

Lemon Tree Vet Hospital & Plaza

1300-1042 S Military Trail & 4444 Summit Blvd, West Palm Beach, FL

± 24,949 SF · 97.3% LEASED · HARD CORNER AT 70,207 VPD

A necessity-based medical and retail complex anchored by its namesake veterinary hospital and complemented by a freestanding drive-through bank on its own outparcel and an automotive center. The property commands a hard, signalized corner exposed to 70,207 vehicles per day in West Palm Beach, an established infill submarket of the West Palm Beach–Boca Raton–Delray Beach MSA.

\$630,421

YEAR-1 NOI

5.11%

NOI CAGR

\$26.98

RENT / SF

Unpriced

ASKING PRICE

INVESTMENT HIGHLIGHTS

- **Escalators at a 6% floor against 3% expenses.**
Sixteen of nineteen leases escalate at CPI with a 6% annual minimum — a 300 basis point spread that carries net operating income through the hold.
- **Three freestanding buildings can be sold apart.**
The animal hospital, the drive-through outparcel and the automotive centre should each price tighter than the inline retail.
- **A quarter of the centre reprices on day one.**
Eight tenancies, 6,470 SF, 25.9% of area, hold no live renewal option.
- **Publix co-tenancy at no cost.** A 130,766 SF Publix-anchored centre sits 0.11 miles away at roughly 97% occupancy.
- **New roofs and no deferred capital.** Two roofs replaced and the rear veterinary building newly built; this underwriting carries no capital expenditure.
- **Small-shop space is effectively full.** Strip-centre vacancy reads 3.2% on 8,925 SF of twelve-month deliveries across the whole submarket.

THE PROPERTY

Gross leasable area	24,949 SF
Occupancy	97.3% — one 675 SF suite
Suites / leases	20 / 19
Land area	1.86 acres
Year built / rebuilt	1963 / 2025
Buildings	7
Parking	96 spaces · 3.85 / 1,000
Lease structure	Triple net, full pro-rata
Weighted avg. lease term	3.15 years
Zoning	UC — Urban Center
Flood zone	X

TRADE AREA — THREE MILES

152,536

RESIDENTS

\$84,334

AVG. INCOME

52,572

HOUSEHOLDS

3.2%

VACANCY

Offered unpriced. The full Offering Memorandum, rent roll and six-year cash flow are available on execution of a confidentiality agreement.