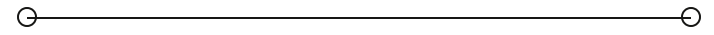


FOR SALE

Prime Commercial Development Opportunity

11961 U.S. HIGHWAY ONE

North Palm Beach, FL 33408



PRESENTED BY:

ROBERT HAMMAN

C: 561.346.2310

robert.hamman@svn.com

Ridge Road



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
LOT SIZE:	0.30± Acres
ZONING:	CG (Unincorporated)
TRAFFIC COUNT:	30,500
APN:	00434204080000010

PROPERTY OVERVIEW

Exceptional commercial lot featuring approximately 100 feet of frontage along U.S. Highway 1 in unincorporated Palm Beach County. The property offers outstanding visibility, easy ingress and egress, and exposure to one of the area's most heavily traveled corridors.

Strategically located just one-half mile north of PGA Boulevard on the west side of U.S. Highway 1, the site is ideally suited for a variety of commercial uses including retail, office, medical, professional services, and mixed-use commercial development.

The surrounding area is home to some of South Florida's most affluent residential communities, including Lost Tree Village and Seminole Landing, providing a strong demographic base and significant purchasing power.

Less than one-half mile north is the corporate headquarters campus of NextEra Energy and Florida Power & Light Company (FPL), employing approximately 8,700± professionals.

This location offers a rare opportunity to develop along one of Palm Beach Gardens' most desirable commercial corridors, surrounded by strong demographics, major employers, established retail

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SEMINOLE SHOPPES AND THE POINT OF NORTH PALM BEACH



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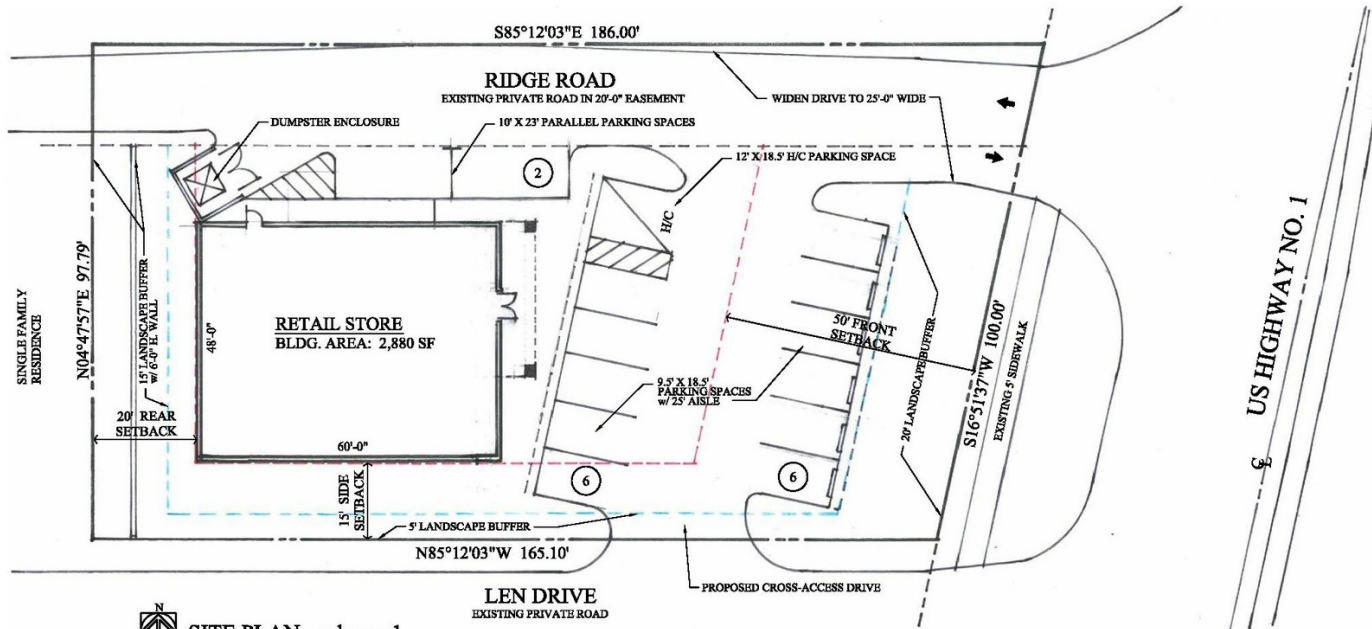
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CONCEPTUAL SITE PLAN



SITE PLAN - scheme 1
 SCALE: 1"=20'-0"
 0 10 25 50

SITE DATA
 ZONING DISTRICT: CG - COMMERCIAL GENERAL DISTRICT
 LOT AREA: 17,168 s.f./.39 ACRES

SETBACKS from PROPERTY LINE
 FRONT (STREET): 50' (US HIGHWAY NO. 1)
 SIDE: 15'
 REAR: 20'

BUILDING AREA CALCULATION:
 RETAIL STORE: 2,880 SF

PARKING CALCULATION:
 PARKING SPACES REQUIRED:
 RETAIL - 2,880 SF @ 1:200 SF = 14 SP

HANDICAP PARKING REQUIRED: 1 SPACE
TOTAL HANDICAP PARKING PROVIDED: 1 SPACE

TOTAL PARKING SPACES PROVIDED:
 11 STANDARD PARKING SPACES at (9.5' x 18.5') with 25'-0" aisle
 2 PARALLEL PARKING SPACES at (10' x 23')
 1 ACCESSIBLE HANDICAP SPACE (12' x 18.5')
 14 TOTAL PARKING SPACES PROVIDED

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Vander Ploeg and Associates, Inc.
 architects and planners
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 boke tower, florida 33432
 (407) 854-4000
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MADISON RETAIL
 NORTH PALM BEACH, FLORIDA
 developed by: ACADIA FLORIDA PROPERTY HOLDINGS LP

title plan - scheme 01.1
 comm. no. 15011
 drawn: April 3, 2015
 sheet no. **SP-1**
 revision:

AREA MAP

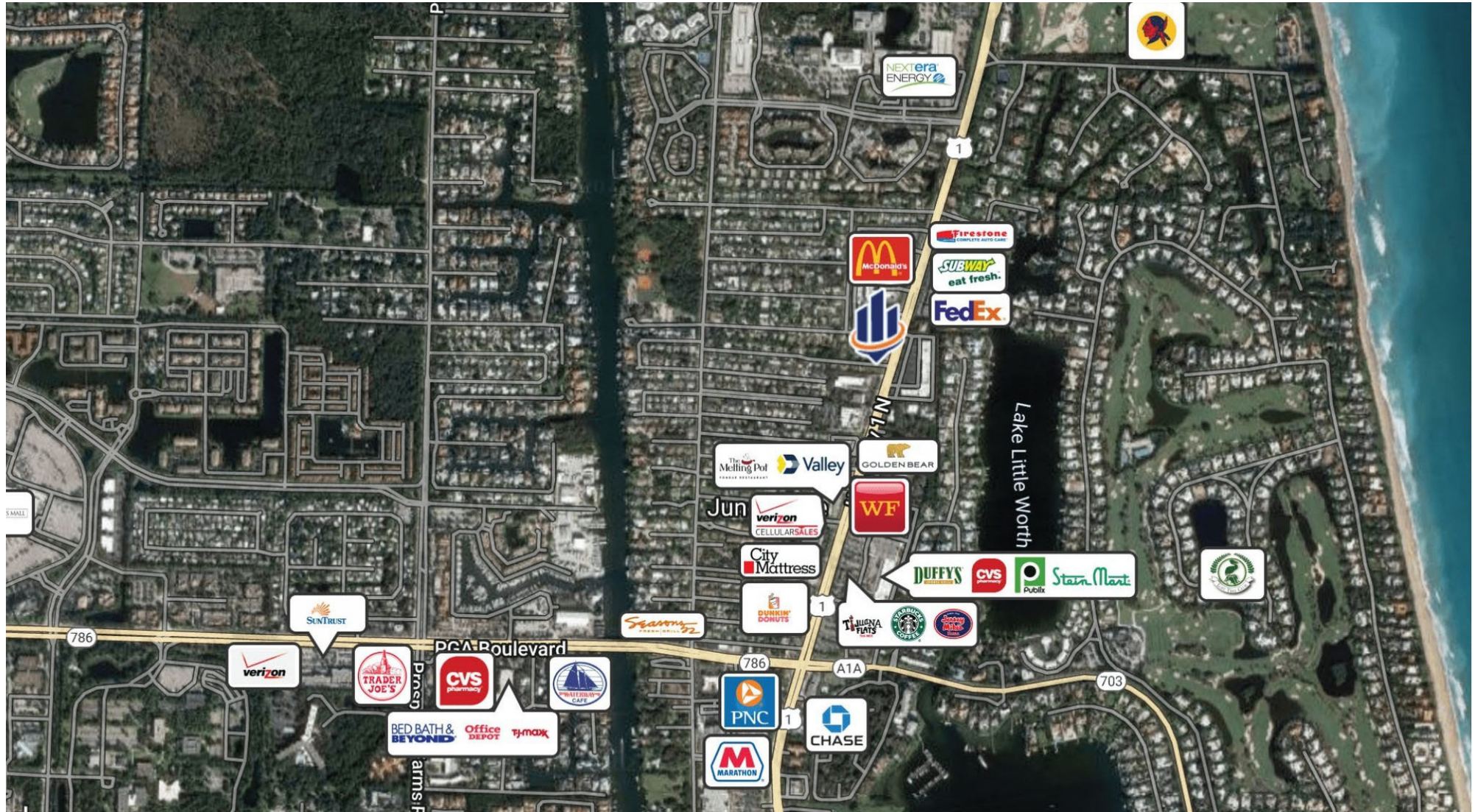


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RETAILER MAP



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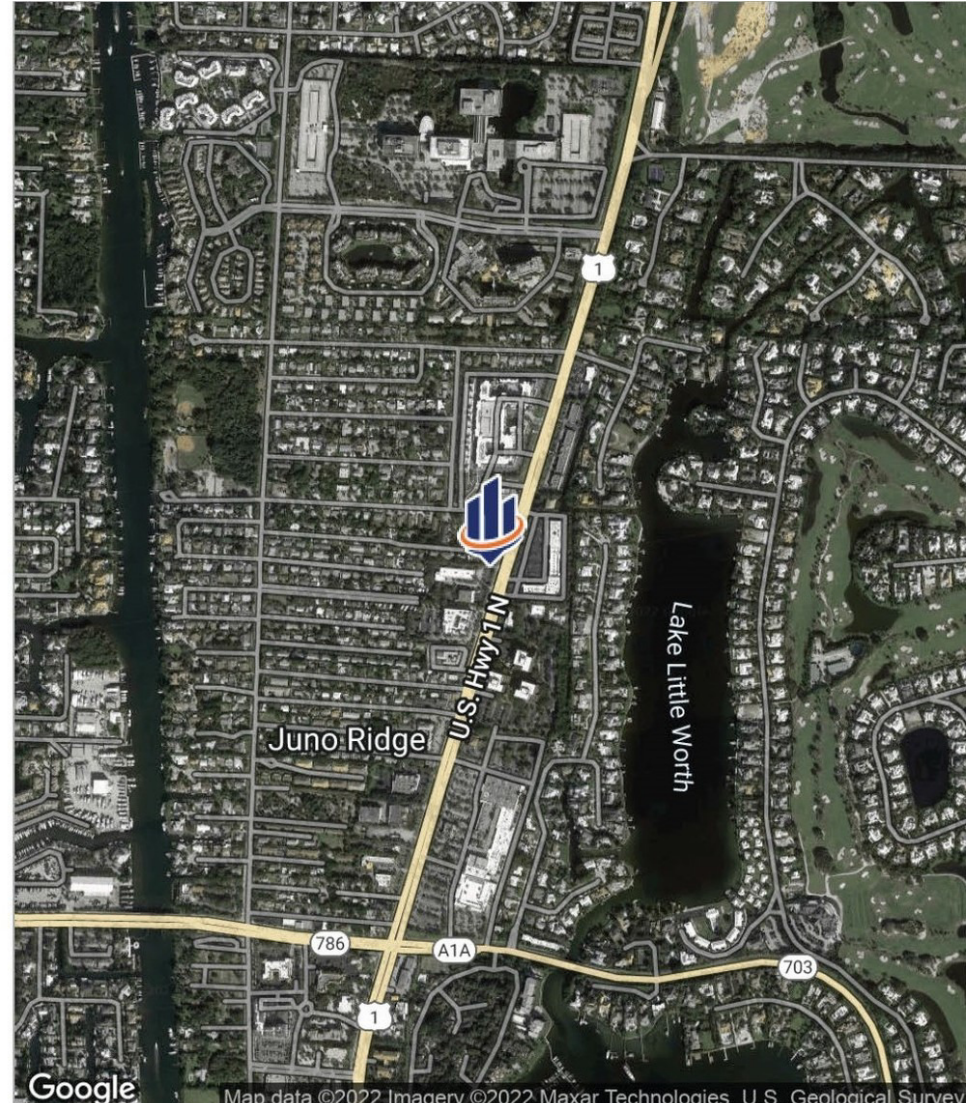
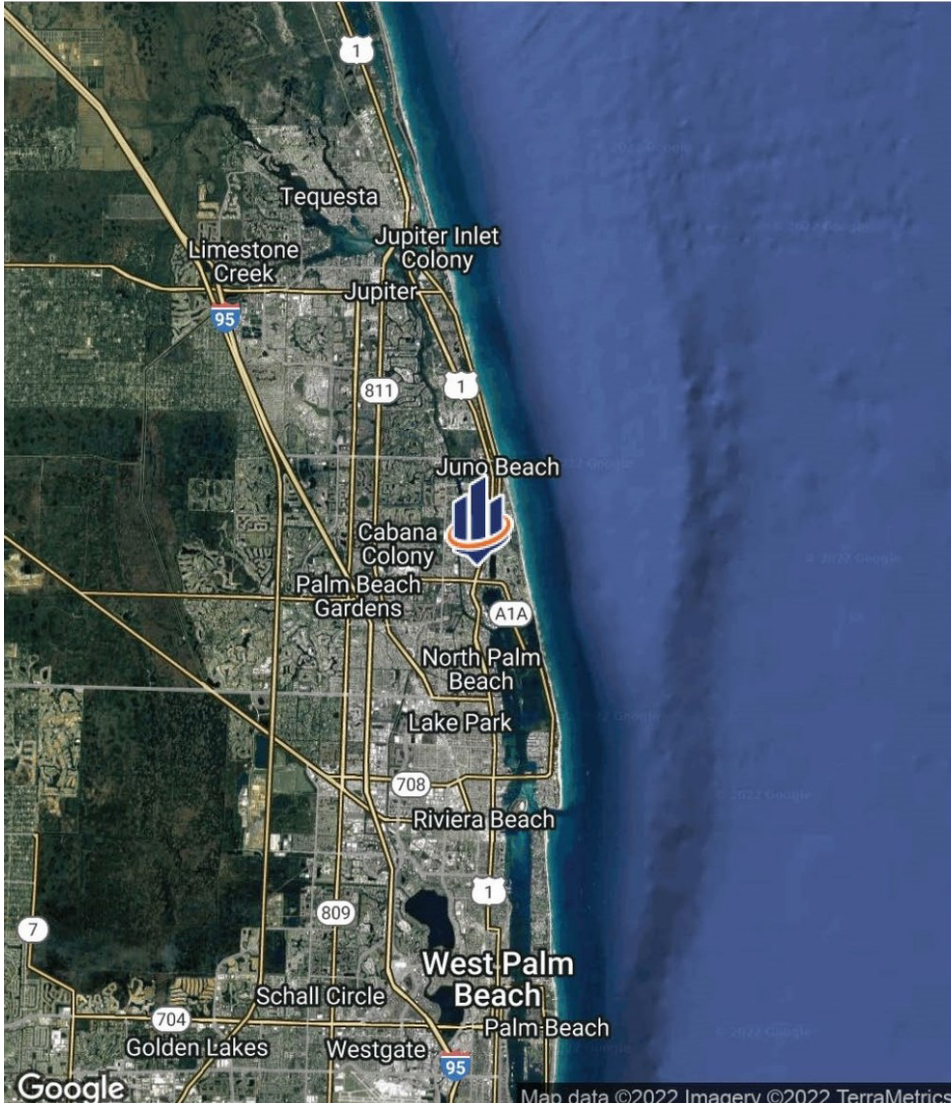
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LOCATION MAPS



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WHY PALM BEACH COUNTY?

-  No County/City Income Tax
-  Current Population: 1,546,215 (2024)
-  #4 in the World for Fastest-Growing Wealth Hubs
-  #1 for Growth in Florida
-  Average wage increased from \$71,304 in 2022 to \$74,801 in 2023
-  Home to: 68 Billionaires & 71,000 Millionaires
-  #1 location that young, wealthy employees are moving to
-  Median family income increased by \$10,379 in one year
-  2,895 Hedge Fund, Private Equity and Wealth Management Firms
-  2M Square Feet of New Commercial and Industrial Space in the Pipeline

“

The way you have transformed this economy, almost every location would trade places with you.”

– Dr. Jerry Parrish,
chief economist

KNOWN AS:



Wall Street South



Equestrian Capital of the World®



Golf Capital of the World®



Banker's Row



Corporate Headquarter Hotspot

An Economic Update

New Palm Beach County Data Unlocked

Palm Beach County is thriving across diverse sectors, achieving new heights in economic growth and talent development. Here are some recent highlights.

New Palm Beach County Rankings:

- **#1** for highest average salary in the state of Florida; Palm Beach County's is **\$74,551**
- **Top 5 fastest-growing** wealth hubs in the world with the number of millionaires increased by 112% over the past decade.
- **4th fastest-growing** metros (West Palm Beach / Fort Lauderdale / Miami)

Industries by the Numbers:

- **570** corporate headquarters employing 10,163 people
- **1,960** aviation / aerospace / engineering companies employing 21,524 people
- **2,211** technology firms employing 13,329 people
- **6,072** healthcare facilities employing 71,745 people
- **702** life science companies employing 7,729 people
- **729** distribution / logistics companies employing 5,788 people
- **1,597** manufacturing operations employing 21,545 people
- **19,894** financial services and business firms employing 120,791 people
- **625** agribusiness operations employing 11,120 people

Florida Rankings:

- **#1** for economy
- **#1** in economic growth
- **#1** for workforce and talent development
- **#1** for higher education
- **#2** state for business
- **#3** largest workforce at 10 million and growing
- **#1** tax climate in the Southeast U.S.

DEMOGRAPHICS MAP & REPORT

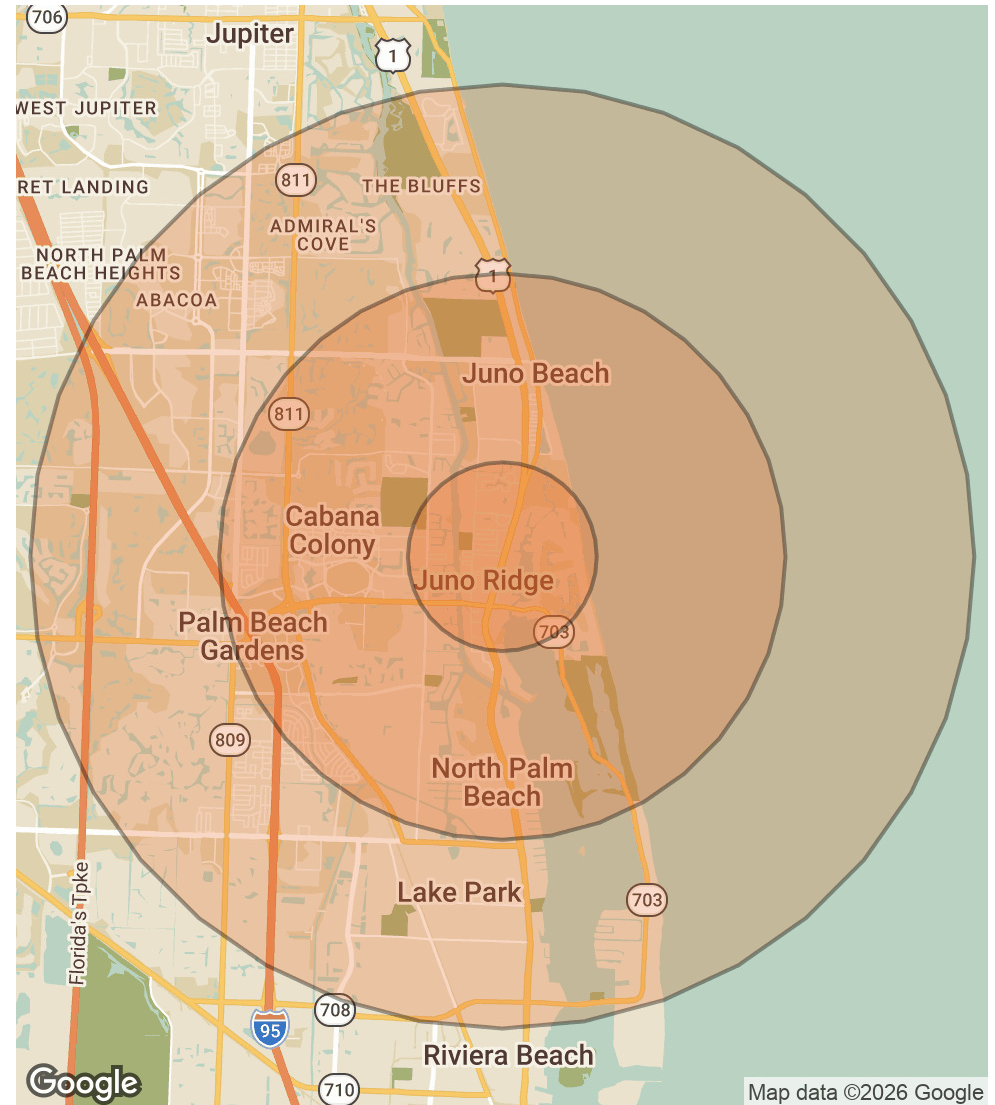
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,494	44,910	127,434
AVERAGE AGE	51.0	52.9	47.5
AVERAGE AGE (MALE)	52.8	51.6	46.6
AVERAGE AGE (FEMALE)	50.0	53.6	48.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,189	21,672	54,824
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$181,701	\$173,066	\$160,756
AVERAGE HOUSE VALUE	\$1,019,218	\$734,929	\$681,943

* Demographic data derived from 2020 ACS - US Census



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