## 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

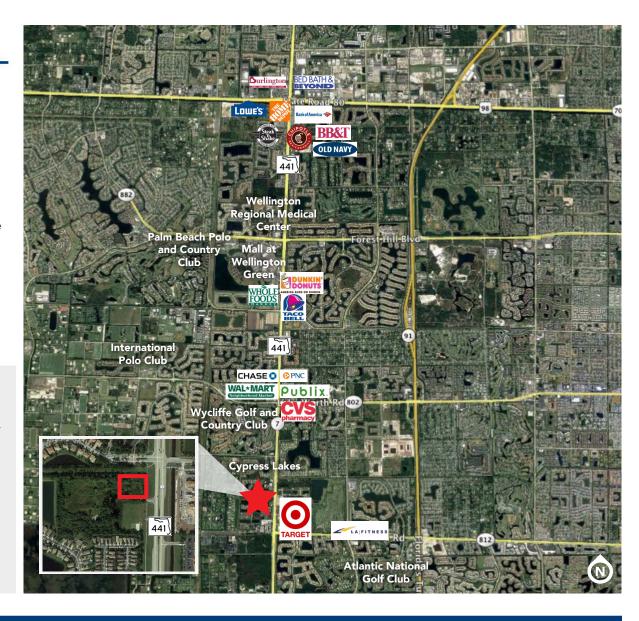
at the site

+/- **34,000** on Lake

Worth Rd

# AVERAGE HH INCOME

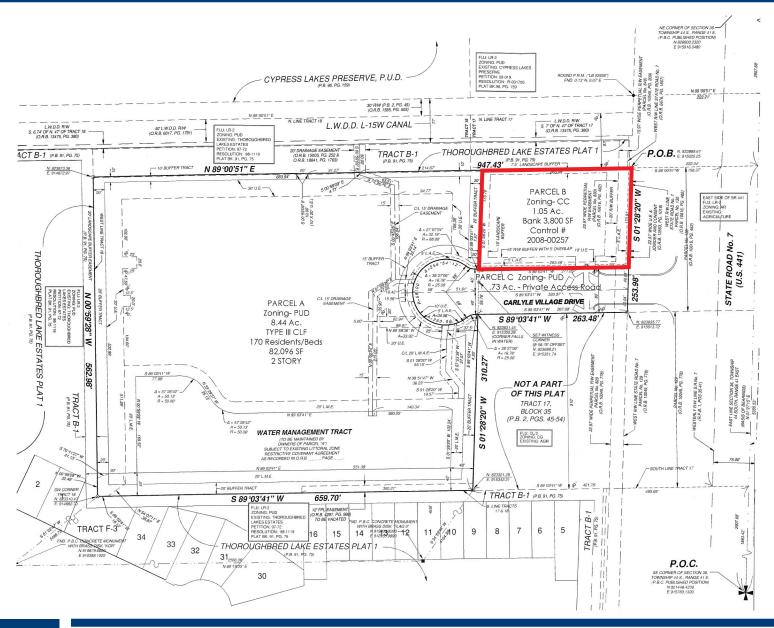
1 mile \$120,480 3 miles \$117,154 5 miles \$95,664





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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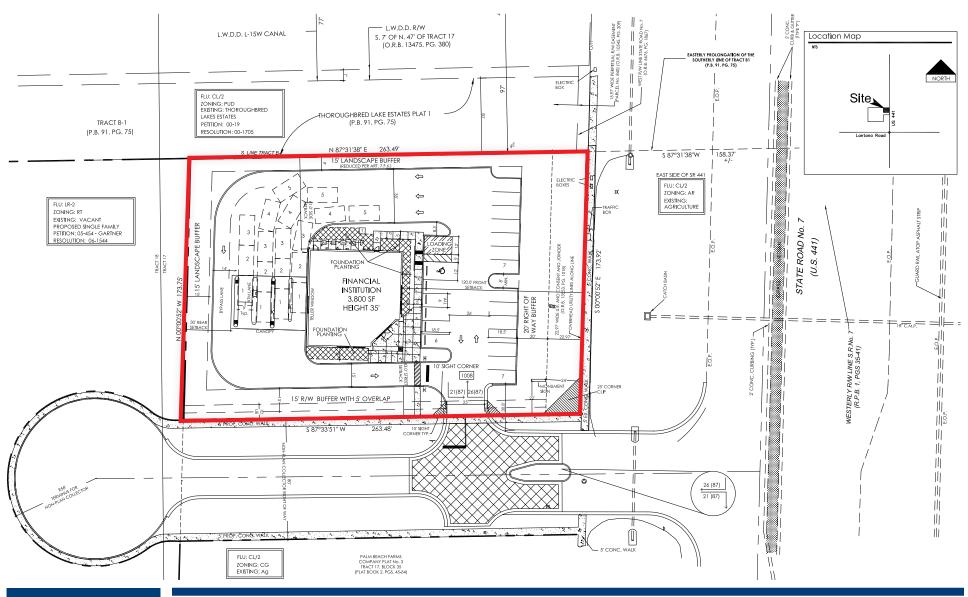




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### POTENTIAL BANK SITE





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