



# Kearney Commercial Realty, Inc.

## For Lease Citibank Building

- 2,400 SF 1st Floor Offices
- 4,400 SF 2nd Floor Spaces
- 65,300 Daily Traffic Count
- Covered Entrance
- Long-Term CitiBank Location
- Corner Entrance to Century Village
- 6/1000 Parking Ratio
- Motivated Landlord

This Building is also for SALE

5867 Okeechobee Blvd • West Palm Beach, Florida 33417



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## Executive Summary

Listing Name	Citibank Building
Property Type	Commercial
Lease Rate	\$16.00
Monthly Rent	
Lease Types	NNN
Total SF Available	12,500
Estimated Expenses	\$7.50 PSF

## Property Details

Listing Name	Citibank Building
Cross Street	West Drive
Tax ID Number/APN	00-42-43-23-00-000-7110
Zoning Type	CG - General Commercial ( 00-UNINCORPORATED )
Use	2300 - FINANCIAL
Property Type	Commercial
Total Number of Buildings	1
Building Size (RSF)	12,500
Number of Stories	2
First Floor SF	2,400
Second Floor SF	4,400
Year Built	1980
Market	Okeechobee
Sub Market	
Acres	2.86
County	Palm Beach

## Citibank Building For Lease



5867 Okeechobee Blvd. • West Palm Beach, Florida 33417

## Property Description

### Property Overview

This two-story CBS building was constructed in 1980 on 2.86 +/- acres and is in excellent condition. The roof and A/C systems are approximately 10 years old. Citibank with a new 5-year lease occupies 4,000 SF on the first floor of the building. They also have a 3 lane drive-up banking facility and a number of covered parking spaces.

The bank's main entrance is in the rear of the building. The 1st and 2nd floor spaces are accessed from front of property facing Okeechobee Blvd.

The property has more than 218 feet of frontage on Okeechobee. The overall parking ratio is almost 6 spaces per 1,000 SF of building which offers great flexibility for future tenants.

In its current configuration the property is an excellent site for a school, training facility, call center or medical and professional offices.

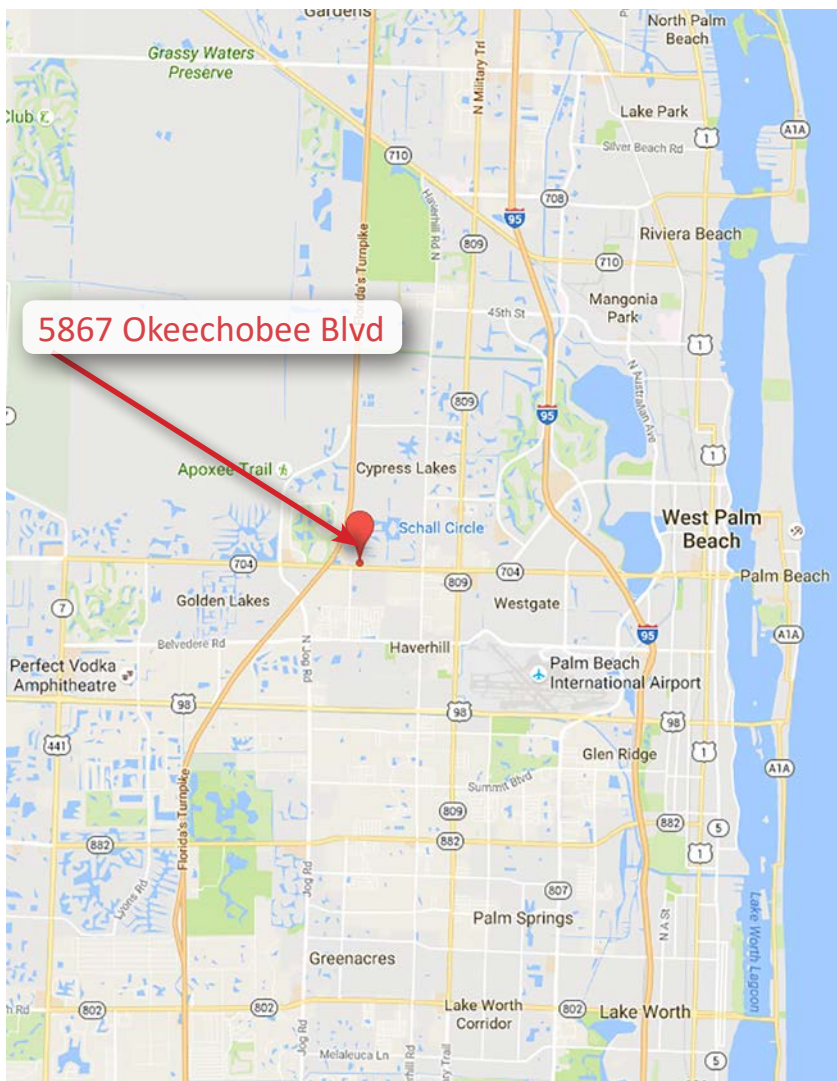
The first floor consists of 5 offices, a breakroom an IT room and a storage room. Bathrooms are on the second floor which are accessed by an elevator.

The second floor has separate male and a female bathrooms with multiple stalls, a breakroom/ kitchen and four classroom/conference rooms varying in size from about 760 SF to about 1,470 SF.

Tenants must be in a non-financial related business.

**The building is also for sale.**

## Location Map



### Location:

The property is located at the NWC of Okeechobee Blvd and West Street. West Street is the main entrance to Century Village, a 55+ community of more than 5,500 housing units and a population of about 8,000. Century Village and most of the homes in the general area were built in the 1960s thru the 1980s. The property faces Okeechobee Boulevard which has more than 65,000 cars per day and is within a quarter mile of the entrance/exit to the Florida Turnpike.

Okeechobee is the main east-west corridor for the western communities into downtown West Palm Beach and boasts numerous retail and commercial developments, banks and auto dealers. Wells Fargo Bank and BB&T are located immediately east of the property. The areas surrounding Okeechobee Blvd and the North-South corridors are generally residential, both single family and multi-family in a broad range of prices and sizes.

The property is centrally located for easy access to the north-south arterials of Jog Road, Haverhill Road and Military Trail all of which are only minutes away.



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# Plat Map

5867 Okeechobee Blvd



5867 Okeechobee Blvd



## Aerials



View looking north  
Boundaries are approximate



View looking south  
Boundaries are approximate

## Aerials Continued



View looking east  
Boundaries are approximate



View looking west  
Boundaries are approximate

# Photographs



View of main entrance to building



View of main entrance to building



View of main entrance to building



View of east side of building

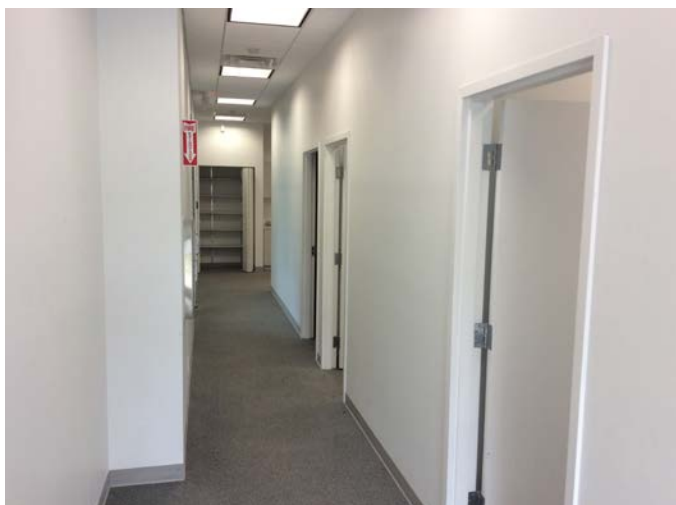


View of covered parking



View of drive through

## Photographs continued



First Floor Hallway



First Floor Space



Second Floor Space



Second Floor Space



Break Room



Typical Back Office

## Lease Summary

Building Size: 10,800 +/- Usable SF  
12,850 +/- Gross SF

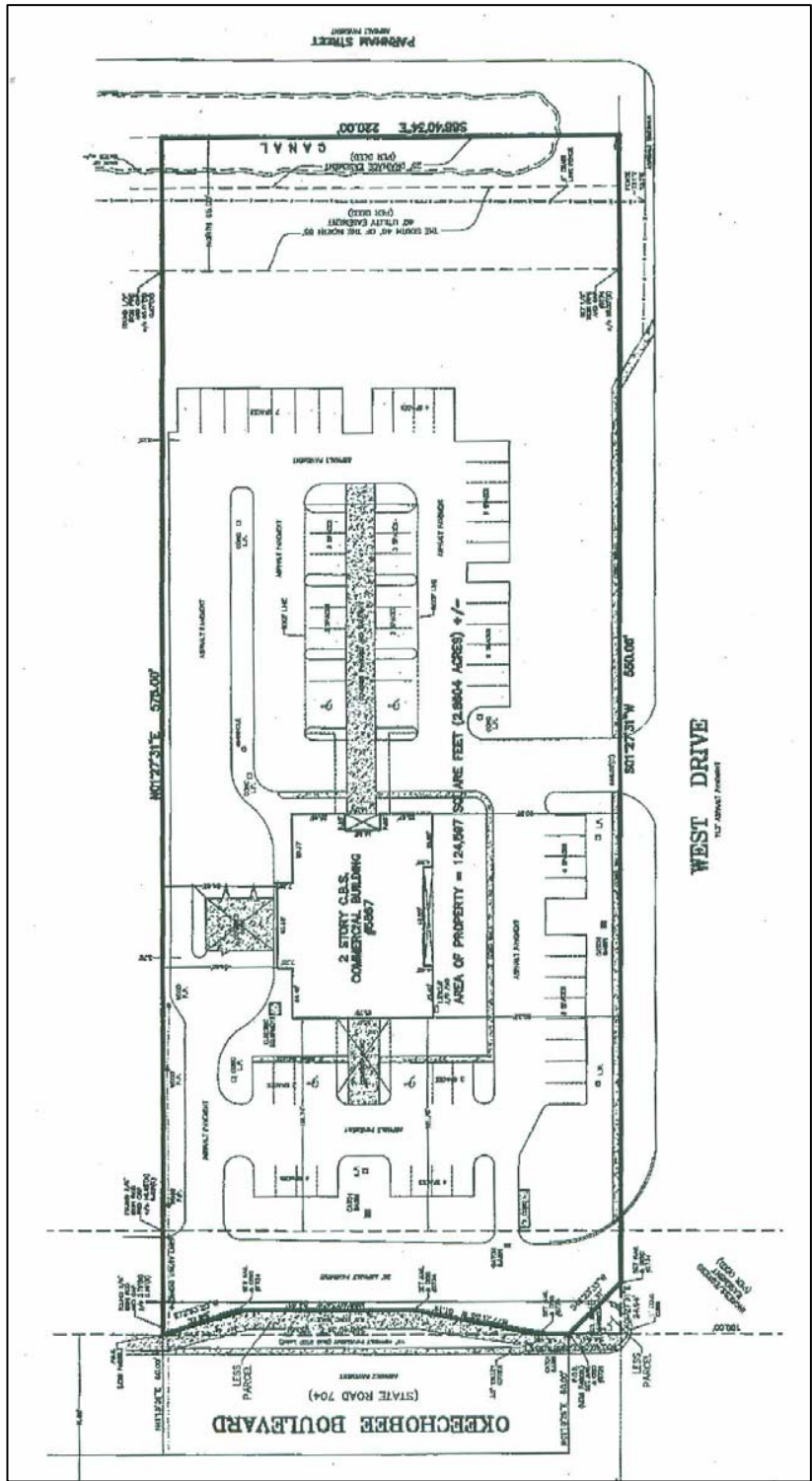
Folio: 00-42-43-23-00-000-7110

Tenant	Lease Start	Lease End	Leased Space SF	Notes
CitiBank, N.A.	June 1, 2016	May 31, 2021	4,000	Tenant Since 2006
Vacant 1st Floor			2,400	Okeechobee Road Frontage 5 Offices IT Room Break Area Storage Room
Vacant 2nd Floor			4,400	Large Kitchen/Break Room Elevator Large Female Bathroom Large Male Bathroom 4 Conference / Classrooms 760 +/- SF to 1,470+/- SF 13' X 15' Open Office Area

Note: Every effort has been made to provide accurate information. However, this information is subject to errors, omissions and changes in circumstances. Kearney Commercial Realty Inc. makes no representation or warranty regarding said information, data, projections, statistics or other information contained herein.

# Property Survey

## SURVEY



# Floor Plan - 2nd Floor

## SECOND FLOOR PLAN



## Permitted Uses

### PERMITTED USE TABLE

	USES	GC
1	ADULT ENTERTAINMENT	
2	AIRPORTS, LANDING FIELDS, HELIPADS AND HELISTOPS; PRIVATE OR PUBLIC	
3	APPAREL & ACCESSORY RETAIL SALES RENTAL STORES	P
4	ART MERCHANDISING STUDIOS	P
5	ART & DRAFTING SUPPLY STORES, INCLUDING PICTURE FRAMES <sup>4</sup>	P
6	BAIT AND TACKLE SHOPS <sup>4</sup>	P
7	BARBER & BEAUTY SHOPS <sup>4</sup>	P
8	BARS AND LOUNGES AND RELATED ENTERTAINMENT	P
9	BATHROOM AND KITCHEN CONTRACTOR SHOWROOMS	P
10	BED AND BREAKFAST ESTABLISHMENTS <sup>1</sup>	
10.1	BED AND BREAKFAST INNS <sup>3</sup>	PXR
11	BOOK & STATIONARY STORES	P
12	BOTANICAL GARDENS AND ACCESSORY OFFICES	
13	BUSINESS AND COMMERCIAL MACHINE SALES <sup>4</sup>	P
14	CANDY, NUT AND CONFECTIONARY STORES	P
15	CATERING ESTABLISHMENTS	P
16	CEMETERIES, PUBLIC/PRIVATE	
17	CHURCHES, SYNAGOGUES & OTHER HOUSES OF WORSHIP	P
18	CLINICS-PUBLIC & PRIVATE	PXR
19	CLUBS AND LODGES WITHOUT A RESTAURANT	P
20	COIN & PHILATELIC STORES <sup>4</sup>	P
21	COLUMBARIUMS AS ACCESS, USE IN REL. INST., OTHER THAN CEMETERIES, PUBLIC OR PRIVATE	PXR
22	COMMERCIAL, COMPARISON SHOPPING EXCEPT AS OTHERWISE LISTED	P
23	COMMERCIAL, CONVENIENCE SALES & PERSONAL SERVICES, EXCEPT AS OTHERWISE LISTED	P
24	COMMERCIAL, SINGLE DESTINATION USES, EXCEPT AS OTHERWISE LISTED	P
25	COMMUNITY CENTERS	P
25.1	COMMUNITY GARDENS	PXR
<u>26</u>	CONVENIENCE STORES, FOOD, SPECIALTY FOOD AND BEV. SALES (INCLUDING SALE OF ALCOHOLIC BEV.)	Sb
27	CONVENTS, MONASTERIES AND SEMINARIES	P
28	CULTURAL FACILITIES, PUBLIC AND PRIVATE	P
29	DAY CARE HOMES, FAMILY ACCESSORY, CHILDREN	
29.1	DAY CARE HOMES, ACCESSORY, CHILDREN	
30	DAY CARE FACILITIES, ADULT	PXR
31	DAY CARE FACILITIES, CHILDREN AS ACCESSORY USE IN HOUSES OF WORSHIP, SCHOOLS, BOTH PUBLIC AND PRIVATE	P
32	DAY CARE FACILITIES, CHILDREN AS PRINCIPAL USE	PXR
33	DELICATESSENS	P
<u>34</u>	DEPARTMENT STORES, MAJOR	P
35	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, AS PRINCIPAL USES	PXR
36	DRIVE THRU FACILITIES, EXCEPT RESTAURANTS, FOR USES PERMITTED AS SPECIAL USES	Sb

## Permitted Uses continued

### PERMITTED USE TABLE

	USES	GC
37	EXERCISE STUDIOS AND HEALTH CLUBS	P
<a href="#">38</a>	FACIAL AND SCALP TREATMENT SERVICES <sup>4</sup>	P
39	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS < 3,000 SQ. FT.	P
39.1	FINANCIAL INSTITUTIONS, BANKS, SAVINGS & LOANS & CREDIT UNIONS > 3,000 SQ. FT.	P
40	FLEA MARKET	Sa
41	FLOWER SHOPS AND FLORISTS	P
<a href="#">42</a>	FOOD AND BEVERAGE RELATED USES, EXCEPT AS OTHERWISE LISTED (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)	P
43	FOOD STORES OR SUPERMARKET OVER 10,000 SQ. FT. <sup>4</sup>	P
44	FOOD STORES: SPECIALTY (EXCLUDING SALES OF ALCOHOLIC BEVERAGES)	P
45	FUNERAL HOMES, MORTUARIES AND CREMATORIES	P
<a href="#">46</a>	FURNITURE REFINISHING AND REPAIR	P
47	GAME ARCADES	P
48	GIFT, NOVELTY, SOUVENIR AND SUNDRY SHOPS <sup>4</sup>	P
49	GOVERNMENT FACILITIES NOT OTHERWISE LISTED	
49.1	GOVERNMENT OPERATED SOCIAL SERVICES FACILITIES	
50	GREENHOUSES, COMMERCIAL RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE	P
51	GROUP HOMES TYPE I (6 OR FEWER PERSONS)	
51.1	GROUP HOMES TYPE II (7 TO 14 PERSONS)	Sb
52	GROUP HOMES TYPE III (15 OR MORE PERSONS)	Sb
53	GROUP HOMES TYPE V	Sb
<a href="#">54</a>	GUN CLUBS AND SHOOTING RANGES	
55	HARDWARE, PAINT, GLASS AND WALL-PAPER STORES <sup>4</sup>	P
56	HELIPADS, HELISTOPS, W/OUT PERMANENT MOORING AND SERVICE FACILITIES	Sb
56.1	HOME IMPROVEMENT SHOWROOMS <sup>4</sup>	
57	HOME OCCUPATIONS, ACCESSORY TO RES. USES	
<a href="#">58</a>	HOSPITALS - PUBLIC & PRIVATE	Sa
59	HOTELS AND MOTELS	PXR
60	HOTELS AND MOTELS, LIMITED SERVICE	PXR
61	INDUSTRIAL USES HAVING MODERATE EXTERNAL IMPACTS	
62	INDUSTRIAL USES HAVING SIGNIFICANT EXTERNAL IMPACTS	
63	INDUSTRIAL USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
64	INDUSTRIAL - TYPE USES HAVING, MODERATE EXTERNAL IMPACTS	P
65	INDUSTRIAL - TYPE USES HAVING SIGNIFICANT EXTERNAL IMPACTS	PXR
66	INDUSTRIAL - TYPE USES HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
67	INTERIOR DECORATORS	P
68	JUNK, SCRAP AND SALVAGE YARDS	
69	LAKES, PONDS, MAN-MADE, ACCESSORY	PXR
70	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, CLEANING ON PREMISES	PXR
71	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, PRIMARILY SERVING THE PUBLIC, COIN OPERATED	PXR

## Permitted Uses continued

### PERMITTED USE TABLE

	USES	GC
72	LAUNDRY AND DRY CLEANING ESTABLISHMENTS, SERVING PRIMARILY THE PUBLIC, NO CLEANING ON PREMISES <sup>4</sup>	Sb
73	LIQUOR & PARTY STORES	P
<a href="#">74</a>	LOCKSMITH AND KEY ESTABLISHMENTS <sup>4</sup>	P
75	MAILING SERVICES <sup>4</sup>	P
75.1	MARINA, COMMERCIAL	
76	MARINE, INDUSTRIAL ESTABLISHMENTS	
77	MARINE, RETAIL SALES AND SERVICES	P
<a href="#">78</a>	MARTIAL ARTS STUDIO	P
79	MINING AND EXTRACTIVE USES	
80	MOBILE HOME SALES, RENTAL & SERVICE	
81	MONUMENT SALES ESTABLISHMENTS	
82	MOTION PICTURE STUDIOS	
83	MOTOR VEHICLE FUEL SALES AND SERVICE	Sb
83.1	MOTOR VEHICLE FUEL SALES (NO SERVICE) AND ACCESSORY CONVENIENCE STORE	Sb
84	MOTOR VEHICLE PARTS & ACCESSORY STORES	P
85	MOTOR VEHICLE REPAIR, HEAVY (INCL. BODY REPAIRS AND PAINTING)	Sb
<a href="#">86</a>	MOTOR VEHICLE REPAIR, LIGHT (EXCLUDING BODY REPAIRS & PAINTING)	PXR
87	MOTOR VEHICLE SALES & RENTAL (NO SERVICE)	P
88	MOTOR VEHICLE SALES AND SERVICE AGENCIES	P
89	MOTOR VEHICLE TITLE AND TAG SERVICE <sup>4</sup>	P
90	MOTORCYCLE SALES & SERVICE ESTABLISHMENTS	P
91	MUSIC AND DANCE STUDIOS	P
92	NEWSPAPER DISTRIBUTING AGENCIES	
93	NEWSPAPER & MAGAZINE SHOPS	P
<a href="#">94</a>	NONCONFORMITIES, CHANGE FROM ONE MINOR NONCONFORMING USE TO ANOTHER MINOR NONCONFORMING USE	Sb
95	NONCONFORMITIES, CHANGE FROM A MAJOR NONCONFORMING USE TO A MINOR NONCONFORMING USE	Sb
96	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MINOR NONCONFORMING USE	Sb
97	NONCONFORMITIES, ALTERATIONS THAT REDUCE THE IMPACT OF A MAJOR NONCONFORMING USE	Sb
98	NURSERIES, RETAIL FOR THE SALES OF PLANT MATERIALS GROWN OFF THE SITE	P
99	OFFICE & RELATED USE, INCLUDING BUSINESS SERVICES EXCEPT AS OTHERWISE LISTED	P
100	OFFICE SUPPORT RETAIL NOT OCCUPYING MORE THAN 20% OF THE GROSS SQUARE FEET <sup>4</sup>	P
101	OFFICES-GOVERNMENT ADMINISTRATIVE <sup>4</sup>	P
102	OFFICES, PROFESSIONAL (MEDICAL) <sup>4</sup>	P
102.1	OFFICES, PROFESSIONAL (NON-MEDICAL) <sup>4</sup>	P
102.2.	OFFICES, REAL ESTATE	P

## Permitted Uses continued

### PERMITTED USE TABLE

	USES	GC
103	OFFICES OR FACILITIES, QUASI-PUBLIC ASSOC. AND ORGANIZATIONS, NOT-FOR-PROFIT	P
104	RESERVED	
105	OFFICES, FOR THE HIRING OF TEMPORARY NONMANUAL LABOR	P
106	OUTDOOR STORAGE FACILITIES FOR FAMILIES AND BUSINESSES	
107	PARKING GARAGES AS PRINCIPAL USES	Sa
108	PARKING LOTS AS PRINCIPAL, ACCESSORY OR OFF-SITE USES	Sb
109	PARKING/STORAGE OF REC. VEHICLES ACCESSORY, IN RESIDENTIAL DIST.	
109.1	PARKS	
110	PAWN SHOPS	Sb
111	PET GROOMING ESTABLISHMENTS, BUT NOT KENNELS	P
111.1	PHARMACY & DRUG STORE	PXR
112	PHOTOCOPY SERVICES <sup>4</sup>	P
113	PHOTOGRAPHIC STUDIOS SERVICING PRIMARILY THE PUBLIC <sup>4</sup>	P
114	POST OFFICES	P
115	PRIVATE USE ON PUBLIC (CITY OWNED) LAND	Sa
116	PRINTING AND TYPE SETTING SERVICES <sup>4</sup>	P
117	PRODUCE MARKETS	P
118	PUBLIC SAFETY FACILITIES OPERATED BY PRIVATE AGENCIES	Sb
119	PUBLIC SAFETY FACILITIES OPERATED BY PUBLIC AGENCIES <sup>4</sup>	P
120	RADIO AND TELEVISION BROADCASTING STUDIOS AND FACILITIES	P
121	RAILROAD SWITCHING AND MARSHALING YARDS	
122	RECREATION, INDOOR <sup>4</sup>	P
123	RECREATION, OUTDOOR, GENERAL	P
124	RECREATION, OUTDOOR, HIGH INTENSITY	Sb
125	RECREATION, OUTDOOR AMUSEMENTS, TEMP	Sb
126	RECREATION, STADIUMS/SPORTS ARENAS	Sa
127	REPAIR SHOPS FOR HOUSEHOLD APPLIANCES/SMALL MOTORS/MACHINES	P
128	RESEARCH & DEVELOPMENT FACILITIES NOT OF AN INDUSTRIAL NATURE	P
129	RESEARCH & DEVELOPMENT FACILITIES OF AN INDUSTRIAL NATURE	
130	RESIDENTIAL, FRATERNITIES AND SORORITIES	
131	RESIDENTIAL, MULTIFAMILY	P <sub>9</sub>
132	RESIDENTIAL, ROOMING & BOARDING HOUSES	
133	RESIDENTIAL, SINGLE-FAMILY, DETACHED	
134	RESIDENTIAL, SINGLE-FAMILY ATTACHED AND DETACHED	P <sub>9</sub>
135	RESIDENTIAL, TOWNHOUSES	<sup>9</sup>
136	RESTAURANTS SERVING A LIMITED CLIENTELE (PRIVATE CLUBS & LODGES) <sup>4</sup>	PXR
137	RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU	P
138	RESTAURANTS SERVING THE GENERAL PUBLIC, DRIVE-IN OR DRIVE THRU FACILITIES	PXR
139	RETAIL BAKERIES	P
140	RETAIL BUILDING MATERIAL SALES WHICH HAVE A VERY SIGNIFICANT EXTERNAL IMPACT	P

## Permitted Uses continued

### PERMITTED USE TABLE

	USES	GC
141	RETAIL BUSINESSES	P
142	SANDWICH SHOPS AND SNACK BARS	P
143	SCHOOLS - PUBLIC AND PRIVATE, ELEMENTARY, INTERMEDIATE AND SECONDARY	P
144	SCHOOLS - PUBLIC, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT	
145	SCHOOLS - PUBLIC, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT	PXR
146	SCHOOLS, COMMERCIAL, VOCATION AND TRADE INVOLVING INDUSTRIAL EQUIPMENT	
147	SCHOOLS, COMMERCIAL, VOCATION AND TRADE NOT INVOLVING INDUSTRIAL EQUIPMENT	PXR
148	SCHOOLS, COLLEGES AND UNIVERSITIES, PUBLIC AND PRIVATE	
149	SCRAP, WASTE AND RECLAIMED MATERIALS TRADE	
150	SHIP AND BOAT BUILDING AND REPAIR	
151	SPECIAL NONCOMMERCIAL EVENTS OF PUBLIC INTEREST	PXR
152	SWIMMING POOL SALES	P
153	TAX RETURN PREPARATION SERVICES <sup>4</sup>	P
154	TAXIDERMIST <sup>4</sup>	P
155	TEMPORARY BORROW PITS, BORROW PILES AND SIMILAR EXCAVATIONS	PXR
156	TEMP MODEL DWELLINGS AND SALES OFFICES	PXR
157	TEMPORARY OFFICES AND FACILITIES FOR CONSTRUCTION, STORAGE/SECURITY	PXR
158	TEMPORARY PRODUCE STANDS	Sb
159	THEATERS, INDOOR, MOTION PICTURE & LIVE PERFORMANCES	P
160	TOBACCO SHOPS <sup>4</sup>	P
161	TRANSIT STORAGE AND MAINT. FACILITIES FOR PASSENGER TRANSPORTATION OPERATIONS	Sb
162	TRANSIT, PASSENGER & FREIGHT TERMINALS	Sb
163	TRAVEL AGENCIES OR TRANSPORTATION TICKETS <sup>4</sup>	P
164	UPHOLSTERY, CLOTH & CANVAS PRODUCTS FABRICATION, INCL. SLIPCOVERS AND AWNINGS	P
164.1	URBAN MARKET GARDENS	PXR Sb
165	UTILITY FACILITIES, HEAVY, PUBLIC AND PRIVATE	
166	UTILITY FACILITIES, LIGHT, PUBLIC AND PRIVATE	PXR
167	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED	PXR
168	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, ENCLOSED, NOT-FOR-PROFIT	PXR
169	VETERINARY CLINICS AND HOSPITALS, ANIMAL SHELTERS, UNENCLOSED	Sb
170	WAREHOUSING FACILITIES FOR FAMILIES AND SMALL BUSINESSES	P
171	WAREHOUSING HAVING MODERATE EXTERNAL IMPACTS	P
172	WAREHOUSING HAVING SIGNIFICANT EXTERNAL IMPACTS	PXR
173	WAREHOUSING HAVING VERY SIGNIFICANT EXTERNAL IMPACTS	
174	WATCH AND SHOE REPAIR ESTABLISHMENTS <sup>4</sup>	P
175	WHOLESALE HAVING A MODERATE EXTERNAL IMPACT	P

## Permitted Uses continued

### PERMITTED USE TABLE

	USES	GC
176	WHOLESALE HAVING A SIGNIFICANT EXTERNAL IMPACT	PXR
177	WHOLESALE HAVING A VERY SIGNIFICANT EXTERNAL IMPACT	
178	YARD AND GARAGE SALES, TEMPORARY	
179	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO PRINCIPAL USES PERMITTED BY RIGHT <sup>4</sup>	P
180	ACCESSORY TO OTHER USES, LAND AND/OR STRUCTURES TO SPECIAL USES PERMITTED BY RIGHT	S

Sec. 94-272. - Permitted use table.

- (a) Generally. Uses as regulated in this section shall be determined as provided in the Permitted Use Table, Table IX-1. Uses in the permitted use table are classified as the following:
- 1 Uses permitted by right (P). Uses allowed throughout a district as a matter of right, subject to all applicable provisions of this chapter. These uses are designated by a "P" in Table IX-1.
  - 2 Uses permitted by right, subject to extra requirements (PXR). Uses allowed throughout a district, yet subject to certain extra requirements not applicable to other uses in that district. Uses of this nature may be established with planning and zoning administrator approval and issuance of a zoning certificate. The extra requirements applicable to specific uses are subject to section 94-273. These uses are designated "PXR" in Table IX-1.
  - 3 Special uses (Class A and Class B). Uses normally not allowed within a district due to detrimental affects on permitted uses. However, special uses may be allowed under circumstances particular to the proposed location and subject to standards and conditions which provide protection to adjacent uses and properties. All special uses are governed by the standards in subsection 94-36(e). These uses are designated "Sa" or "Sb" in Table IX-1.
- (b) Establishment of use regulations. Except as otherwise provided in this chapter, regulations governing the use of land and structure are hereby established as shown in the "Permitted Use Table." Uses not expressly permitted are prohibited.
- (c) Permitted uses within all districts. Within all districts there are certain uses permitted as a matter of right that are not listed on the permitted use table. These uses are aboveground and buried utility lines for local distribution of electricity, telephone, and cable television service; accessory and appurtenances apparatus such as poles, guy wires, transformers, and switching boxes; public and private streets and roads; railroad rights-of-way; water and sanitary sewer lines; gas and liquid fuel distribution lines; and public water canals.
- (d) Planned community and planned development districts. Uses allowed in the planned development and planned community districts shall be as provided in section 94-206 (planned community district) and section 94-207 (planned development district).

## Demographics by Drive Time

5867 Okeechobee Blvd, West Palm Beach, Florida, 33417  
 Drive Times: 5, 10, 15 minute radii

Latitude: 26.70769  
 Longitude: -80.13384

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	26,957	101,222	278,986
2010 Population	28,922	134,081	344,785
2016 Population	30,458	142,850	367,703
2021 Population	31,979	151,285	389,755
2000-2010 Annual Rate	0.71%	2.85%	2.14%
2010-2016 Annual Rate	0.83%	1.02%	1.03%
2016-2021 Annual Rate	0.98%	1.15%	1.17%
2016 Male Population	47.2%	48.0%	48.4%
2016 Female Population	52.8%	52.0%	51.6%
2016 Median Age	44.7	36.9	39.7

In the identified area, the current year population is 367,703. In 2010, the Census count in the area was 344,785. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 389,755 representing a change of 1.17% annually from 2016 to 2021. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.0.

### Race and Ethnicity

	5 minutes	10 minutes	15 minutes
2016 White Alone	55.8%	54.1%	61.9%
2016 Black Alone	29.6%	31.4%	24.6%
2016 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2016 Asian Alone	2.1%	3.1%	3.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	8.3%	7.4%	6.7%
2016 Two or More Races	3.5%	3.6%	3.3%
2016 Hispanic Origin (Any Race)	28.9%	31.3%	31.8%

Persons of Hispanic origin represent 31.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.9 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

	5 minutes	10 minutes	15 minutes
2000 Households	13,415	43,255	116,176
2010 Households	13,279	53,234	136,870
2016 Total Households	13,715	55,588	143,448
2021 Total Households	14,279	58,511	151,113
2000-2010 Annual Rate	-0.10%	2.10%	1.65%
2010-2016 Annual Rate	0.52%	0.69%	0.75%
2016-2021 Annual Rate	0.81%	1.03%	1.05%
2016 Average Household Size	2.21	2.53	2.51

The household count in this area has changed from 136,870 in 2010 to 143,448 in the current year, a change of 0.75% annually. The five-year projection of households is 151,113, a change of 1.05% annually from the current year total. Average household size is currently 2.51, compared to 2.47 in the year 2010. The number of families in the current year is 87,642 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

## Demographics by Drive Time continued

5867 Okeechobee Blvd, West Palm Beach, Florida, 33417  
 Drive Times: 5, 10, 15 minute radii

Latitude: 26.70769  
 Longitude: -80.13384

	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
2016 Median Household Income	\$34,591	\$41,471	\$45,178
2021 Median Household Income	\$35,911	\$48,242	\$52,202
2016-2021 Annual Rate	0.75%	3.07%	2.93%
<b>Average Household Income</b>			
2016 Average Household Income	\$47,494	\$58,628	\$65,931
2021 Average Household Income	\$51,601	\$64,506	\$72,472
2016-2021 Annual Rate	1.67%	1.93%	1.91%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$21,201	\$23,410	\$26,197
2021 Per Capita Income	\$22,819	\$25,503	\$28,546
2016-2021 Annual Rate	1.48%	1.73%	1.73%
<b>Households by Income</b>			

Current median household income is \$45,178 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$52,202 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$65,931 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$72,472 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,197 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,546 in five years, compared to \$32,025 for all U.S. households

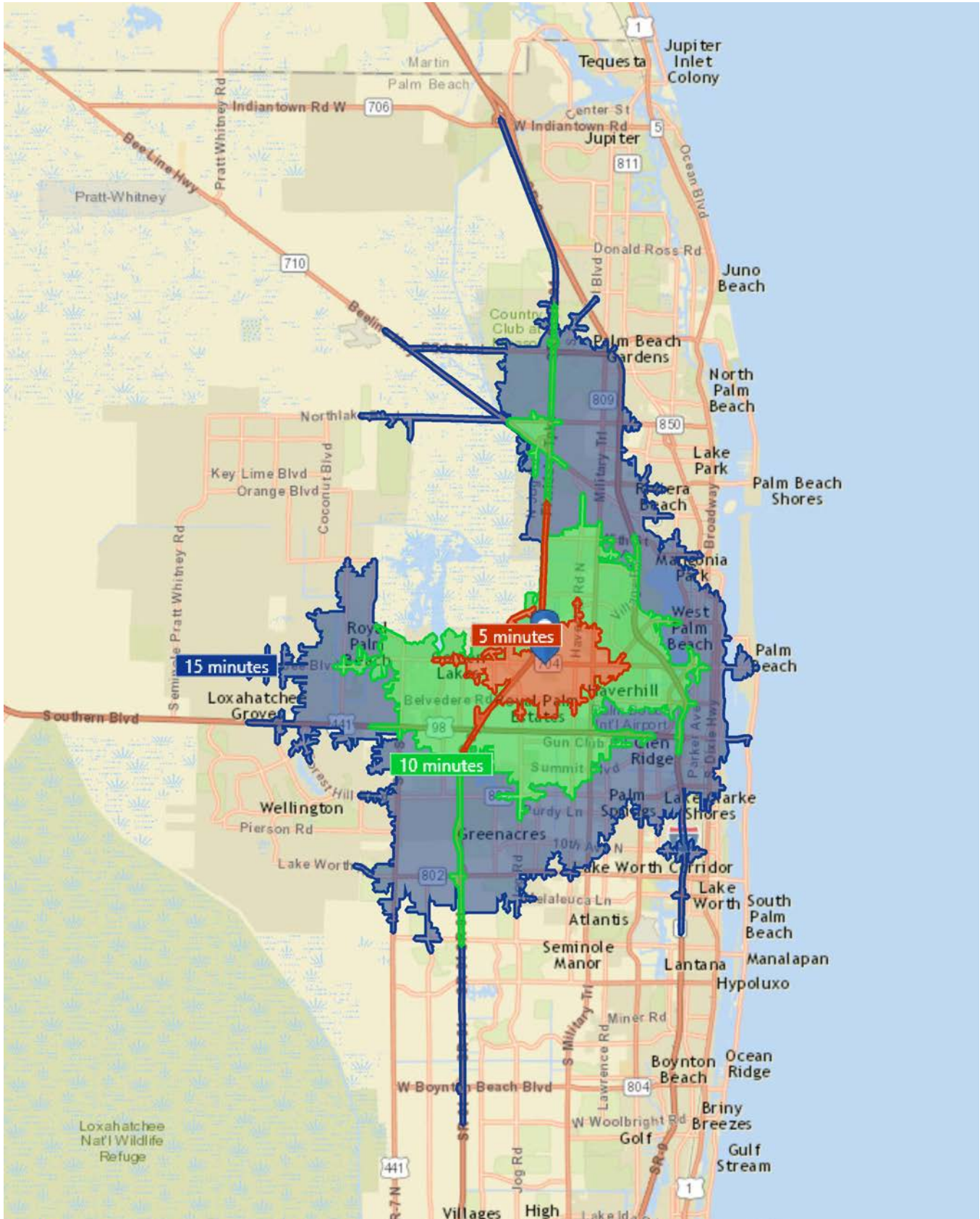
<b>Housing</b>			
2000 Total Housing Units	17,570	51,241	134,892
2000 Owner Occupied Housing Units	9,174	26,776	78,174
2000 Renter Occupied Housing Units	4,241	16,479	38,002
2000 Vacant Housing Units	4,155	7,986	18,716
2010 Total Housing Units	17,586	65,164	166,002
2010 Owner Occupied Housing Units	8,036	30,662	87,198
2010 Renter Occupied Housing Units	5,243	22,572	49,672
2010 Vacant Housing Units	4,307	11,930	29,132
2016 Total Housing Units	18,177	67,572	173,514
2016 Owner Occupied Housing Units	7,580	29,014	83,851
2016 Renter Occupied Housing Units	6,135	26,574	59,598
2016 Vacant Housing Units	4,462	11,984	30,066
2021 Total Housing Units	18,907	70,646	181,868
2021 Owner Occupied Housing Units	7,818	30,283	87,690
2021 Renter Occupied Housing Units	6,461	28,228	63,422
2021 Vacant Housing Units	4,628	12,135	30,755

Currently, 48.3% of the 173,514 housing units in the area are owner occupied; 34.3%, renter occupied; and 17.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 166,002 housing units in the area - 52.5% owner occupied, 29.9% renter occupied, and 17.5% vacant. The annual rate of change in housing units since 2010 is 1.99%. Median home value in the area is \$175,129, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.50% annually to \$207,953.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

# Demographics by Drive Time map



# Demographics by Distance

5867 Okeechobee Blvd, West Palm Beach, Florida, 33417  
Rings: 1, 3, 5 mile radii

Latitude: 26.70769  
Longitude: -80.13384

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,184	68,323	173,302
2010 Population	15,017	85,154	212,941
2016 Population	15,568	89,689	226,639
2021 Population	16,262	94,616	239,833
2000-2010 Annual Rate	0.57%	2.23%	2.08%
2010-2016 Annual Rate	0.58%	0.83%	1.00%
2016-2021 Annual Rate	0.88%	1.08%	1.14%
2016 Male Population	46.4%	47.6%	48.6%
2016 Female Population	53.6%	52.4%	51.4%
2016 Median Age	54.4	37.8	37.2

In the identified area, the current year population is 226,639. In 2010, the Census count in the area was 212,941. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 239,833 representing a change of 1.14% annually from 2016 to 2021. Currently, the population is 48.6% male and 51.4% female.

## Median Age

The median age in this area is 54.4, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	63.5%	53.3%	55.0%
2016 Black Alone	22.9%	32.3%	30.9%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2016 Asian Alone	1.8%	2.9%	2.7%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	8.5%	7.4%	7.6%
2016 Two or More Races	2.8%	3.5%	3.4%
2016 Hispanic Origin (Any Race)	29.0%	30.0%	34.2%

Persons of Hispanic origin represent 34.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.1 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	7,581	30,506	71,722
2010 Households	7,405	35,043	83,131
2016 Total Households	7,567	36,215	87,055
2021 Total Households	7,859	37,918	91,688
2000-2010 Annual Rate	-0.23%	1.40%	1.49%
2010-2016 Annual Rate	0.35%	0.53%	0.74%
2016-2021 Annual Rate	0.76%	0.92%	1.04%
2016 Average Household Size	2.05	2.46	2.54

The household count in this area has changed from 83,131 in 2010 to 87,055 in the current year, a change of 0.74% annually. The five-year projection of households is 91,688, a change of 1.04% annually from the current year total. Average household size is currently 2.54, compared to 2.50 in the year 2010. The number of families in the current year is 52,313 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

## Demographics by Distance continued

5867 Okeechobee Blvd, West Palm Beach, Florida, 33417  
Rings: 1, 3, 5 mile radiiLatitude: 26.70769  
Longitude: -80.13384

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$31,771	\$40,344	\$40,491
2021 Median Household Income	\$31,143	\$46,517	\$45,998
2016-2021 Annual Rate	-0.40%	2.89%	2.58%
<b>Average Household Income</b>			
2016 Average Household Income	\$45,502	\$54,956	\$57,473
2021 Average Household Income	\$48,920	\$60,413	\$63,116
2016-2021 Annual Rate	1.46%	1.91%	1.89%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$22,261	\$22,528	\$22,707
2021 Per Capita Income	\$23,785	\$24,536	\$24,724
2016-2021 Annual Rate	1.33%	1.72%	1.72%

**Households by Income**

Current median household income is \$40,491 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$45,998 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$57,473 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$63,116 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,707 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,724 in five years, compared to \$32,025 for all U.S. households

**Housing**

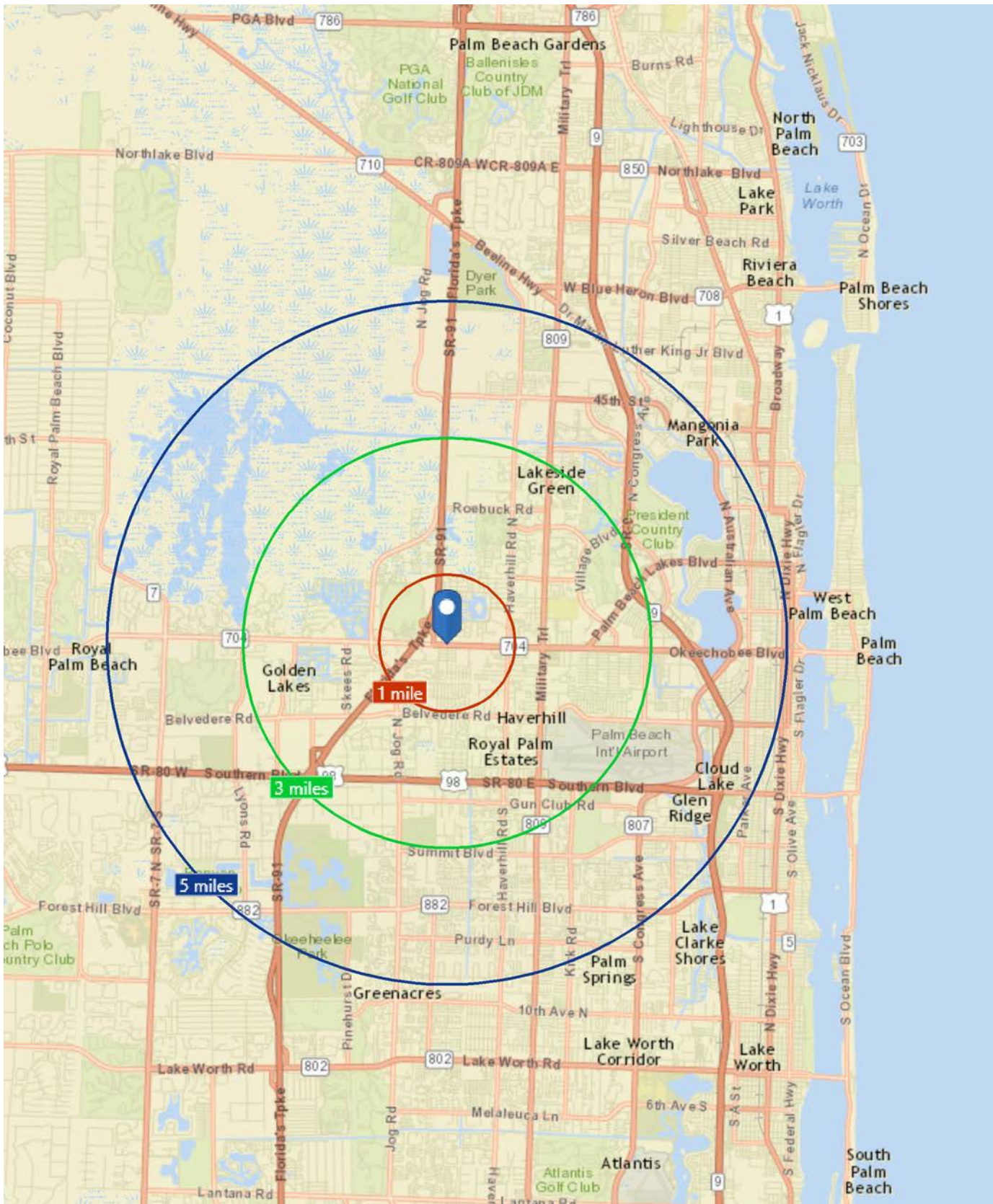
2000 Total Housing Units	10,361	36,727	83,757
2000 Owner Occupied Housing Units	5,857	18,299	44,462
2000 Renter Occupied Housing Units	1,724	12,207	27,260
2000 Vacant Housing Units	2,780	6,221	12,035
2010 Total Housing Units	10,323	43,863	101,313
2010 Owner Occupied Housing Units	4,993	20,191	48,352
2010 Renter Occupied Housing Units	2,412	14,852	34,779
2010 Vacant Housing Units	2,918	8,820	18,182
2016 Total Housing Units	10,596	44,974	105,610
2016 Owner Occupied Housing Units	4,702	18,834	45,711
2016 Renter Occupied Housing Units	2,865	17,381	41,343
2016 Vacant Housing Units	3,029	8,759	18,555
2021 Total Housing Units	10,986	46,779	110,677
2021 Owner Occupied Housing Units	4,841	19,550	47,616
2021 Renter Occupied Housing Units	3,019	18,369	44,072
2021 Vacant Housing Units	3,127	8,861	18,989

Currently, 43.3% of the 105,610 housing units in the area are owner occupied; 39.1%, renter occupied; and 17.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 101,313 housing units in the area - 47.7% owner occupied, 34.3% renter occupied, and 17.9% vacant. The annual rate of change in housing units since 2010 is 1.86%. Median home value in the area is \$140,653, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.09% annually to \$171,873.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

# Demographics by Distance map



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[Back to Index](#)

# Edward A. Kearney

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## Experience:

Edward A. Kearney, CCIM, has been a licensed Florida real estate broker for more than 25 years. Since 2000 his primary business has been sales and leasing of retail, office, industrial and vacant land. He has sold or leased most types of commercial properties and has worked in many of the largest metropolitan areas in Florida.

Recently Ed's expertise and reputation has been recognized by two separate Florida State Courts which have appointed him as Receiver to oversee, preserve, manage and sell commercial properties involved in various types of litigation.

During his first ten years as a broker, Ed represented more than \$1 billion of commercial property in annual tax appeals and more than \$250 million in annual tangible personal property tax appeals throughout Florida. He continues to offer property tax consulting services.

## Service:

What does good service mean? At Kearney Commercial Realty we try to think about how to service our clients, recognizing that they may have a various levels of expertise, experience and different requirements. We have found that the best way to determine the level of service required is to reverse roles. In other words, we try to place ourselves in the same situation as the client and ask ourselves how would we expect or want to be treated.



## Reputation:

Reputation and integrity are essential in commercial real estate. In trying to define how we conduct ourselves, we are reminded of Warren Buffet's mandate to his employees. He demanded that they conduct themselves as if their actions were to be reported on the front page of tomorrow's newspaper. After 25 years our reputation is solid. We are sure that if anything were said about us in a newspaper or in any way, it would likely be good. Further, we make every effort to avoid conflicts of interest by placing our clients best interests before our own.

## Other:

Ed served as an Explosive Ordnance Disposal and Diving Officer in the US Navy on both an aircraft carrier and while in Vietnam. He has three children and seven grandchildren. He enjoys reading, bicycling and plays golf to a 3 handicap.