

Retail Space For Lease Adjacent to 7-Eleven Store

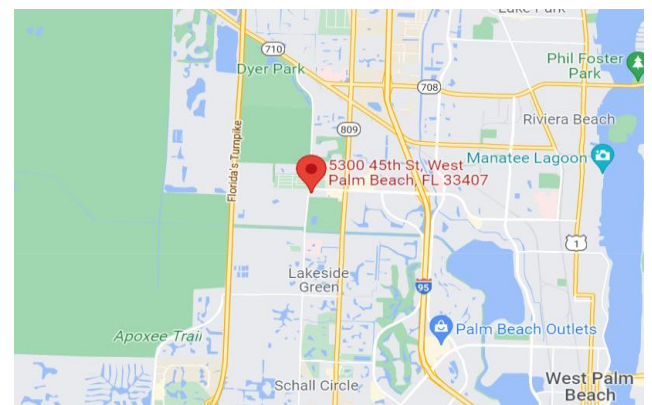
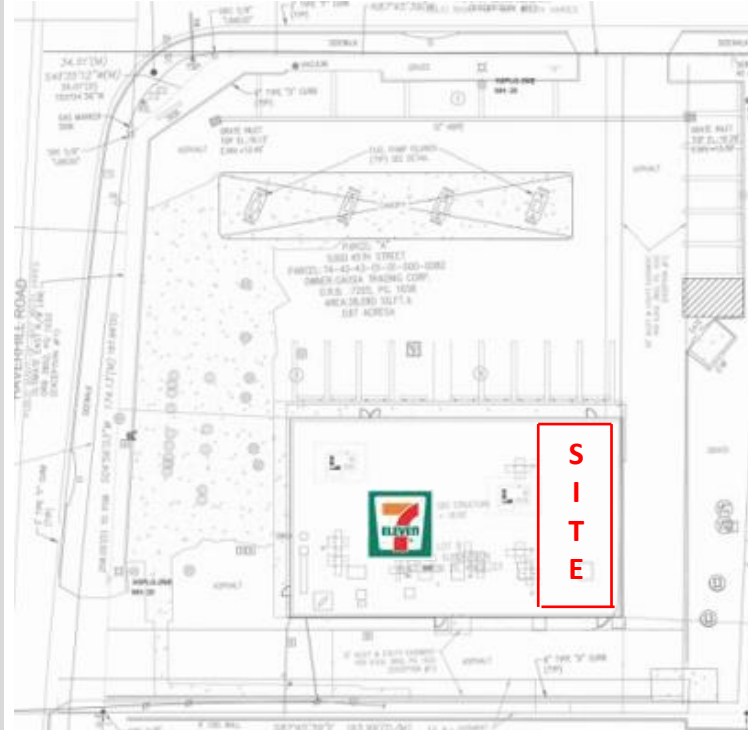
**5300 45th Street
West Palm Beach, Palm Beach County, Florida**

Property Highlights

- Overall building size 6,000 sq. ft.
- Space available 1,515 sq. ft. (approx. 25.25'x60')
- Available – June/July 2022
- Land size – .88 acres (38,332 sq. ft.)
- Located at the signalized intersection of 45th Street and Haverhill Road, just west of I-95
- Good mix of residential and retail
- Zoned – NC – Neighborhood Commercial (74)
- Great access & visibility
- AADT Traffic Counts - 45th Street – 29,000
Haverhill Rd – 32,000

The subject property is located just north of The Ballpark of The Palm Beaches, spring training home to the Houston Astros and the Washington Nationals. The Ballpark holds year-round events and tournaments.

Prohibited uses include items typically found at a convenience store, including the sale of motor fuels (other restrictions may apply)

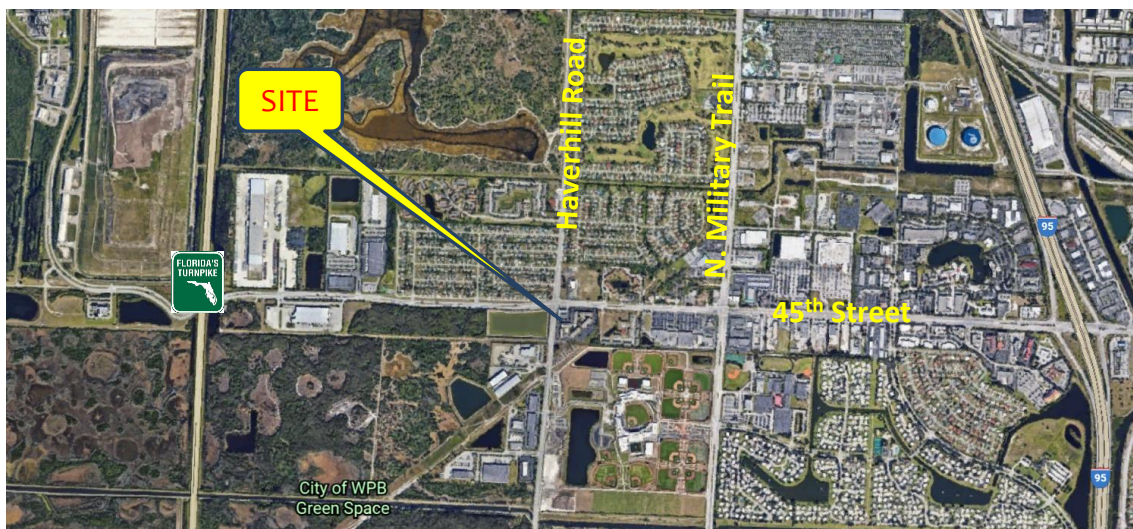


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead & High Aerial View



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