



508 RIDGE ROAD

LANTANA, FL

AVAILABLE FOR LEASE

CONTACT

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UNIT 1

Turnkey 2,300-square-foot commercial space fully built out for banking operations. The layout includes three private offices, a walk-up teller area, and a drive-through teller lane, making it ideal for a financial institution, credit union, or other professional office user. The existing floor plan can also be adapted to accommodate a variety of retail, medical, or office uses.

HIGHLIGHTS

- 2,300 SF fully built-out former bank branch
- Three private offices and walk-up teller area
- Existing drive-through teller lane for convenient customer service
- Employee break room with kitchenette
- Excellent visibility with direct access off I-95
- Ample on-site parking for customers and employees
- Turnkey layout ideal for banks, credit unions, financial services, or professional office users
- Flexible floor plan suitable for a variety of office, medical, or retail uses
- High-traffic location with easy ingress and egress



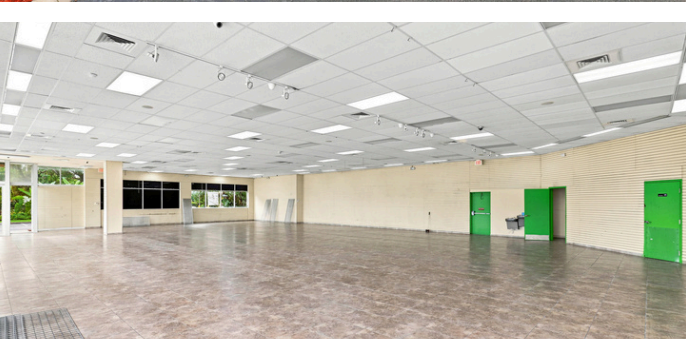


UNIT 2

Spacious 5,100-square-foot commercial space offered as a clean shell with an open floor plan, providing maximum flexibility for a wide range of retail, office, medical, or service-oriented uses. The space includes fully built-out ADA-compliant restrooms, allowing tenants to customize the interior to meet their operational needs. This highly visible location offers an excellent opportunity in a high-traffic commercial corridor.

HIGHLIGHTS

- 5,100 SF open-concept shell space
- High ceilings offering flexible design possibilities
- Built-out ADA-compliant restrooms
- Ample on-site parking for customers and employees
- Excellent visibility with direct access off I-95
- Flexible layout ideal for retail, office, medical, fitness, showroom, or service-oriented users
- Ready for tenant improvements and custom build-out
- High-traffic location with easy ingress and egress



AREA OVERVIEW

The Town of Lantana is a coastal community in Palm Beach County which still retains the charm of its origins as an old Florida fishing village. It is the 15th largest community of Palm Beach County's 39 municipalities and is noted as one of the oldest communities. Incorporated in 1921, the Town encompasses an area of approximately 3 square miles.

DEMOGRAPHICS

POPULATION	12,660
MEDIAN HOUSEHOLD INCOME	\$70,012
MEDIAN PROPERTY VALUE	\$441,000
MEDIAN AGE	44
EMPLOYED POPULATION	6,400







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