



RETAIL / BANK / PROFESSIONAL OFFICE SPACE AVAILABLE

## FOR LEASE

Dollar General Plaza  
2695 N Military Trail, West Palm Beach, FL 33419

**NNN** INVESTMENT  
ADVISORS  
THE NATIONWIDE NNN EXPERTS

## FOR LEASE

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### COMPLETE HIGHLIGHTS

Available: 1,296 SF-1,650 Retail/Restaurant and Office Space.

Available: Bank/Professional Office Building 4,024 SF First Floor - 4,739 SF Second Floor with vault and 2 drive-thrus. Can be leased separately or together.

Busy 50,000 SF neighborhood center anchored by a top performing Dollar General.

Strategically located on Military Trail, the primary retail and commercial artery in Palm Beach County, just north of Okeechobee Boulevard, one of Palm Beach County's busiest intersections.

Densely populated Residential Area - surrounded by over 90,000 residents in a 3-mile radius and over 226,000 in a 5-mile radius.

Excellent visibility and great demographics with over ±43,000 cars vehicles per day driving past the plaza.

Across the street from Keiser University's Flagship campus with over 20,000 students and 3,600 employees.

Two miles SW of the newly built FITTEAM Ballpark of the Palm Beaches, 160 Acre, 7,500 seat Baseball Stadium. Spring Training Home for the Houston Astros and Washington Nationals.

Centrally located between I-95 and the Turnpike.

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## LEASE SUMMARY

<b>Available SF:</b>	1,296 SF -8,763 SF
<b>Lease Rate:</b>	\$16-\$18 PSF + \$6.54 CAM
<b>Zoning:</b>	CG - General Commercial (unincorporated Palm Beach County)
<b>Cross Streets:</b>	Military Trail between Okeechobee Rd. and Orlando Ave

## PROPERTY OVERVIEW

This 50,000 SF Shopping Center is anchored by one of the highest performing Dollar General's in the county and comprised of a healthy mix of local and national tenants.

Directly across from Keiser University's Flagship Campus currently undergoing development for a new football stadium and just south of the newly built FITTEAM Ballpark of the Palm Beaches, 160 Acre, 7,500 seat Baseball Stadium. Spring Training Home for the Houston Astros and Washington Nationals. Surrounded by over 90,000 residents in a 3-mile radius and over 226,000 in a 5-mile radius. Excellent visibility with ±47,364 vehicles per day passing this plaza and 3 ingress/egress points. Centrally located between I-95 and the Florida Turnpike.

## LOCATION OVERVIEW

Dollar General Plaza is situated on Military Trail between Okeechobee and Community in West Palm Beach, Palm Beach County. The property serves multiple dense residential communities located along the western border of Interstate 95 including: Palm Beach Lakes, Villages of Palm Beach Lakes and Westgate-Belvedere Homes, Bear Lakes Country Club, Bear Island, Palm Club, Vue, Winward At The Villages, Portofino Place, Village Crossing, Waterside Luxury Townhomes, just to name a few. These can generally be described as planned residential communities with a mix of single-family homes, condominiums and apartments. Additionally, located just west of the property is Century Village, which features over 6,000 residences for active-adults. Directly across the street is Keiser University's flagship campus with over 20,000 students and 38,000 employees. Within three miles of Dollar General Plaza, there are approximately 99,567 residents with an average home value of \$153,622. This population is expected to increase by 7.22%, by 2023 as new residents migrate to this attractive area.

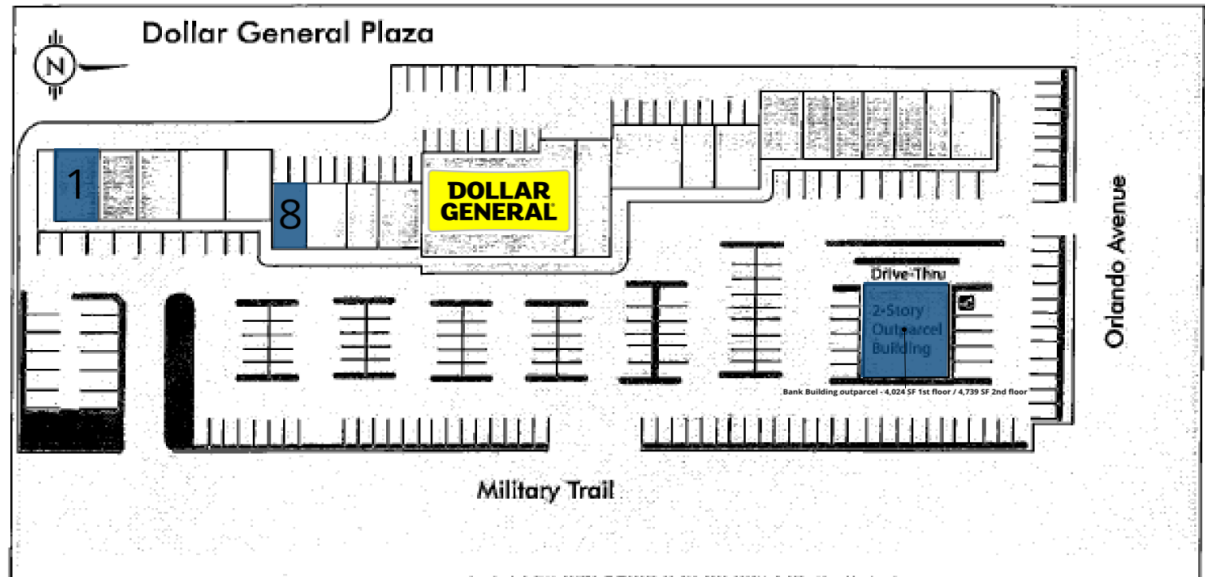
In addition to the residential communities, the immediate area includes commercial properties and multiple office buildings along with golf courses, including the Jack Nicklaus designed Bear Lakes Country Club, which hosts the PGA Tour Qualifying School Finals. Dollar General Plaza trade area is well defined and is characterized as a dense, in-fill, middle-income community that should continue to provide a stable customer base for the property.

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**AVAILABLE**

<b>LEASE TYPE</b>		NNN
<b>TOTAL SPACE</b>		1,296 - 8,763 SF
<b>LEASE TERM</b>		Negotiable
<b>LEASE RATE</b>		\$16.00 - \$18.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
Bank Building outparcel - 4,024 SF 1st floor / 4,739 SF 2nd floor	Available	8,763 SF	NNN	\$18.00 SF/yr
Suite 1 - Office Space	Available	1,650 SF	NNN	\$16.00 SF/yr
Suite 8 - Storefront, 2 Baths	Available	1,296 SF	NNN	\$16.00 SF/yr

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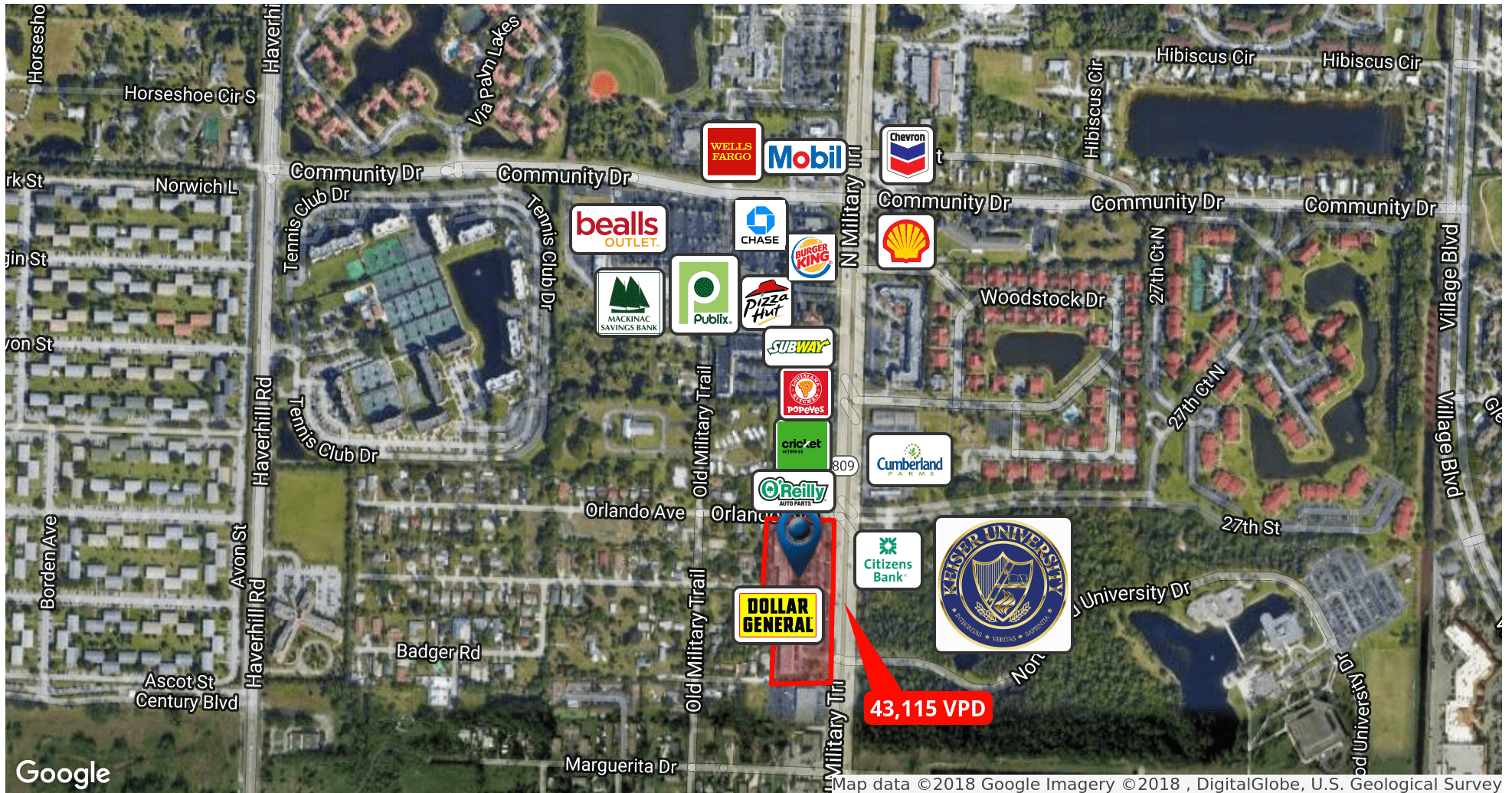
Bank/Professional Building - 1st Fl 4,024SF / 2nd Fl 4,739SF



Suite 8 - Storefront with 2 Bathrooms - 1,296 SF

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# FOR LEASE

Dollar General Plaza  
3951 N Haverhill Rd, West Palm Beach, FL 33417

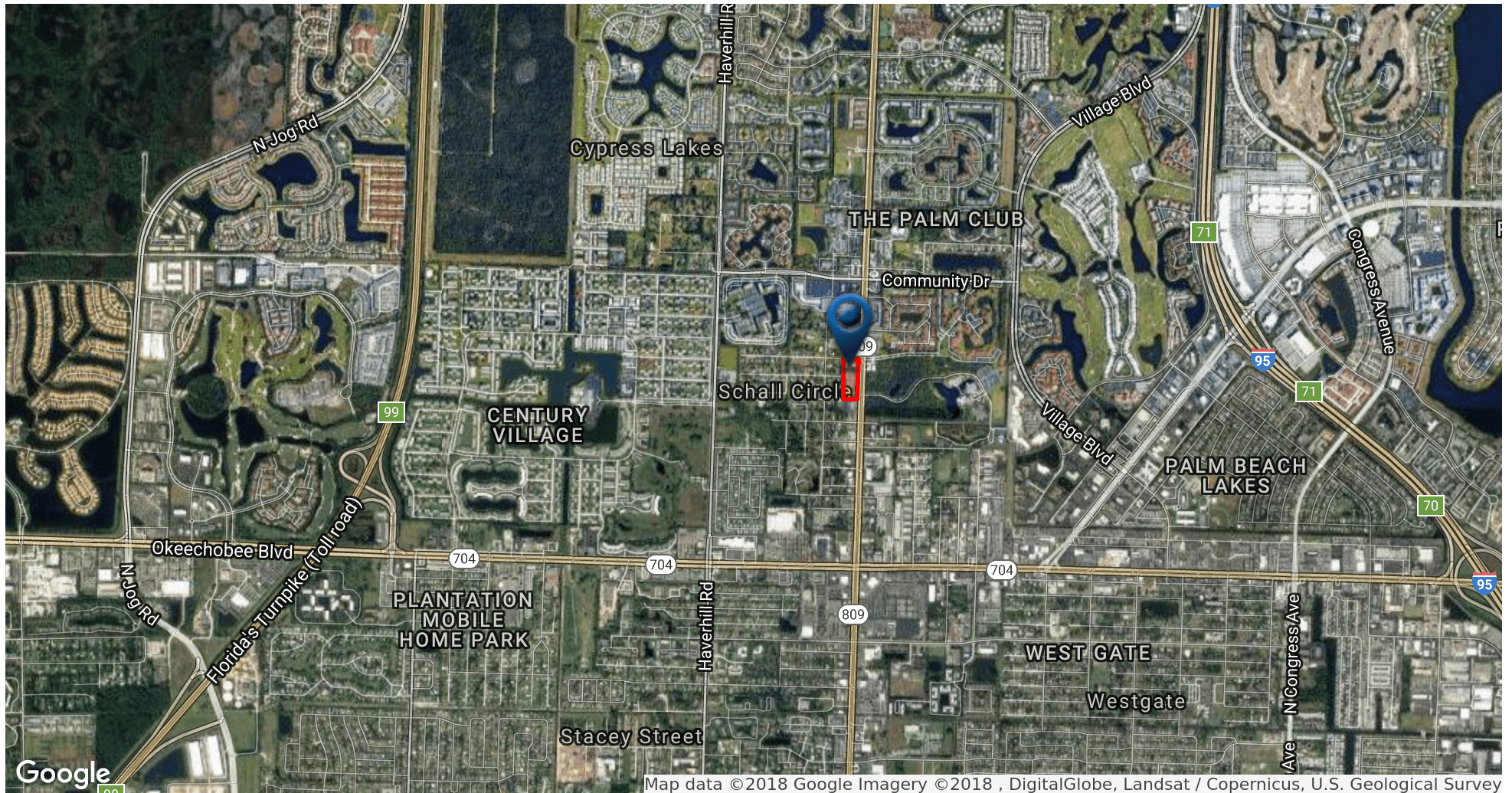


Google

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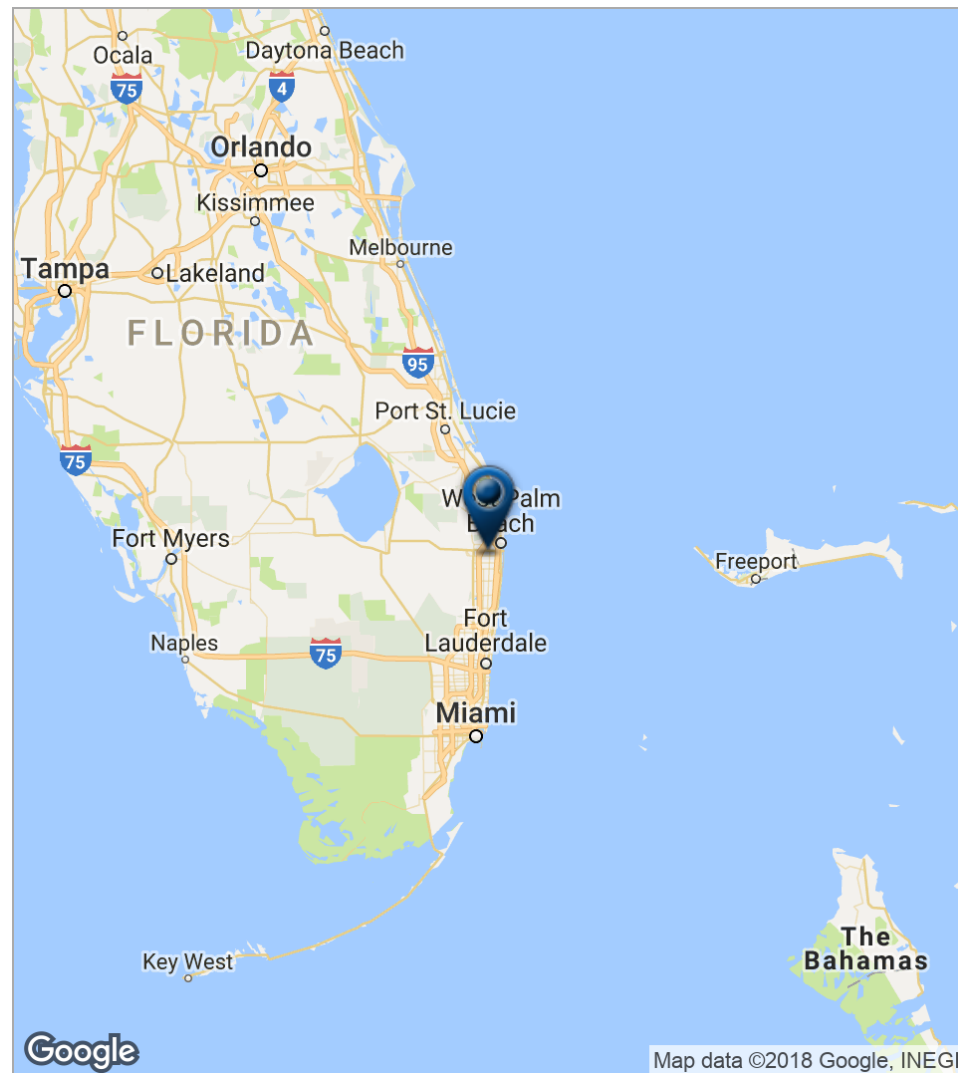
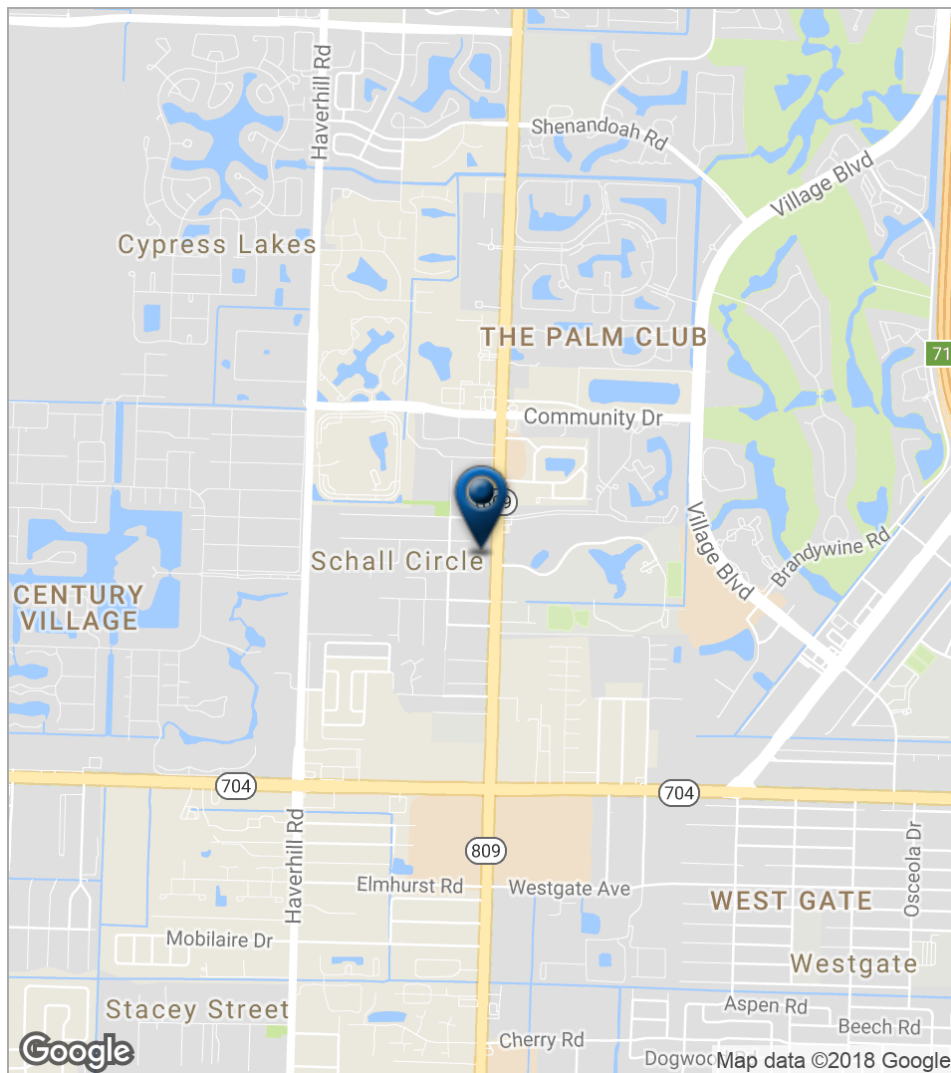
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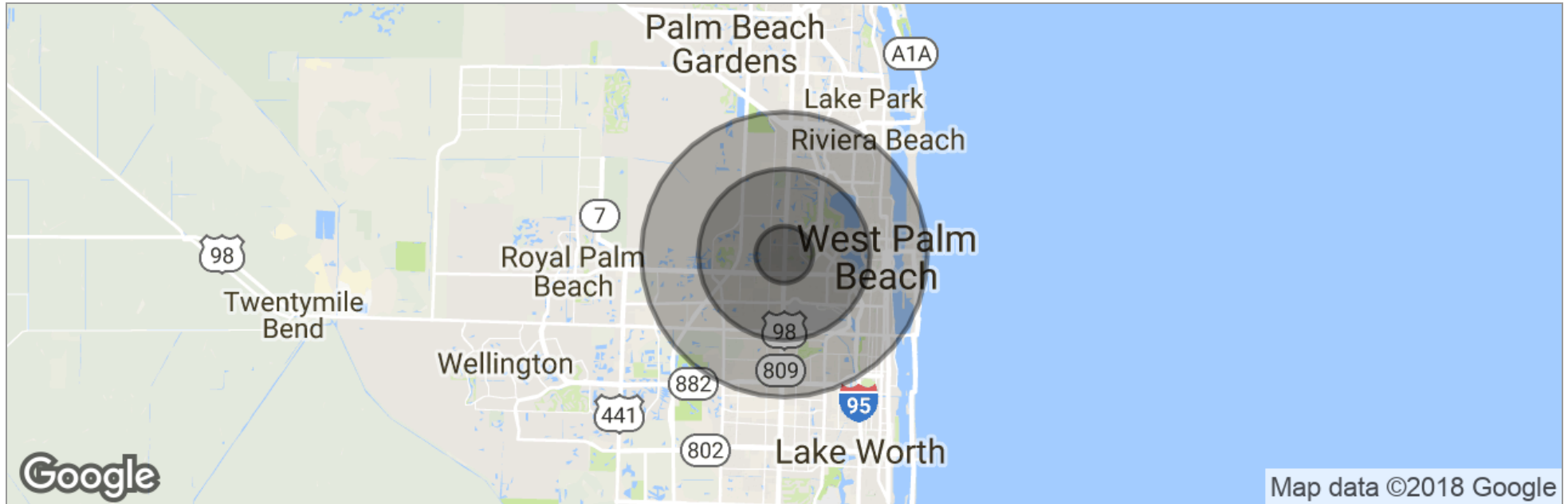
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	1 Mile	3 Miles	5 Miles
Total Population	13,768	90,238	226,989
Population Density	4,382	3,192	2,890
Median Age	40.6	39.4	37.0
Median Age (Male)	39.9	39.0	35.8
Median Age (Female)	40.8	40.1	38.4
Total Households	6,680	38,335	88,566
# of Persons Per HH	2.1	2.4	2.6
Average HH Income	\$43,027	\$51,169	\$56,181
Average House Value	\$98,902	\$169,227	\$214,549

\* Demographic data derived from 2010 US Census



**RETAIL / PROFESSIONAL OFFICE / BANK SPACE FOR LEASE**

FOR MORE INFORMATION, PLEASE CONTACT:

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**NNN** INVESTMENT  
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