

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

Retail Lease Space

11555 US Highway 1, North Palm Beach FL 33408



**For Lease**  
**\$8,500/mo. Gross**

Listing Agent:  
**Alex Rodriguez-Torres | Vice President**  
**772-353-0638**  
**rteincorporated@aol.com**

Office:  
**49 SW Flagler Ave. Suite 301**  
**Stuart FL, 34994**  
**772-286-5744**

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## Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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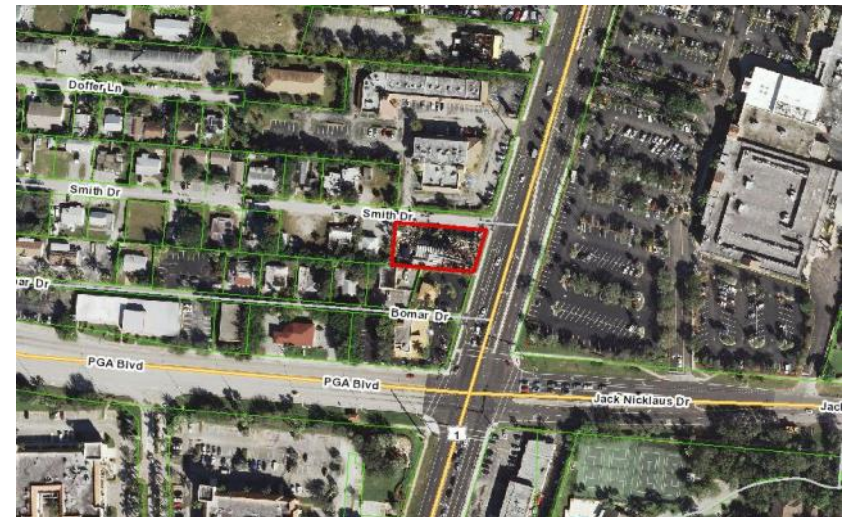
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## Property Details

<b>Location:</b>	11555 US Highway 1, North Palm Beach FL 33408
<b>Lease Rate:</b>	\$8,500/mo. Gross
<b>Building Size:</b>	568 SF + workshop
<b>Building Type:</b>	Retail
<b>Acreage:</b>	.59 AC
<b>Frontage:</b>	107.30
<b>Traffic Count:</b>	26,500 average daily traffic
<b>Year Built:</b>	1954
<b>Construction Type:</b>	Utility Building
<b>Parking Spaces:</b>	Plenty
<b>Zoning:</b>	CG - General Commercial
<b>Land Use:</b>	Commercial Retail
<b>Utilities:</b>	Undisclosed

**Perfect location for a national tenant!** 1,000 SF of office/showroom space available to lease at \$8,500 a month. The entire lot is fenced, lit, and paved. Signage possible on high traffic US Highway 1. Currently used as a showroom/office for a Stone Accents Company. Owner would prefer similar user with storage requirements.

Located near Downtown at the Gardens, and I-95, in commercial area.



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**Property Demographics**

2013 Demographics

**Population**

1 mile	5,753
3 mile	38,485
5 mile	98,525

**Average Household Income**

1 mile	\$79,771
3 mile	\$80,743
5 mile	\$78,506

**Median Age**

1 mile	54
3 mile	49
5 mile	46

**Retail Sales Volume**

*Automobile Dealers*

1 mile	\$7,153,120
3 mile	\$61,591,995
5 mile	\$163,818,628

*General Merchandise Store*

1 mile	\$14,346,981
3 mile	\$96,445,850
5 mile	\$240,251,423

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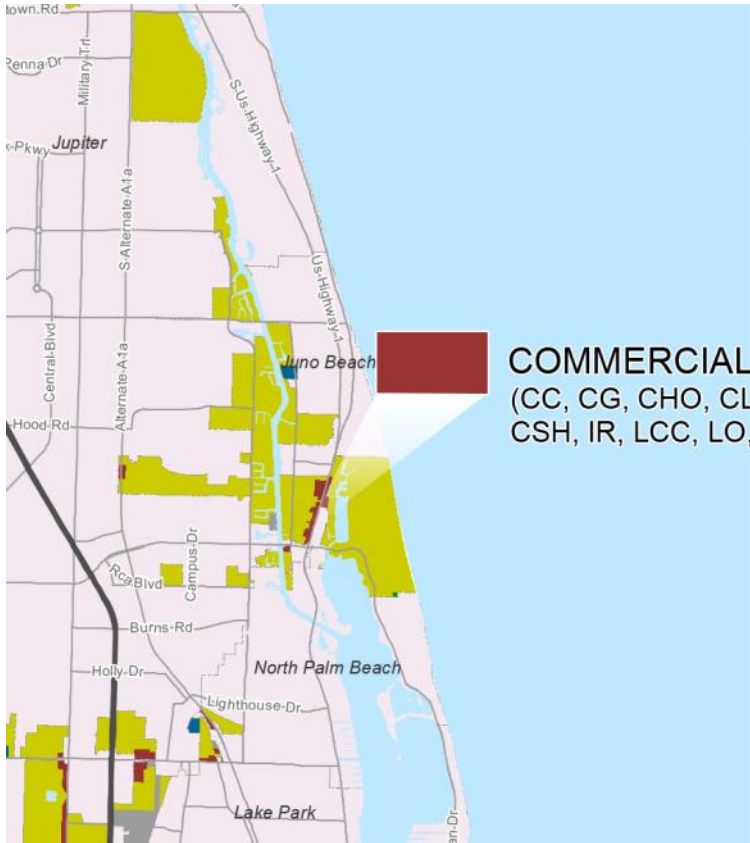
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**Zoning & Future Land Use Map**

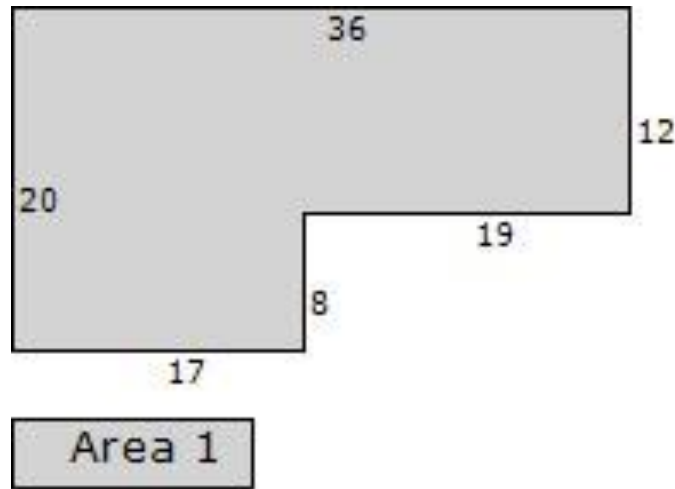


**GC - General Commercial**

The CG district is to encourage the development of intensive commercial uses providing a wide range of goods and services, with access from a collector or arterial street and services a consumer market of at least a three mile radius.

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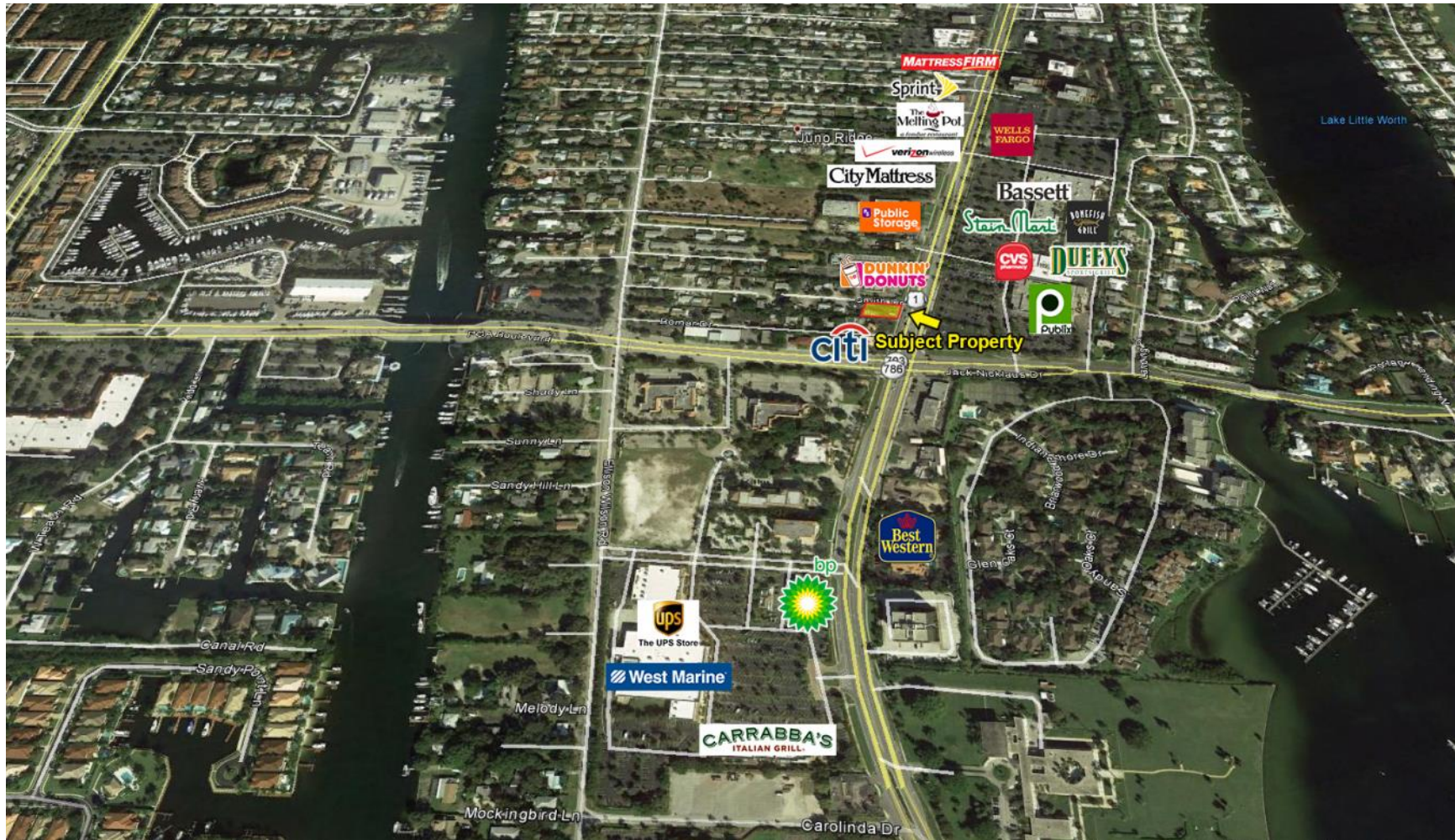
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Property Aerial



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