

FOR SALE

RetailNet
REAL ESTATE

BOCA RATON, FL
Former *Walgreens* #12550

±1.01 AC | ± 9.2K SF | RE | \$2.85MM

11449 W Palmetto Park Rd





'25 Estimates	1 Mile	1.5 Mile	2 Miles
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		

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
- ✦ **Signage.** 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 – [PBC Ordinance](#) - [PBC Property Info](#)
- ✦ **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.







SYNOVUS



Logger's
Run Middle
School

Judge Winikoff Rd - 3,940 VPD

W Palmetto Park Rd - 13,239 VPD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

11449 W PALMETTO PARK RD



BOCA RATON, FL

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 📠 listings@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, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.