

FOR LEASE

RetailNet
REAL ESTATE

WEST PALM BEACH, FL

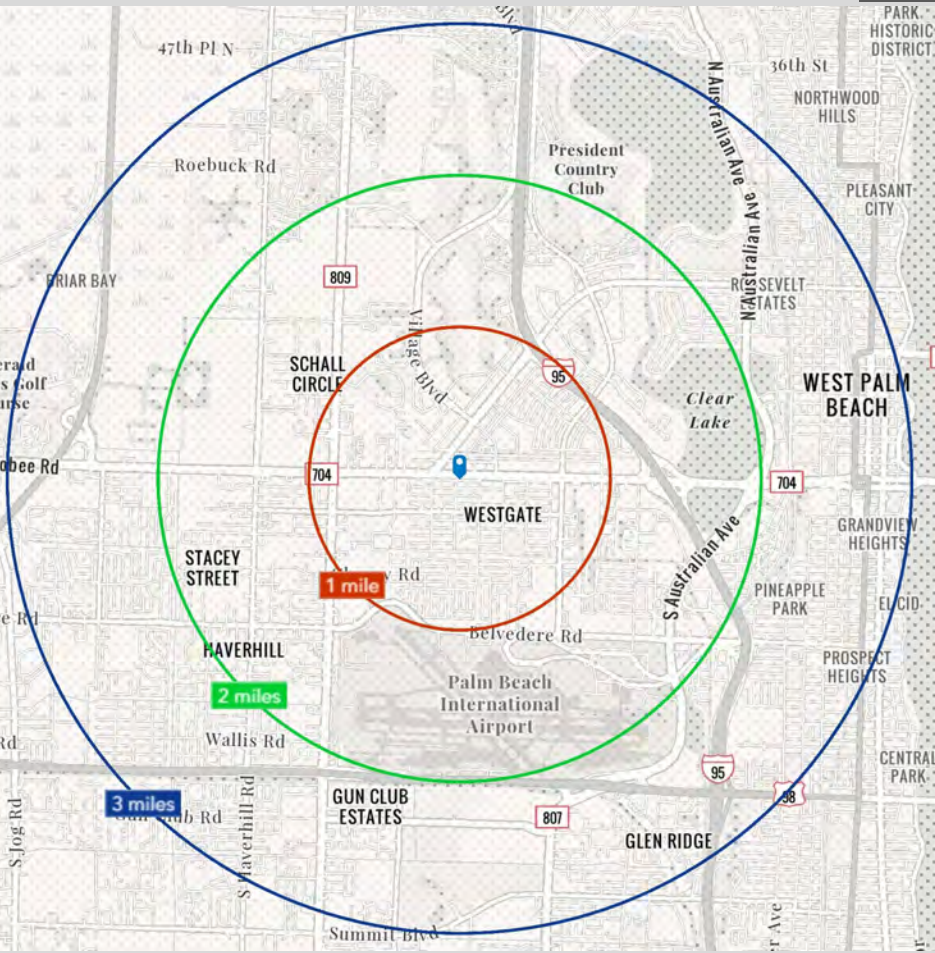
±4,888 SF | Auto Repair | \$165,000/yr, NNN

2774 OKEECHOBEE BLVD



Okeechobee Blvd – 47,500 VPD

IMMEDIATE OCCUPANCY OPPORTUNITY



Property Overview

- ✦ **Rent.** \$165,000/yr, NNN
- ✦ **Building.** ±4,888 SF (3 double garage bays - ±104' x ±47')
- ✦ **Property.** ±0.37 AC
- ✦ **Signage.** Pylon (±96 SF) + Building
- ✦ **Corner Parcel.** SEC Okeechobee Blvd (±47K VPD) and Tallahassee Dr. ±137' frontage on Okeechobee Blvd.
- ✦ **Access.** Extended left-in from Okeechobee via Shawnee Ave + RI/RO on Okeechobee Blvd
- ✦ **Zoning.** CG- General Commercial, Palm Beach County
- ✦ **PCN.** 00-43-43-30-01-003-0010

Location Overview

- ✦ **Visibility.** Corner location with prominent signage and building exposure on heavily trafficked Okeechobee Blvd
- ✦ **Premier Retail Corridor.** Frontage on major east-west connector to I-95, the Turnpike and downtown WPB and PB. Additionally, the site benefits from high trade area density with a robust daytime population and consumer base.
- ✦ **Central & Connected.**
 - ✦ ±1.25 miles from I-95 @ Okeechobee
 - ✦ ±1.25 miles from I-95 @ PB Lakes
 - ✦ ±2.25 miles from Turnpike @ Okeechobee
 - ✦ ±3.0 miles from Downtown West Palm Beach
- ✦ **Vibrant Trade Area.** Okeechobee & PB Lakes Boulevards support a dense and diverse trade area anchored by national retailers, auto dealerships, QSRs & shopping centers.

'25 Estimates	1-mi radius	2-mi radius	3-mi radius
Population	15,772	54,900	131,086
Households	5,013	22,771	55,433
Avg HH Inc.	\$66,839	\$73,699	\$94,983
Okeechobee Blvd – Daily Traffic Count Estimate			47,500 VPD





River Church
West Palm Beach

Shawnee Ave

Tallahassee Dr

Okeechobee Blvd – 47,500 VPD



FOR LEASE

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BRAMAN
A WORLD-CLASS EXPERIENCE. MOTORCARS
PALM BEACH
JUPITER

DriveTime

6FL6
United

Okeechobee Blvd – 47,500 VPD

**FOR
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Tallahassee Dr

Shawnee Ave

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SCHUMACHER
AUTOMOTIVE GROUP

jiffylube

BRAMAN
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MOTORCARS
PALM BEACH
JUPITER

Tallahassee Dr

Shawnee Ave

FOR
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Okeechobee Blvd
47,500 VPD

PALM BEACH
PAWN
ELITE INSURANCE
Auto, Home & Life

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LEASE TERMS

RENT	\$165,000/yr, NNN
AVAILABILITY	Immediate Occupancy Opportunity
TERM	Negotiable
DELIVERY	"As-Is"

CONTACT

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