

VACANT LAND AVAILABLE

- Price: \$975,000
- 1.05 Acres of Vacant Land - Zoned CC
- Build To Suit Lease or Sale Opportunity
- 173' of frontage on US 441/SR 7
- Parcel ID: 00-41-44-36-11-000-0020 (Palm Beach Co.)
- Future land use designation CL/2
- Permitted and planned bank site with drive-thru
- Wellington Regional Hospital and the Wellington Green Mall are located only 3.5 miles to the north and the new Bethesda West Hospital campus is 5 miles south
- Close proximity to numerous up-scale developments including Thoroughbred Lakes, Cypress Lakes, Wycliffe, Countryside Estates, Legend Lakes, Homeland, the International Polo Club, Palm Beach Polo & Country Club, Sherbrooke, & Bellaggio.

DEMOGRAPHICS:

POPULATION

1 mile	5,017
3 miles	50,137
5 miles	152,041

DAYTIME BUSINESS POPULATION

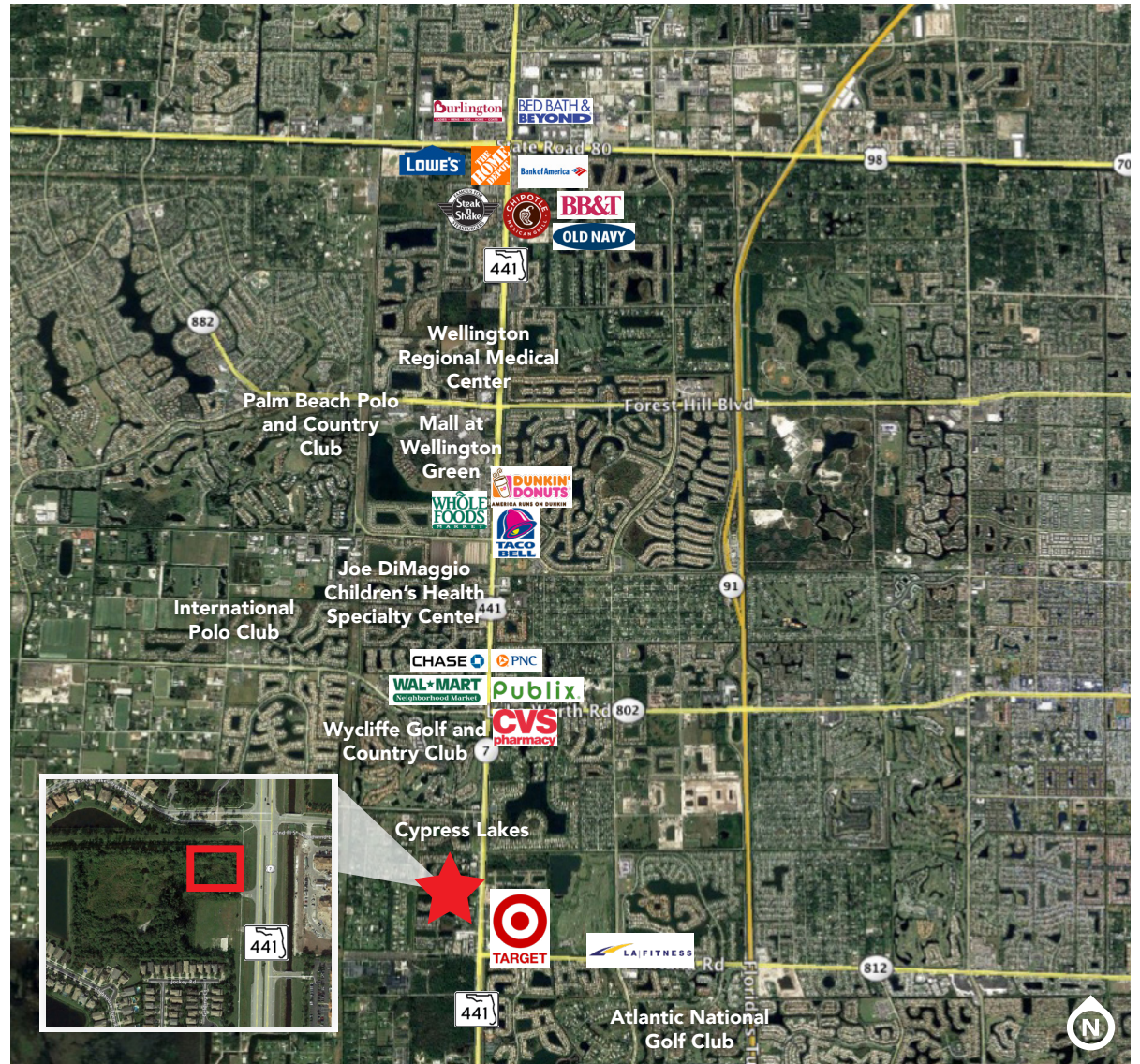
1 mile	673
3 miles	8,898
5 miles	37,652

TRAFFIC COUNTS

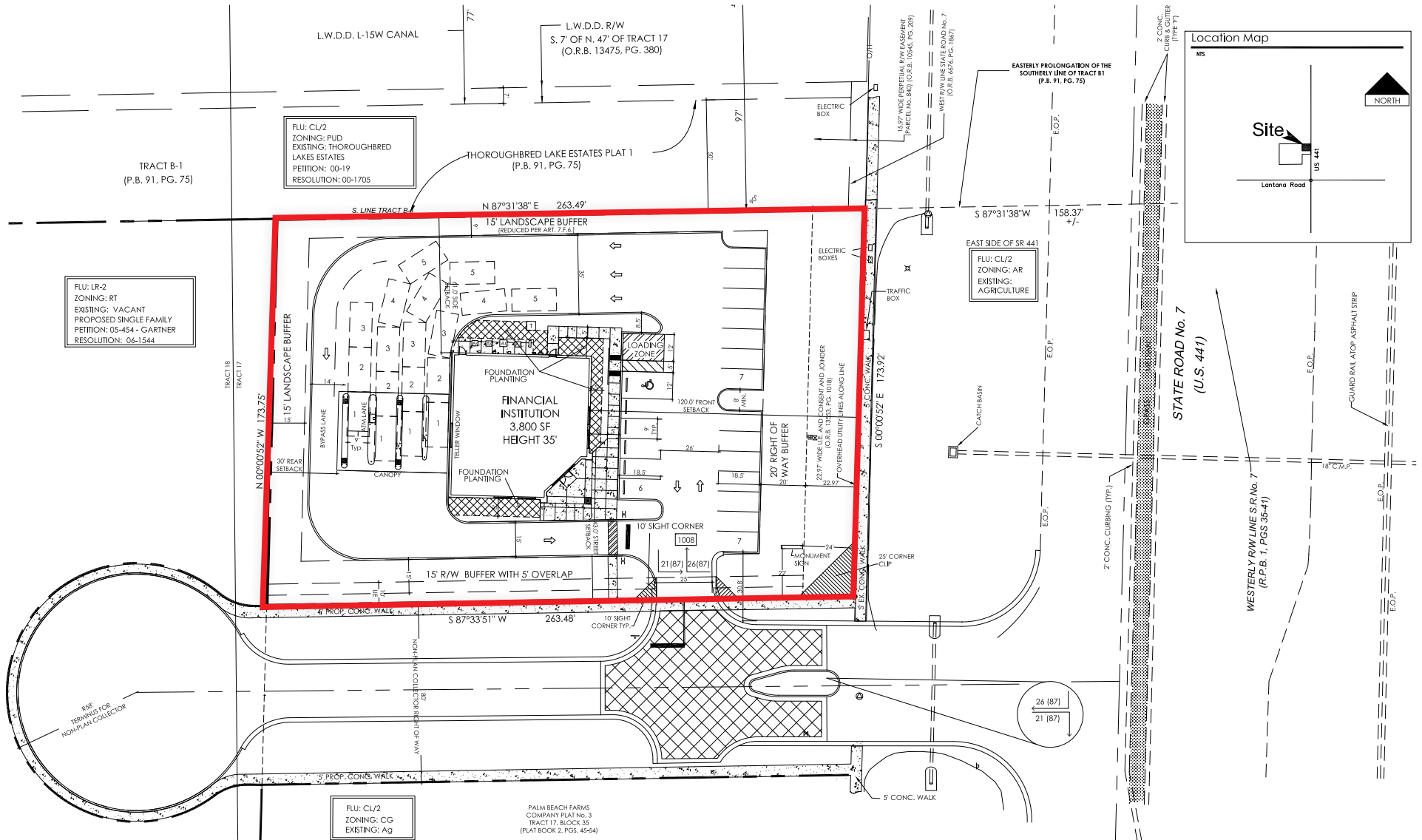
+/- **44,000** vehicles/day at the site
 +/- **34,000** on Lake Worth Rd

AVERAGE HH INCOME

1 mile	\$120,480
3 miles	\$117,154
5 miles	\$95,664



POTENTIAL BANK SITE



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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