

Prime Commercial Retail Spaces in Royal Palm Beach

FREE-STANDING COMMERCIAL
BUILDING WITH THREE
PREMIUM SPACES

FOR LEASE

410 South State Rd 7
Royal Palm Beach, FL 33414

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BR3258742



HIGHLIGHTS

- Three premium commercial spaces with flexible layouts.
- Free Standing Building. Outparcel to Shoppes at Isla Verde.
- Ample on-site parking for customers and employees. 81 dedicated parking spaces.
- Strong Demographics: Royal Palm Beach and Wellington market.
- Average Household Income \$169,955 (1 mile)
- Dense demographics with 218,684 people in 5 miles.
- Prime State Rd 7 visibility and access. Large Pylon signage.
- High-visibility location with excellent traffic exposure.
- Traffic Counts. AADT 65,500 (SR-7 / US-441).



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,556	68,444	218,684

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$169,955	\$141,086	\$119,871

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,973	24,321	80,720

Suite	Space	Size	Lease Rate	Lease Type	Notes
1	Available	4,664 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF
2	Available	4,073 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF
3	Available	4,670 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	13,532
GLA (SF)	13,407
LAND SF	88,305
LAND ACRES	2.03
YEAR BUILT	2014
ZONING TYPE	GC - General Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	81 parking spaces. Subject to REA Agreement with adjacent Uses.
CORNER LOCATION	Free Standing
NUMBER OF SPACES	3

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Residential
EAST	Commercial
WEST	Commercial

UTILITIES

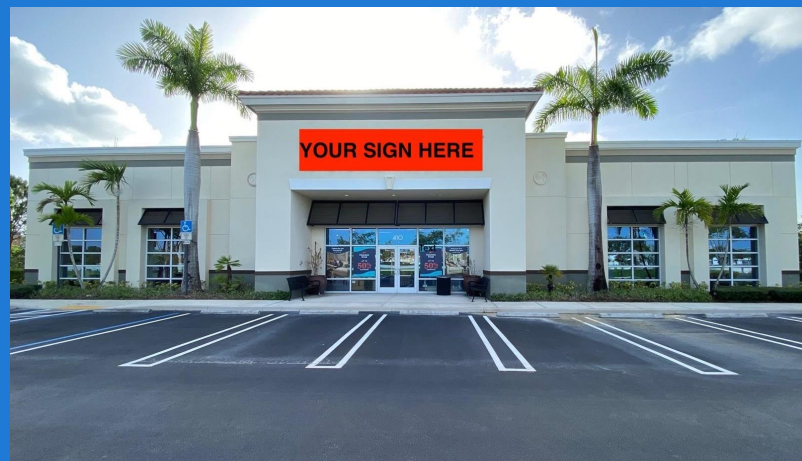
HVAC	HVAC System, Roof-top mounted.
FIRE SPRINKLERS	Automatic Fire-sprinkler system
ELECTRICAL / POWER	Florida Power & Light
LIGHTING	Wall-mounted lighting
FIRE SYSTEM	Fire Alarm System
GAS	Florida Public Utilities
BACK-FLOW PROTECTION	Yes

CONSTRUCTION

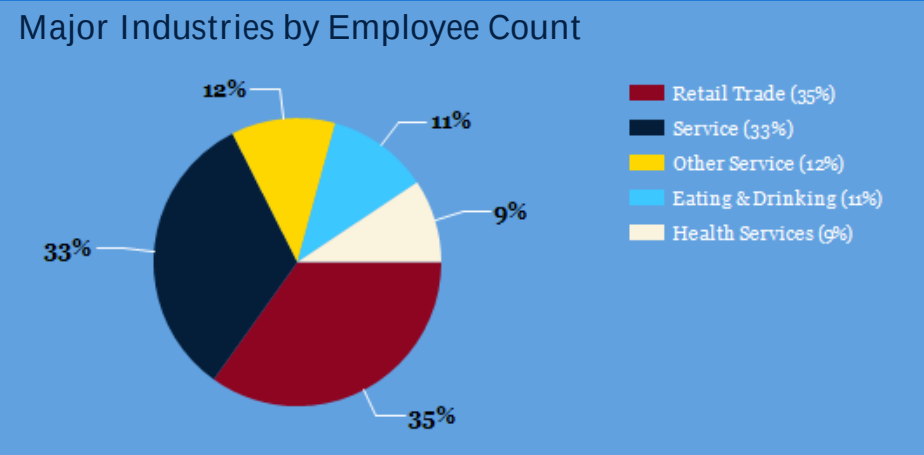
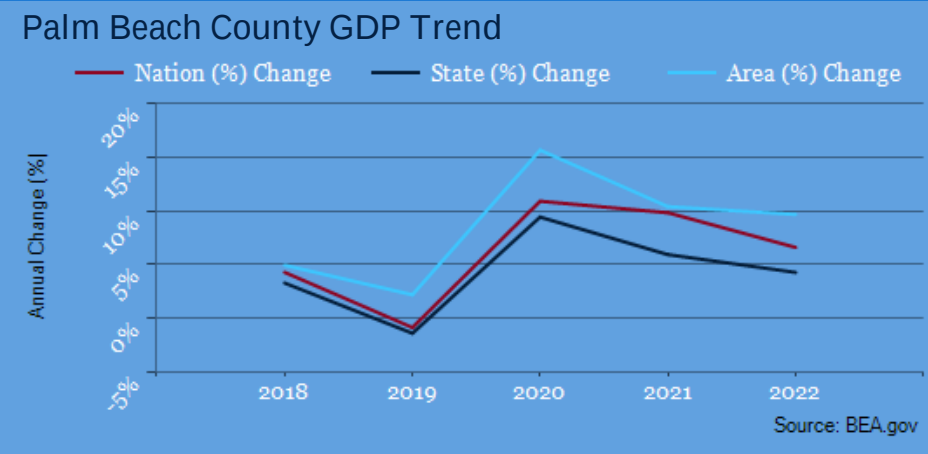
FOUNDATION	Shallow foundations. Slab on grade Concrete
FLOOR	Concrete
EXTERIOR	CBS System. Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
FINISHED FLOOR ELEVATION	22.0'

PROPOSED LEASE STRUCTURE

LEASE TERM	min Ten (10) Years
BASE RENT	\$65/SF
BASE RENT ESCALATIONS	Three (3%) percent annually
CAM REIMBURSEMENT	Lessee Responsibility
RE TAX REIMBURSEMENT	Lessee Responsibility
INSURANCE REIMBURSEMENT	Lessee Responsibility
ESTIMATED PASS-THROUGH CAM	\$12/SF
IMPACT FEES	Tenant Responsibility
GUARANTOR	Signed by parent Company's Operating Entity



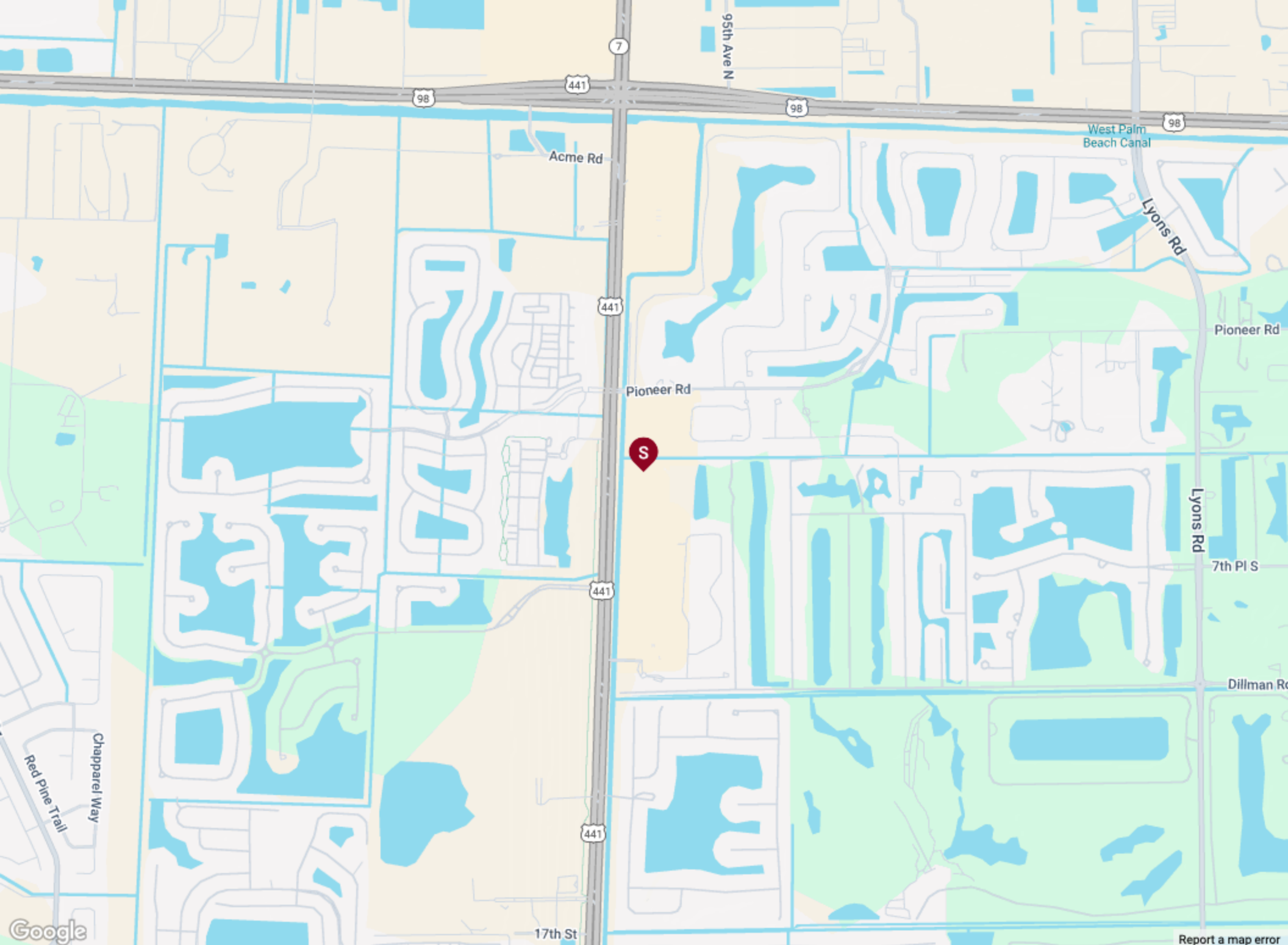
- The property is located on South State Road 7, a major thoroughfare in Royal Palm Beach, FL, known for its high traffic volume and visibility.
- Nearby retailers include Walmart Supercenter, Target, and Home Depot, attracting a steady flow of potential customers to the area.
- The surrounding area features a mix of residential neighborhoods, providing a built-in customer base for businesses leasing the property.
- Royal Palm Beach is a growing community with a strong local economy, making it an attractive location for businesses looking to establish or expand their presence.
- Convenient to the Western Communities major Retail and Medical facilities. Just West of the Florida Turnpike on South Stater Rd 7.

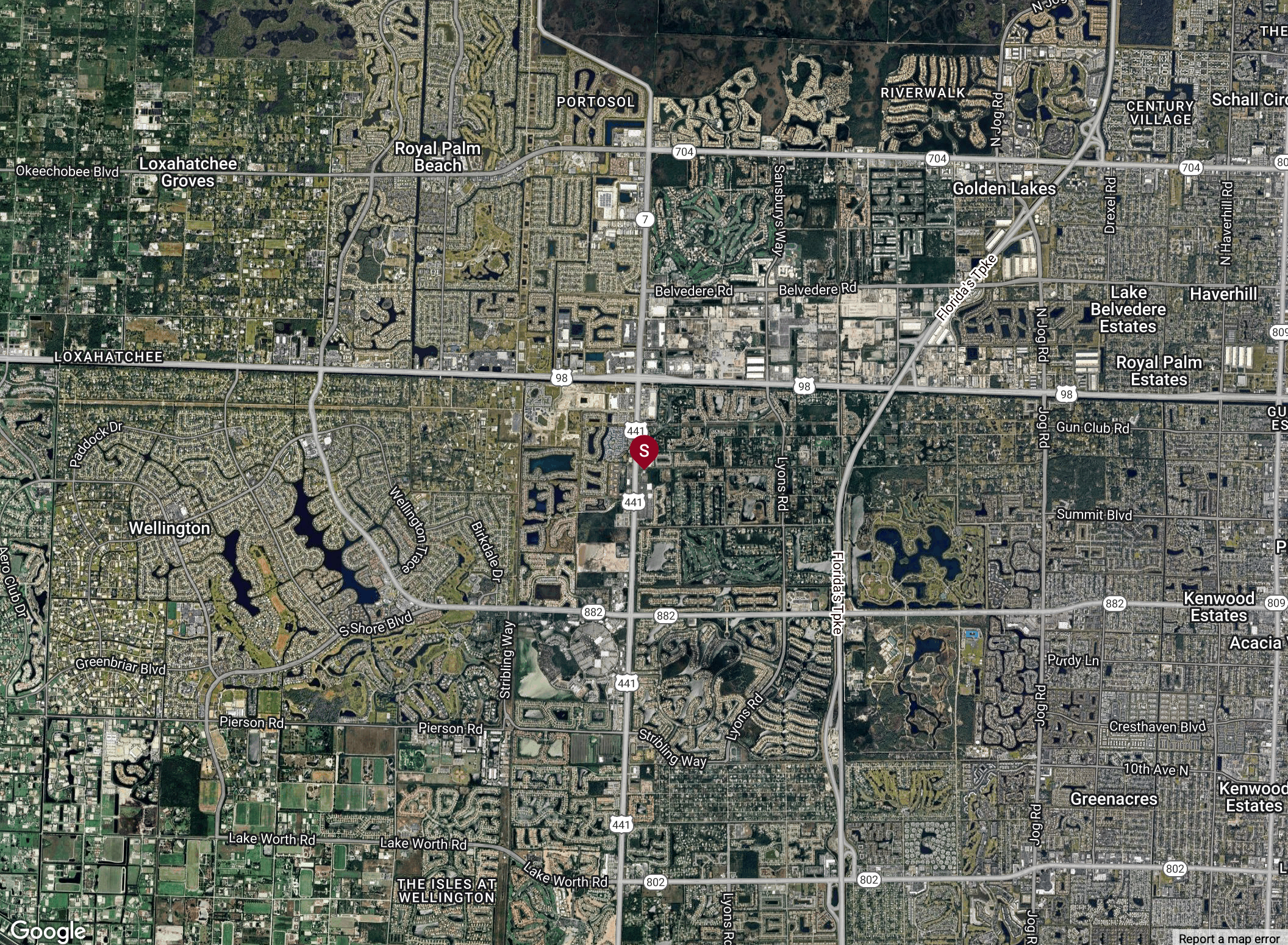


Largest Employers

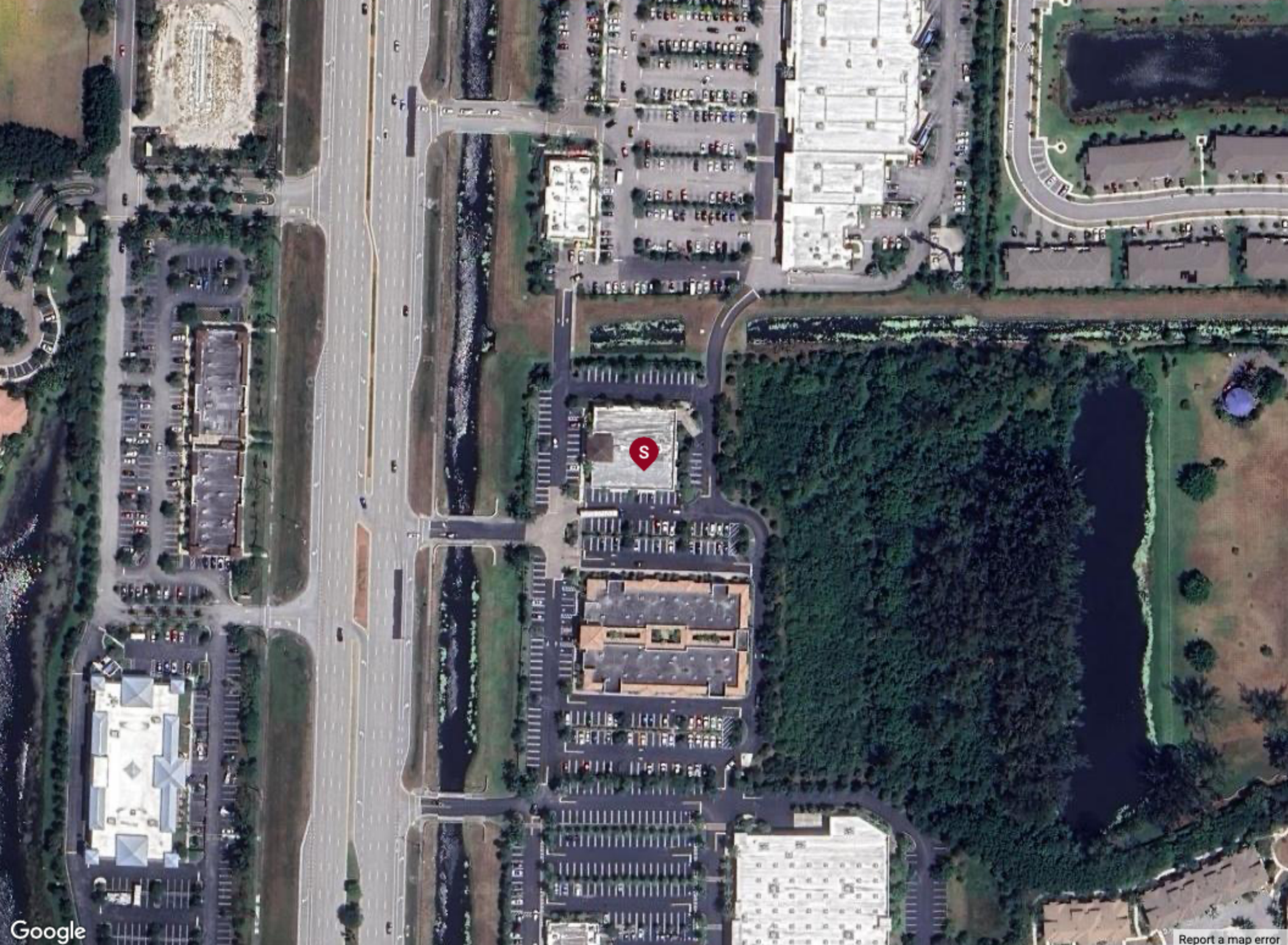
School District of Palm Beach County	27,168
Florida Atlantic University	6,335
Palm Beach County Sheriff's Office	4,200
Baptist Health Hospital	3,135
The Breakers	2,000
Office Depot (Headquarters)	2,000
Palm Beach County Fire Rescue	1,837
Jupiter Medical Center	1,500







[Report a map error](#)







Front



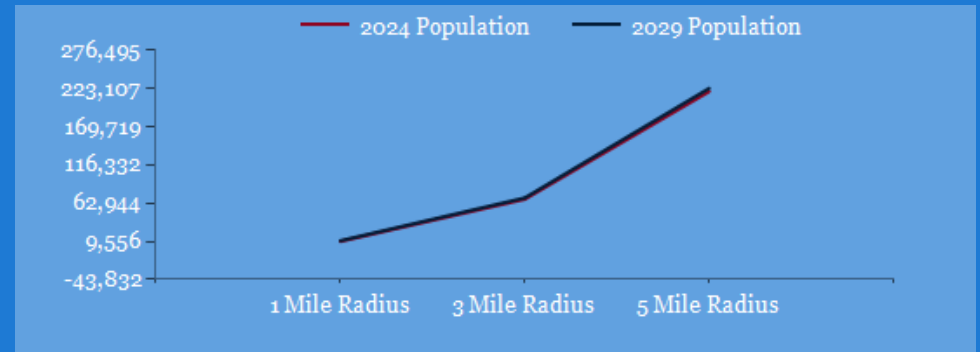
Aerial-Back



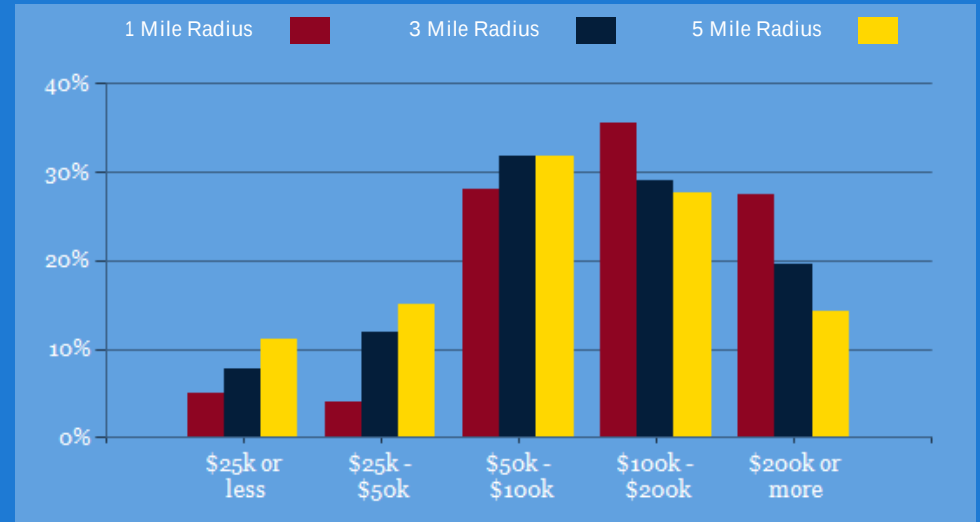
Aerial

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,111	32,033	131,709
2010 Population	6,700	57,810	185,607
2024 Population	9,556	68,444	218,684
2029 Population	10,510	70,261	223,107
2024 African American	2,198	13,436	40,941
2024 American Indian	18	180	1,017
2024 Asian	716	4,129	9,485
2024 Hispanic	2,543	18,636	73,155
2024 Other Race	623	4,715	21,339
2024 White	4,240	33,940	103,288
2024 Multiracial	1,761	12,021	42,525
2024-2029: Population: Growth Rate	9.60%	2.65%	2.00%

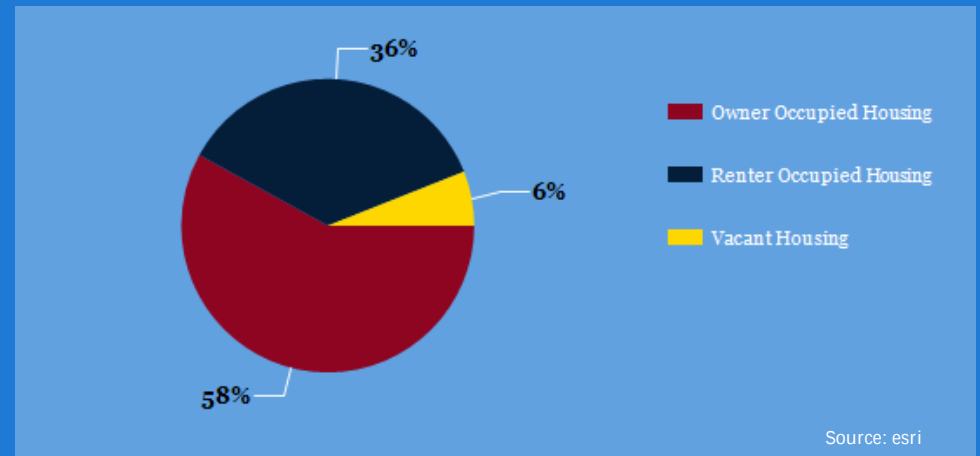
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	1,123	5,200
\$15,000-\$24,999	79	772	3,833
\$25,000-\$34,999	41	874	3,676
\$35,000-\$49,999	81	2,009	8,443
\$50,000-\$74,999	304	3,970	14,255
\$75,000-\$99,999	529	3,754	11,475
\$100,000-\$149,999	600	3,922	14,097
\$150,000-\$199,999	457	3,118	8,284
\$200,000 or greater	814	4,779	11,457
Median HH Income	\$127,282	\$97,073	\$84,060
Average HH Income	\$169,955	\$141,086	\$119,871



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

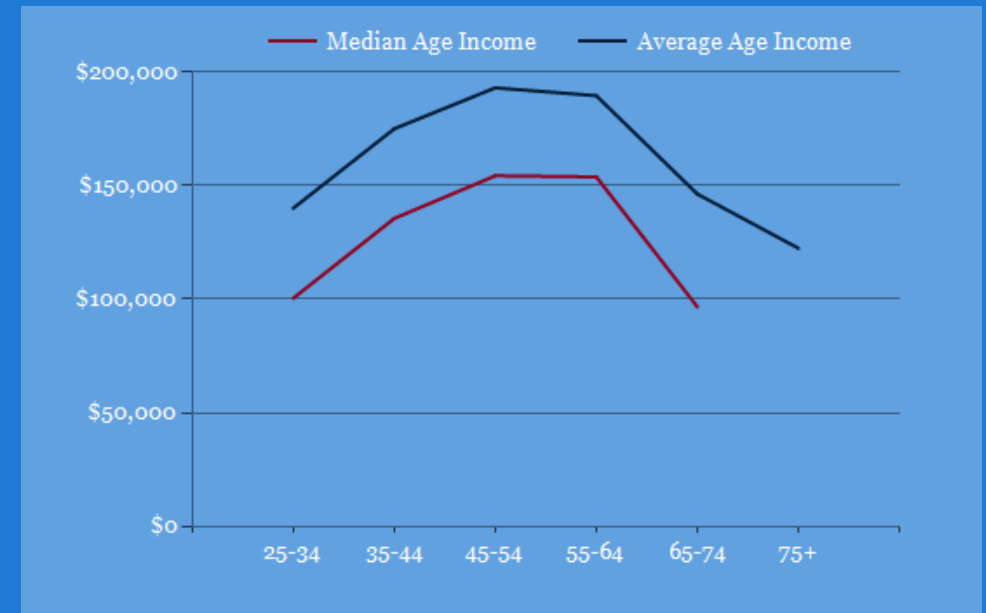
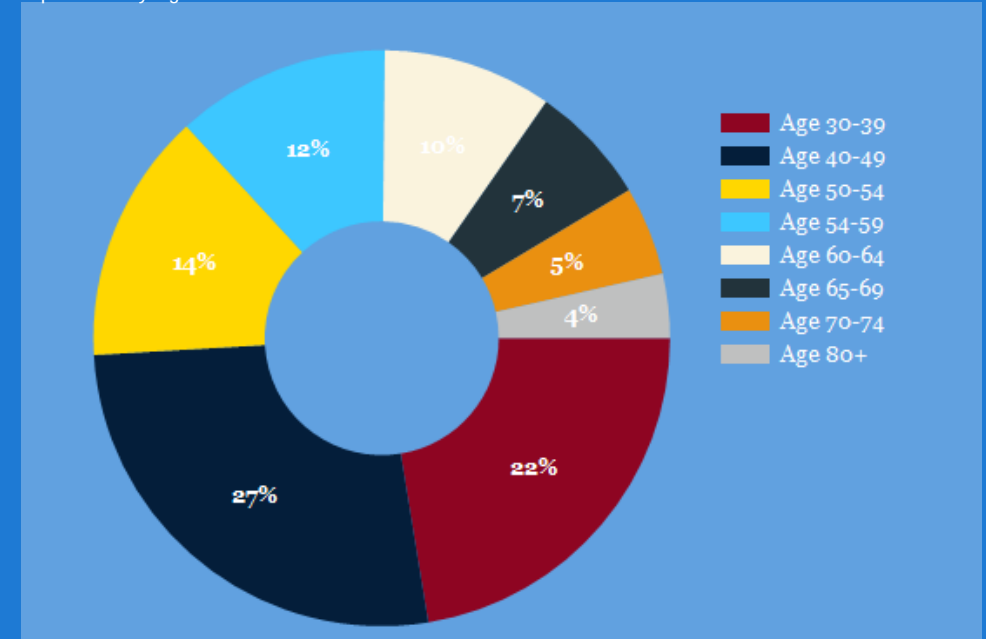


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	590	3,957	12,629
2024 Population Age 35-39	625	4,277	13,687
2024 Population Age 40-44	737	4,692	14,667
2024 Population Age 45-49	708	4,722	13,980
2024 Population Age 50-54	764	5,030	15,080
2024 Population Age 55-59	651	4,584	14,373
2024 Population Age 60-64	515	4,286	14,412
2024 Population Age 65-69	365	3,705	12,815
2024 Population Age 70-74	271	3,179	11,036
2024 Population Age 75-79	195	2,595	8,902
2024 Population Age 80-84	109	1,544	5,592
2024 Population Age 85+	90	1,419	5,796
2024 Population Age 18+	7,158	53,755	173,812
2024 Median Age	37	42	43
2029 Median Age	37	42	44

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,367	\$86,430	\$82,401
Average Household Income 25-34	\$140,039	\$123,860	\$113,238
Median Household Income 35-44	\$135,563	\$118,039	\$104,723
Average Household Income 35-44	\$175,074	\$157,419	\$139,000
Median Household Income 45-54	\$154,369	\$127,550	\$108,881
Average Household Income 45-54	\$193,084	\$169,595	\$146,689
Median Household Income 55-64	\$153,849	\$114,991	\$97,661
Average Household Income 55-64	\$189,616	\$159,200	\$135,817
Median Household Income 65-74	\$96,596	\$81,632	\$70,180
Average Household Income 65-74	\$146,300	\$120,742	\$101,056
Average Household Income 75+	\$122,385	\$88,588	\$73,262

Population By Age



Prime Commercial Retail Spaces in Royal Palm Beach

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Exclusively Marketed by:

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