

VACANT LAND AVAILABLE

- Price: Negotiable
- 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



