8%	28.8%
Some College (13-15)	18.1%	17.2%	18.4%
Associate Degree Only	7.4%	8.2%	9.1%
Bachelor's Degree Only	8.7%	12.7%	15.4%
Graduate Degree	4.0%	6.0%	7.6%
HOUSING UNITS			
Occupied Units			
2027 Projection	6,970	62,751	141,996
2022 Estimate	6,814	61,525	139,150
Owner Occupied	2,548	29,769	75,471
Renter Occupied	3,598	24,932	46,774
Vacant	668	6,823	16,904
Persons in Units			
2022 Estimate Total Occupied Units	6,146	54,701	122,245
1 Person Units	22.8%	27.6%	27.8%
2 Person Units	28.8%	30.6%	32.0%
3 Person Units	16.7%	15.3%	15.5%
4 Person Units	15.4%	12.8%	12.5%
5 Person Units	8.1%	6.7%	6.2%
6+ Person Units	8.3%	7.0%	6.0%



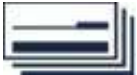
POPULATION

In 2022, the population in your selected geography is 324,892. The population has changed by 25.2 percent since 2000. It is estimated that the population in your area will be 331,836 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.5, compared with the U.S. average, which is 38.6. The population density in your area is 4,142 people per square mile.



HOUSEHOLDS

There are currently 122,245 households in your selected geography. The number of households has changed by 16.9 percent since 2000. It is estimated that the number of households in your area will be 124,858 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2022, the median household income for your selected geography is \$53,446, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 43.5 percent since 2000. It is estimated that the median household income in your area will be \$58,216 five years from now, which represents a change of 8.9 percent from the current year.

The current year per capita income in your area is \$28,360, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$74,746, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 162,369 people in your selected area were employed. The 2000 Census revealed that 55.6 percent of employees are in white-collar occupations in this geography, and 44.4 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 23.3 minutes.



HOUSING

The median housing value in your area was \$206,825 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 72,561 owner-occupied housing units and 32,024 renter-occupied housing units in your area. The median rent at the time was \$589.



EDUCATION

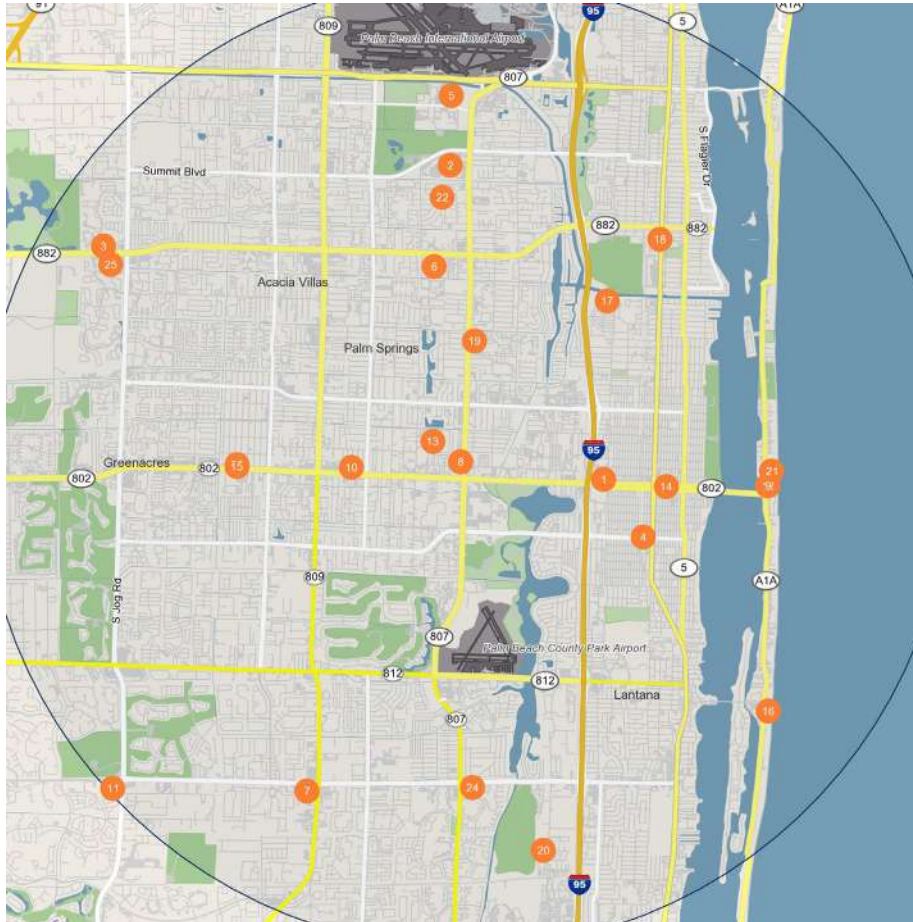
The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 7.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 15.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 28.8 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.4 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS

DEMOGRAPHICS



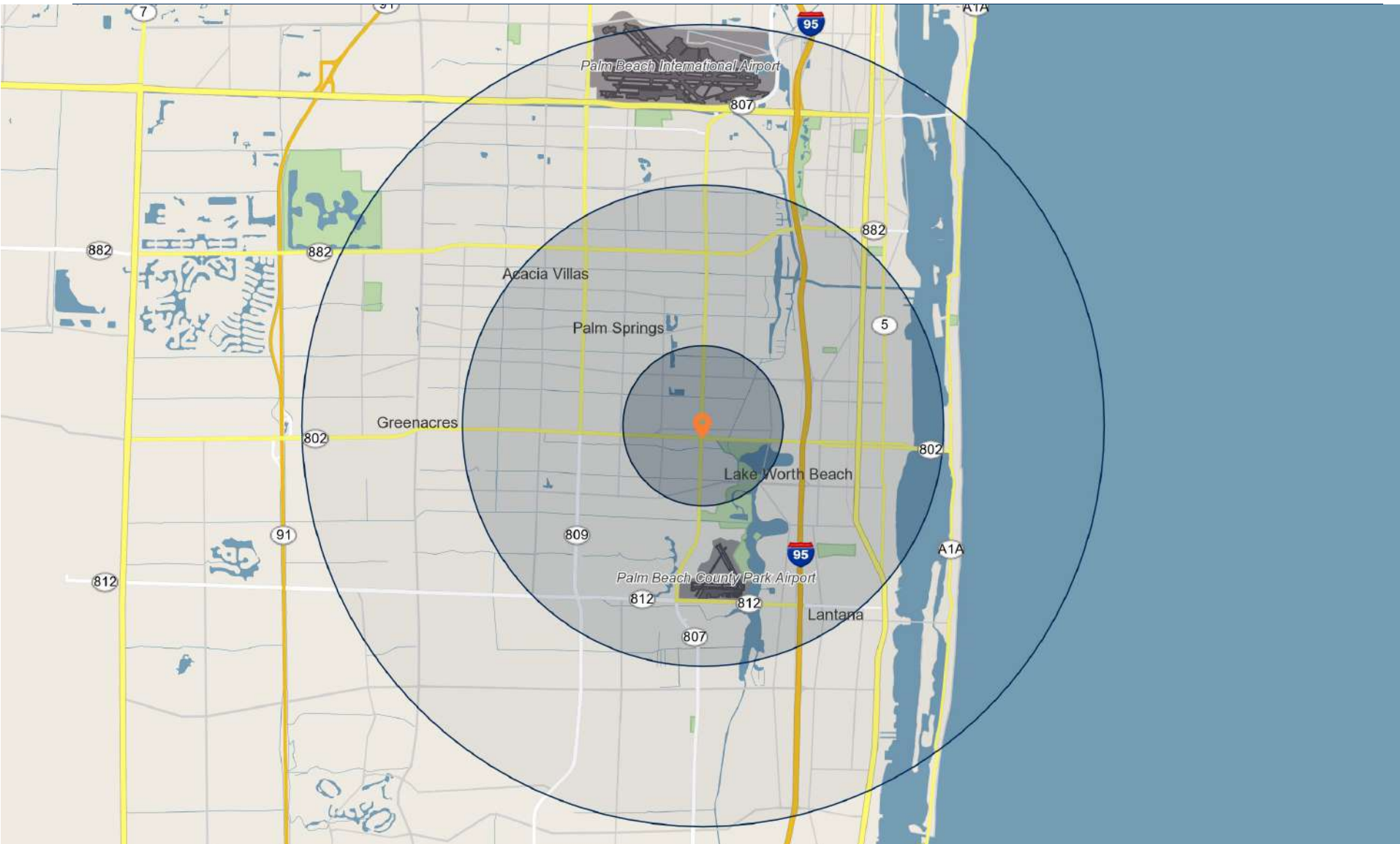
Major Employers

Employees

1	Sovereign Hlthcare Mediana LLC	1,738
2	United States Postal Service-US Post Office	1,678
3	Board of Governors State Unive	996
4	Distribution Services Inc	955
5	Florida Military Department-National Guard	720
6	School Board Palm Beach County	675
7	Western Beef Lake Worth LLC	649
8	My Eyalab	621
9	Southern Airways Corporation	525
10	United States Postal Service-US Post Office	524
11	East Coast Assemblers Inc-National Assemblers	450
12	Southern Airways Express LLC-Mokulele Airlines	450
13	Weiser Security Services Inc	449
14	Dudek	408
15	Highlight Realty Corp-Highlight Realty Network	405
16	Rc/Pb LLC-Eau Palm Beach Resort & Spa	400
17	Avante At Lake Worth Inc	346
18	Jerome Golden Center For Behav-Southland	330
19	Publix Super Markets Inc-Publix 00055	330
20	Learning Exclncce Fndtion S PA-Imagine Schls- Chncllor Campus	329
21	JV Associates Inc-Four Seasons Resort Palm Beach	320
22	Superior Aircraft Services Inc	313
23	Palm Bch Cnty Pllice Bnvlent As	305
24	Publix Super Markets Inc-Publix Pharmacy 1424	277
25	Publix Super Markets Inc-Publix 00023	275

DEMOGRAPHICS

DEMOGRAPHICS





EXCLUSIVELY LISTED BY

Ryan Nee

Florida Broker Of Record

5900 N Andrews Ave, Ste. 100 Fort Lauderdale, FL 33309

Lic #: BK3154667

P: (954) 245-3400