#### FOR SALE

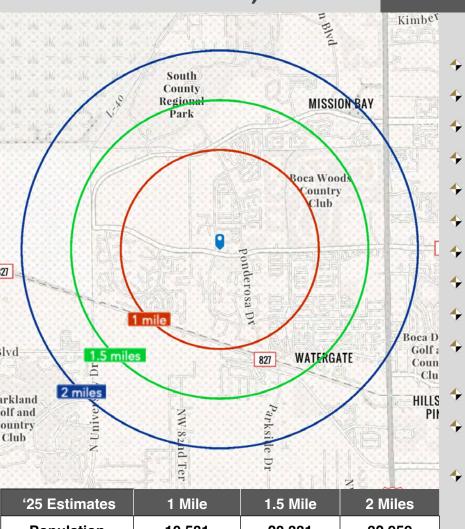
# Retaile state

#### ±1.01 AC | ± 9.2K SF | RE | \$2.85MM



#### 11449 W Palmetto Park Rd





	~			
Population	10,581	20,331	32,959	
Households	3,542	6,778	11,102	
Avg. HH Inc.	\$164,600	\$168,360	\$154,143	
W Palmetto Park – Daily Traffic Count Estimate			~13,239 VPD	
Judge Winikoff Rd – Daily Traffic Estimate			~3,940 VPD	
844.RNRE.111 于 www.retailnetrealestate.com				

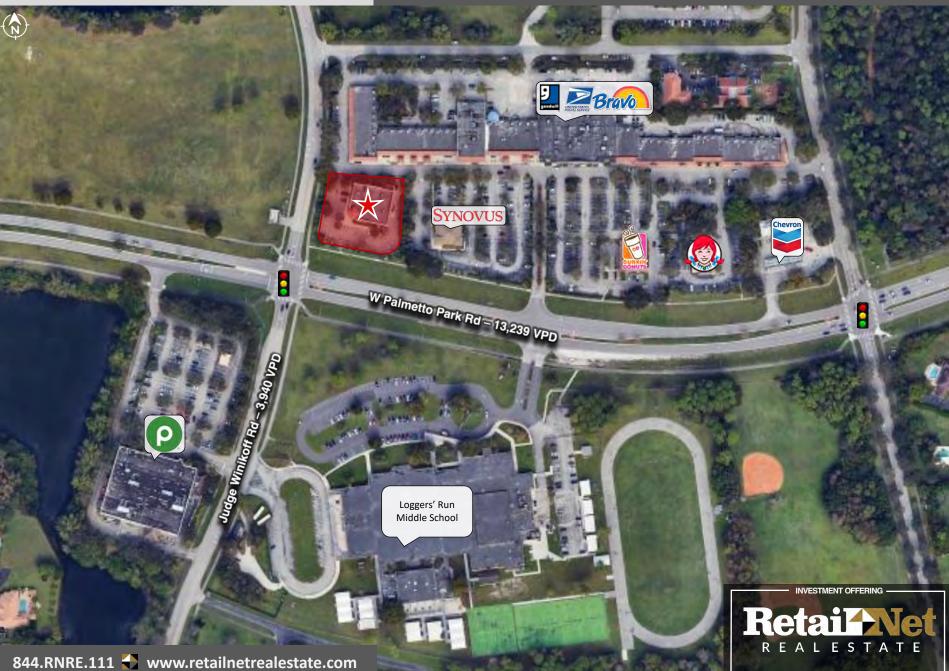
## **11449 W PALMETTO PARK RD**

#### **Property Overview**

- Offering Price. \$2,850,000
- Delivery. 'As-Is', Vacant (FF&E not included)
- Property. ±1.01 AC
- Building. ±9,220 + DT
- Parking. ±47 spaces + cross-parking
- **<u>Signage</u>**. Dedicated monument + building
  - Yr Built. 2009
- HVAC Replacement. 2023
- ◆ PCN. 00-41-47-23-14-002-0000 Parcel Info
- Access. Extended FI/FO on Palmetto Park Rd.; FI/FO on Judge Winikoff Rd.; Extended FI/FO on Ponderosa Dr.
- Intersection. Palmetto Park & Judge Winikoff
- Zoning. Residential Estate (RE) / PUD Commercial POD, Palm Beach County – <u>PBC Ordinance</u> - <u>PBC Property Info</u>
- Deed Restriction. Pharmacy

#### **Location Overview**

- Corner Outparcel of The Shoppes of Loggers Run. Retailers in the plaza include Bravo Supermarkets, USPS, Synovus, Dunkin, Wendy's, Chevron & Goodwill.
- Convenient Location. Center of the Loggers Run community, across from Loggers Run Middle and Publix, and ±1.75 miles west of SR 7 & West Boca Medical Center.











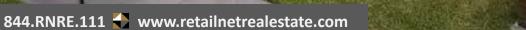
NO THE TRUCK

#### 11449 W PALMETTO PARK RD

Walgreens

11449

REALESTATE





#### **11449 W PALMETTO PARK RD**



844.RNRE.111 🛟 www.retailnetrealestate.com

#### 11449 W PALMETTO PARK RD

reens



844.RNRE.111



#### **11449 W PALMETTO PARK RD**

# TERMS

**OFFERING PRICE** 

\$2,850,000

DELIVERY

Vacant (FF&E not included)

TERMS

'As-Is', No Financing Contingency

**DEED RESTRICTION** 

Pharmacy

**OFFERS EVALUATED AS RECEIVED** 

\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee

# CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 Jlistings@retailnetrealestate.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

