

For Sale  
±2,349 SF  
2<sup>nd</sup> Generation  
Restaurant

YOUR  
NAME  
HERE

1521 45<sup>th</sup> Street West Palm Beach, FL 33407

## Outstanding Potential for Restaurant Users & Ghost Kitchens!

- Fully equipped and turnkey freestanding restaurant building with outdoor seating
- Convenient location just east of I-95
- Located near dense residential, business services, and retailers
- Neighboring tenants include Presidente Supermarket, McDonalds, Dunkin Donuts, Family Dollar, AutoZone and more

For more information:

**Bruce Corn**, Managing Director  
561 471 8000 | [bcorn@mhcreal.com](mailto:bcorn@mhcreal.com)

### Key Features:



Great location, less than 1 mile from I-95



Building & monument signage available



Fully equipped & turnkey



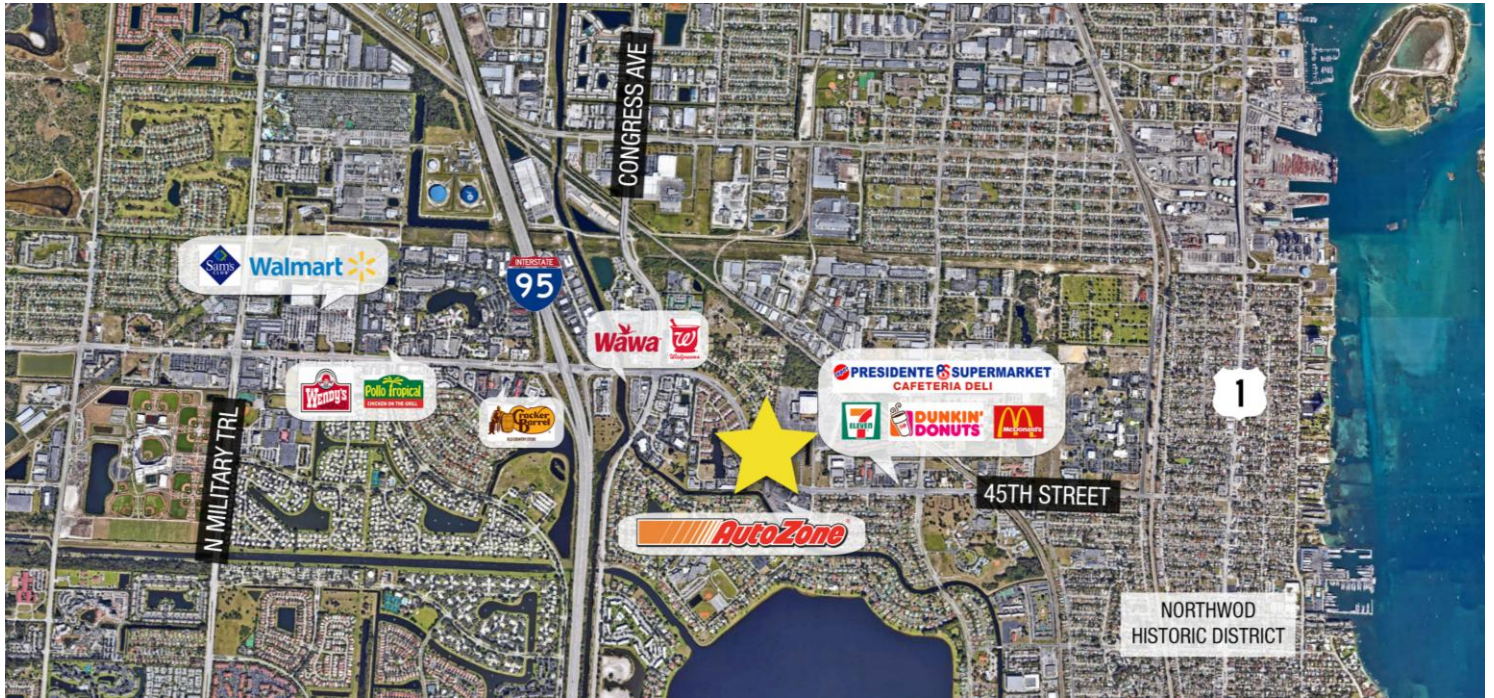
Ample parking

**Sales Price:** \$1,800,000



**FOR SALE: 1521 45TH STREET, WEST PALM BEACH, FL 33407**

# ±2,349 SF Freestanding Restaurant/Ghost Kitchen



Unlock the potential of this prime location with building signage visibility along busy 45th Street. This investment opportunity boasts outstanding potential for restaurant users and ghost kitchens seeking to establish and/or expand their presence in a thriving culinary market.




**Demographics:**      **1 Mile**      **3 Miles**      **5 Miles**


	1 Mile	3 Miles	5 Miles
Total Population	8,668	118,397	228,100
Avg. HH Income	\$77,083	\$94,419	\$117,137
Households	2,938	46,286	96,387

## FOR MORE INFORMATION

**Bruce Corn,** Managing Director  
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# Unlock the Potential of This Turnkey Restaurant



**Fully Equipped & Ready For Your Culinary Adventure!**

**CONTACT US TODAY TO LEARN MORE**

Bruce Corn, Managing Director | C: 561 371 7616 | [bcorn@mhcreal.com](mailto:bcorn@mhcreal.com)