



MANGONIA PARK, FLORIDA

# 1581 45th St VACANT LAND

1581 45th Street  
West Palm Beach, FL 33407

LAT: 226.758940 | LONG: -80.086452

GLA: 54,886 SQ. FT.

TRAFFIC COUNTS: 44,500 DAILY



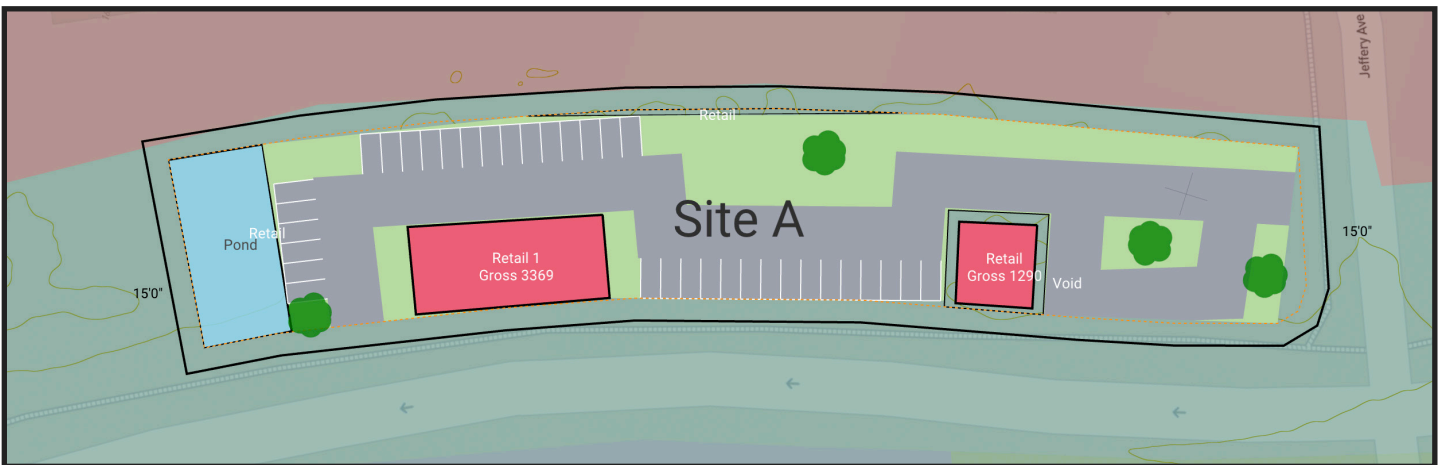
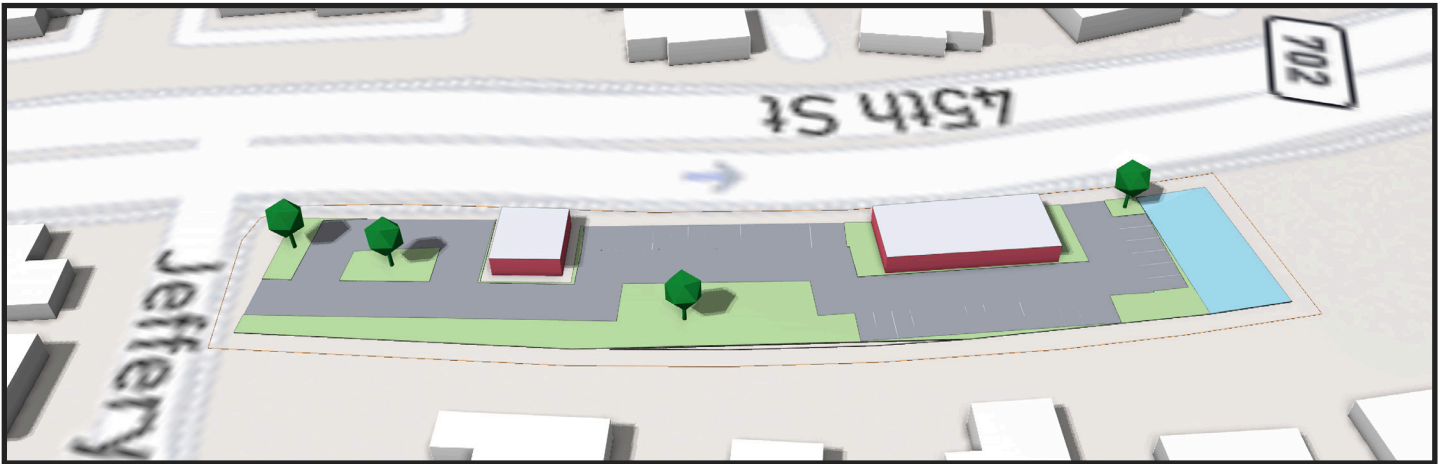
1581 45th Street is a 54,886 square foot vacant parcel of land located in the northeast quadrant of 45th Street & Jeffery Avenue in Mangonia Park, Florida.

The property serves 235,000 residents within a 5-mile radius and sees upwards of 44,500 cars per day on 45th Street. The entire site is currently available for ground lease or build to suit and sits directly across the street from the new luxury apartment complex, Cateleya Shores. The property boasts direct visibility from 45th Street and is one of the last vacant parcels of land available in the immediate market.

## FOR LEASE OR BUILD TO SUIT

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**2025 est. Demographics**

	1 Mile	3 Mile	5 Mile
POPULATION	8,739	117,801	235,272
HOUSEHOLDS	2,898	46,468	99,873
AVG HOUSEHOLD INCOME	\$81K	\$97K	\$120K
MEDIAN AGE	35	37	41
DAYTIME EMPLOYMENT	10,138	68,697	166,046
TRAFFIC COUNTS	44,500 Cars Daily		

**FOR LEASE OR BUILD TO SUIT**