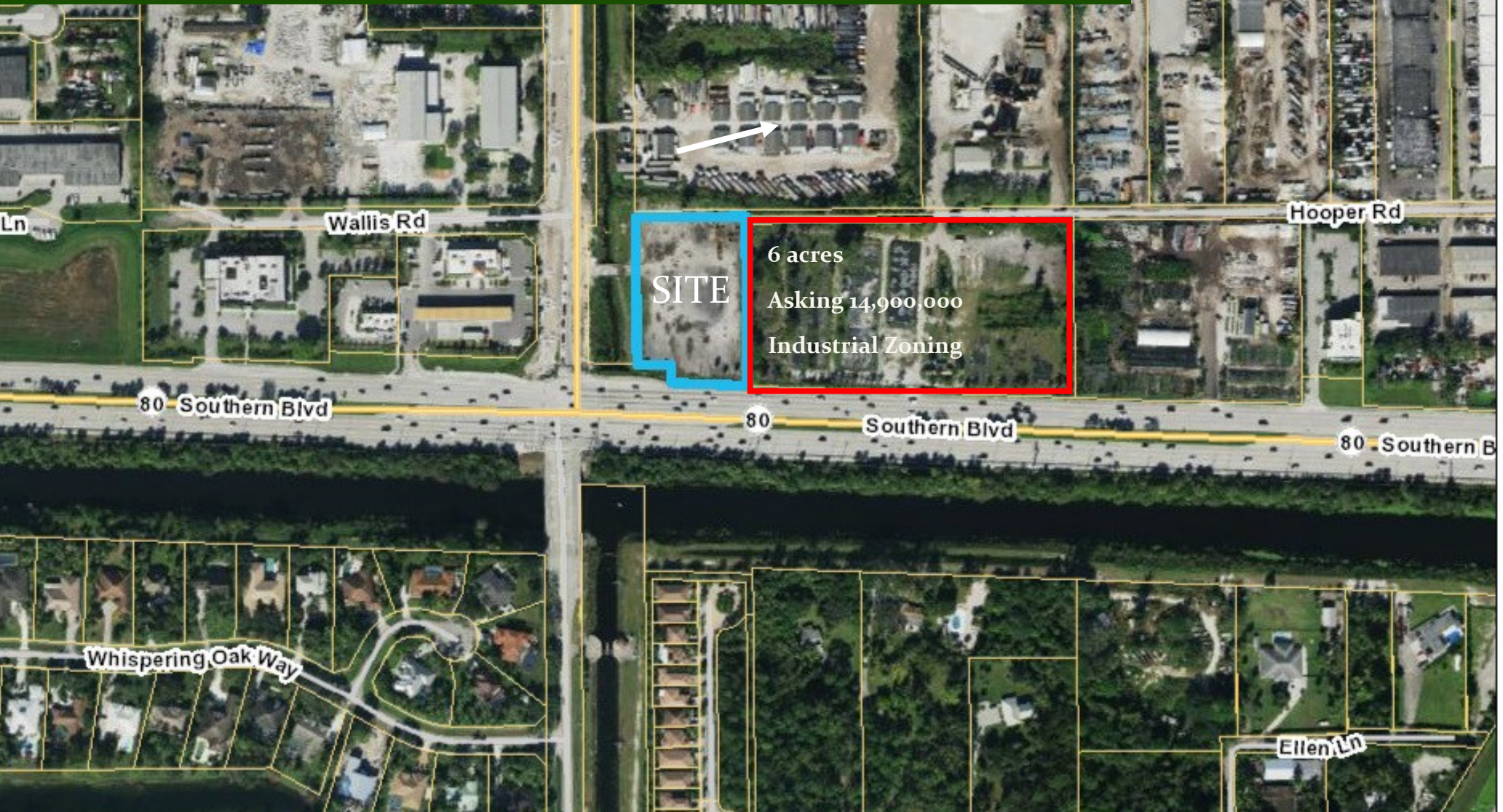


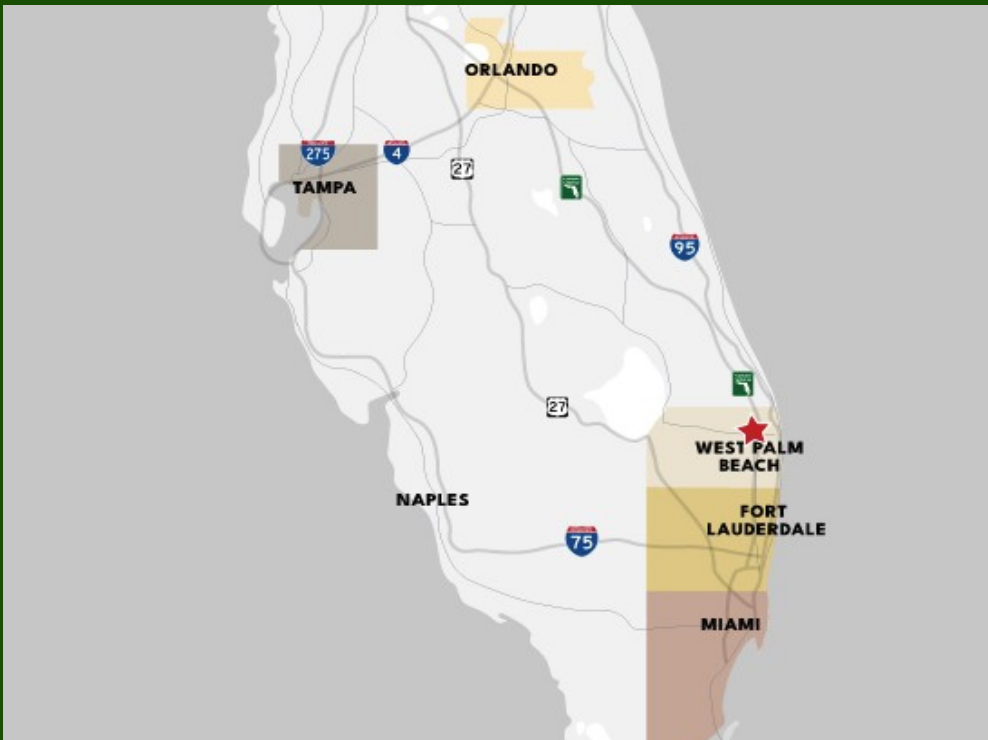
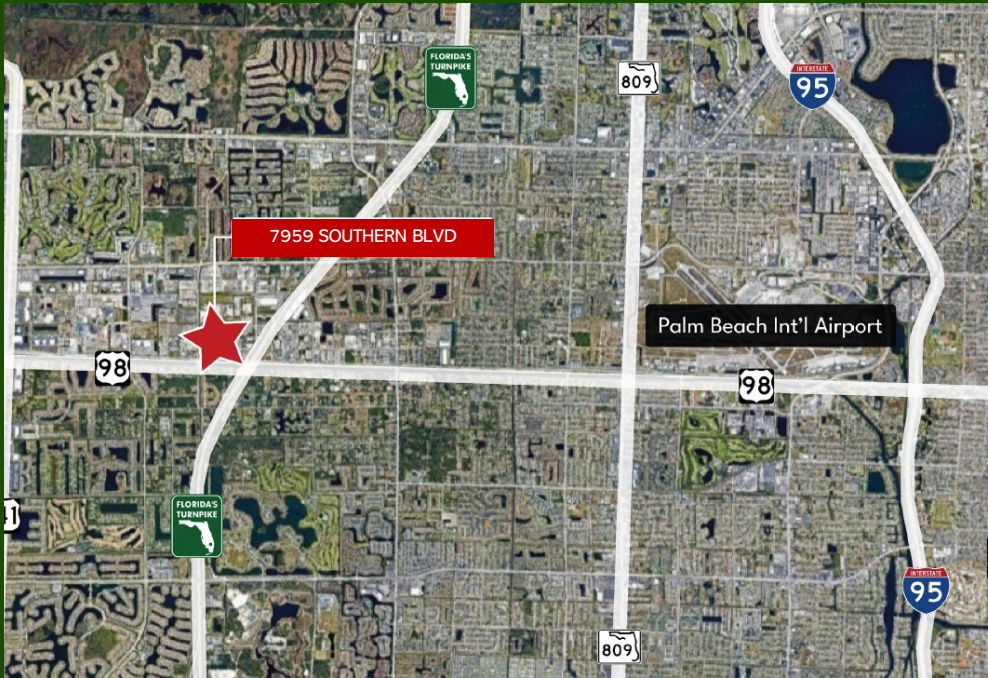
FOR SALE
\$6,950,000

1.93 +/- Acres
Southern Blvd & Benoist Farm Rd



OFFERING MEMORANDUM





PROPERTY INFORMATION

1.93 +/- Acre Site

7959 Southern Boulevard, West Palm Beach, FL

Palm Beach County Florida

Land Area of 1.93 acres or 84,071 sf

(Adjacent 6 acres available to complete assemblage - Asking \$14.9mm)

Frontage on Southern Blvd & Benoist Farms Rd

Parcel #00-42-43-27-05-009-4210

Zoning: General Commercial—CG

Within Qualified Federal Opportunity Zone

Easy access to Interstate 95 & Florida Turnpike

All Utilities On-Site

\$169,023 avg household income within 1 mile

256,000 residents/ 90,200 employees within 5 mile

Southern Boulevard: 84,000 vehicles per day

Florida Turnpike: 79,000 vehicles per day

Ft. Lauderdale: within 45 min. | Miami: within 1

FOR SALE | 1.93+/- ACRES



For SALE | 1.93+/- ACRE LOT



SITE

**1.93 ACRES
CG ZONING**

84,100
VEHICLES PER DAY

79,000
VEHICLES PER DAY

FOR INFORMATION:

DOUGLAS L. DESANTIS, P.A.
Broker
561.222.4696
ddesantis@strategicrealty.com

