

Prime Commercial Retail Spaces in Royal Palm Beach

PRIME FREE-STANDING
COMMERCIAL BUILDING WITH
THREE PREMIUM SPACES

FOR LEASE

410 South State Rd 7
Royal Palm Beach, FL 33414

Esmir Palacios

PG Capital Realty LLC

President - Managing Broker

(786) 219-8864

esmirpalacios@pgcapitalrealty.com

BR3258742



HIGHLIGHTS

- Three premium commercial spaces with flexible layouts.
- Free Standing Building. Outparcel to Shoppes at Isla Verde.
- Ample on-site parking for customers and employees. 81 dedicated parking spaces.
- Strong Demographics: Royal Palm Beach and Wellington market.
- Average Household Income \$169,955 (1 mile)
- Dense demographics with 218,684 people in 5 miles.
- Prime State Rd 7 visibility and access. Large Pylon signage.
- High-visibility location with excellent traffic exposure.
- Traffic Counts. AADT 65,500 (SR-7 / US-441).



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,556	68,444	218,684

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$169,955	\$141,086	\$119,871

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,973	24,321	80,720

Suite	Space	Size	Lease Rate	Lease Type	Notes
1	Available	4,664 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF
2	Available	4,073 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF
3	Available	4,670 SF	\$65.00 PSF (Yearly)	NNN	Estimated Pass-Through CAM : \$12/SF

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	13,532
GLA (SF)	13,407
LAND SF	88,305
LAND ACRES	2.03
YEAR BUILT	2014
ZONING TYPE	General Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	81
CORNER LOCATION	Free Standing
NUMBER OF SPACES	3

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Residential
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	4 Units of HVAC System
FIRE SPRINKLERS	Automatic Fire-sprinkler system
ELECTRICAL / POWER	Florida Power & Light
LIGHTING	Wall-mounted lighting
FIRE SYSTEM	Fire Alarm System

CONSTRUCTION

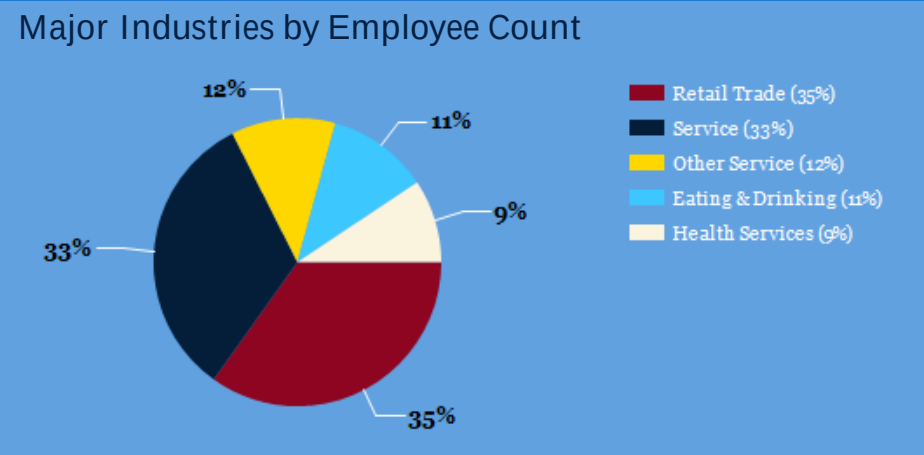
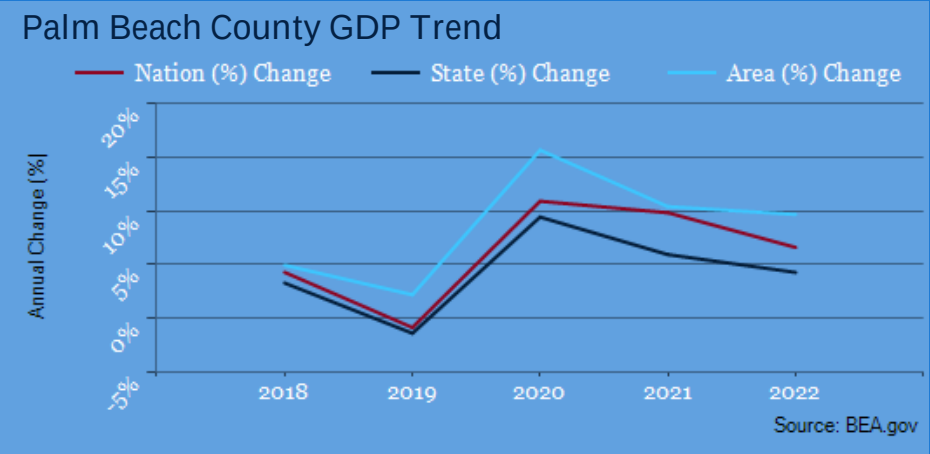
FOUNDATION	Concrete
EXTERIOR	Concrete, Stucco
PARKING SURFACE	Asphalt
ROOF	Flat

TENANT INFORMATION

LEASE TYPE	NNN
------------	-----



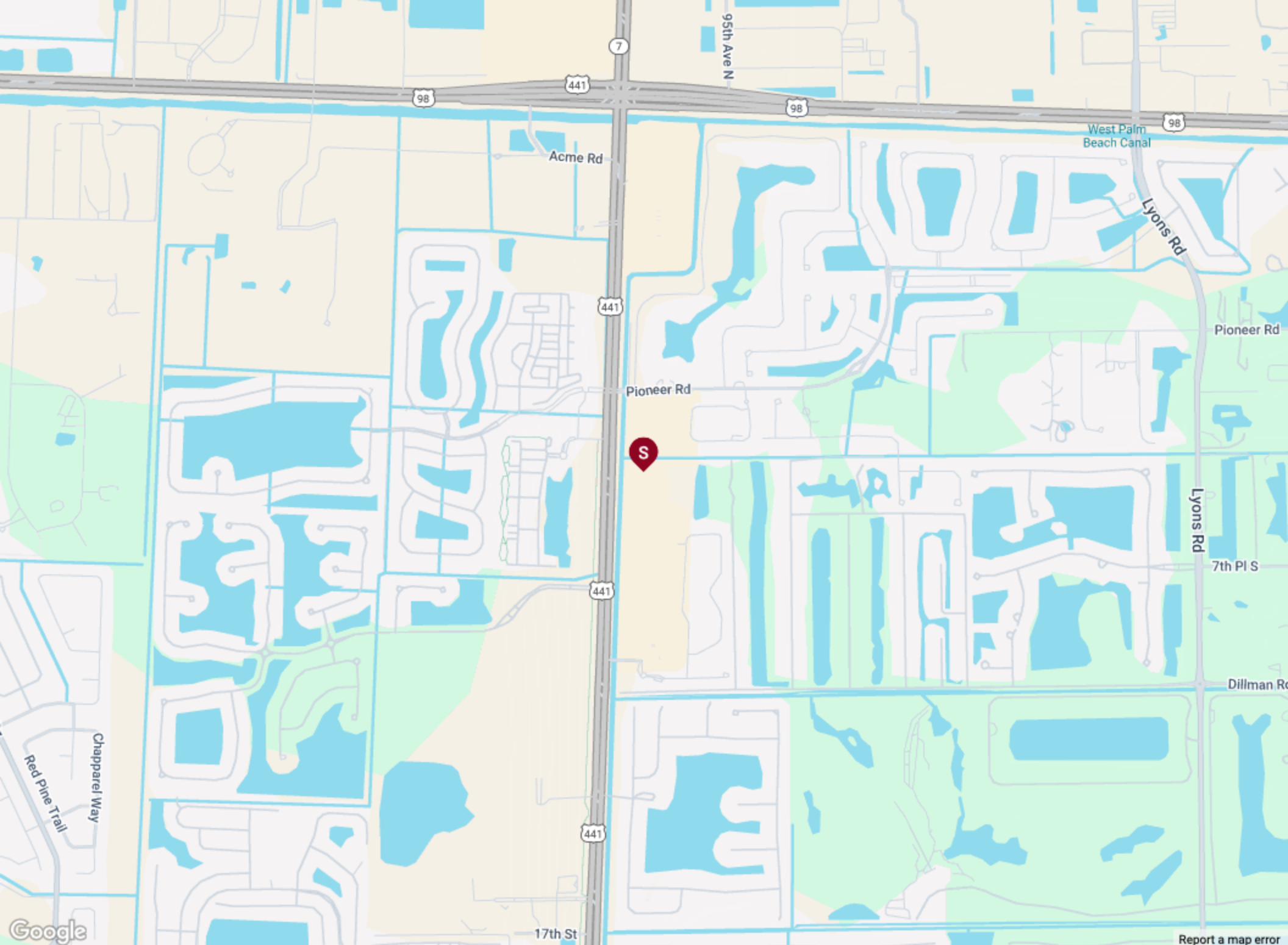
- The property is located on South State Road 7, a major thoroughfare in Royal Palm Beach, FL, known for its high traffic volume and visibility.
- Nearby retailers include Walmart Supercenter, Target, and Home Depot, attracting a steady flow of potential customers to the area.
- The surrounding area features a mix of residential neighborhoods, providing a built-in customer base for businesses leasing the property.
- Royal Palm Beach is a growing community with a strong local economy, making it an attractive location for businesses looking to establish or expand their presence.
- Convenient to the Western Communities major Retail and Medical facilities. Just West of the Florida Turnpike on South Stater Rd 7.

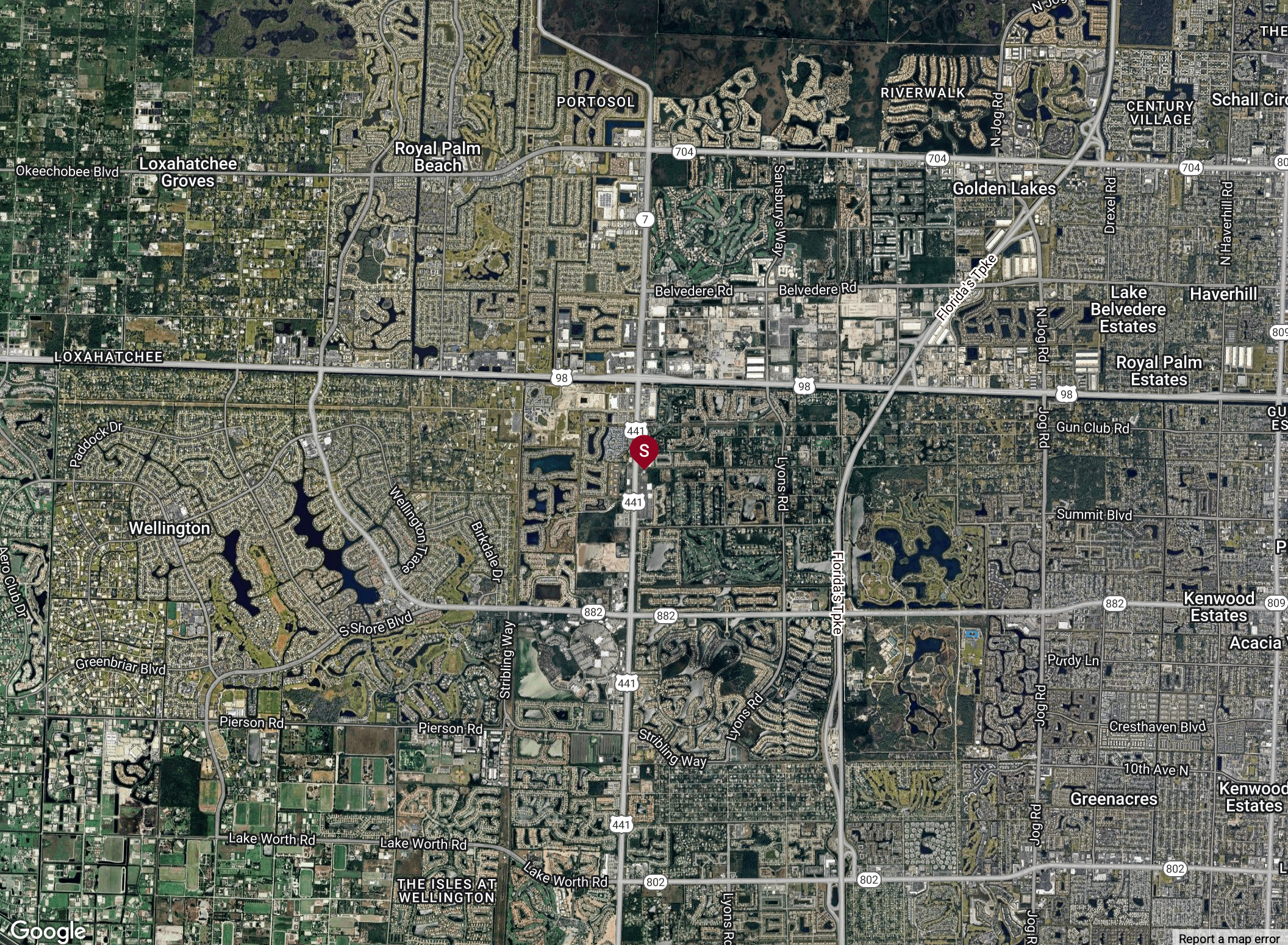


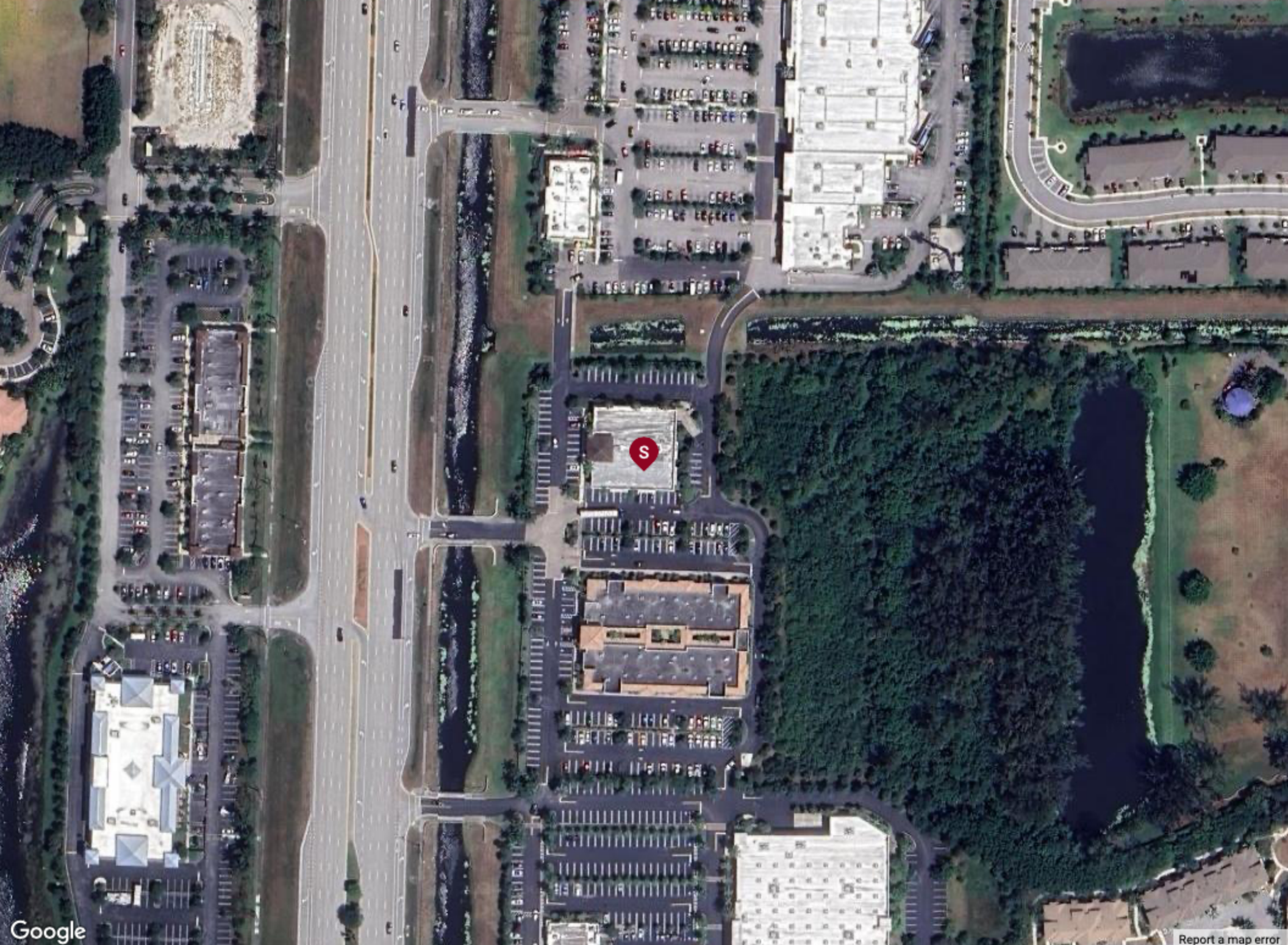
Largest Employers

School District of Palm Beach County	27,168
Florida Atlantic University	6,335
Palm Beach County Sheriff's Office	4,200
Baptist Health Hospital	3,135
The Breakers	2,000
Office Depot (Headquarters)	2,000
Palm Beach County Fire Rescue	1,837
Jupiter Medical Center	1,500









CONSTRUCTION NOTES

* NOT ALL REQUIREMENTS & NOTES MAY APPLY TO THIS PROJECT.

BATHROOM FLOORS AND BASE TO BE OF IMPERVIOUS MATERIAL AS PER R307.2 F.B.C.

IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT. 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

GLAZING IN SLIDING & SINGING DOORS SHALL BE SAFETY GLAZING CAT. II IF LESS THAN 9 S.F. PER R4410.2.3.1.3.1 OR CAT II IF GREATER THAN 9 S.F. PER R4410.2.3.1.3.2

ALL NEW CONSTRUCTION AND FINISH MATERIALS BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL (ASCE 24-05 CH. 5.0)

STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION CATEGORY II (ASCE 24-05 CH. 5.0)

FBC, SEC 1816.1.7 TERMITE PROTECTION. PRIOR TO THE BUILDING FINAL INSPECTION A CERTIFICATE OF COMPLIANCE SHALL BE ISSUE TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LOWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

PRODUCT CONTROL APPROVAL AND SHOP DRAWING NOTES

ALL APPROVED SHOP DRAWINGS SHALL BE REVIEWED BY THE A/E OF RECORD AND SUBMITTED AND PROCESSED AT THE BUILDING DEPARTMENT.

SEPARATE SUB-PERMITTS REQUIRED: AS INDICATE ON DE DRAWINGS FOR: WINDOW, DOORS, ROOFING, WATERPROOFING, RAILINGS, FENCES POOLS / WATER - FEATURES, PREFABRICATE STAIRS AND ELEVATORS.

PLAN LEGEND

EXISTING TO REMAIN

INSULATED PANELS SYSTEM WALL (PS)

NEW INTERIOR PARTITION WALL

NEW FIRE RATED PARTITION WALL

ROOM

ROOM NAME

REVISION REFERENCE

FINISH FLOOR ELEVATION

E

DOOR TYPE - (REFER TO DOOR SCHEDULE)

E

WINDOW TYPE - (REFER TO DOOR SCHEDULE)

1

KEY NOTE ON FLOOR PLAN

WALL TYPE - REFER TO PARTITION ASSEMBLY LEGEND

1'-11/2"

STEP DOWN

H=8'-0"

CEILING HEIGHT

The floor plan shows a large rectangular building footprint divided into three main tenant areas: TENANT #1 (PROPOSED) [H=12'-0"] AREA= 4,664 S.F., TENANT #2 (PROPOSED) [H=12'-0"] AREA= 4,073 S.F., and TENANT #3 (PROPOSED) [H=12'-0"] AREA= 4,670 S.F. The plan includes various rooms such as MEN BATH, WOMEN BATH, BREAK ROOM, ELECTRICAL SERVER ROOM, and a HALLWAY. It also shows existing and proposed fire-rated walls, doors, and windows. A new roof access ladder is indicated at the top. The plan is detailed with dimensions, room names, and construction notes.

PROPOSED GENERAL FLOOR PLAN
SCALE 1/8"=1'-0"

This item has been Digitally Signed and Sealed by ISABEL K. BARBOSA AGUILAR on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ISABEL K. BARBOSA
Florida Registration No.: AR101032
2522 LINCOLN AVE.
MIAMI, FL 33133
PH: 954-2535597
"Isabel Barbosa"
isabel@jvdesignservices.com

PROJECT NAME
FRANQUEIRA INVESTMENTS LLC
FULL INTERIOR REMODELING

PROJECT ADDRESS
410 S. STATE ROAD 7,
ROYAL PALM BEACH,
FL 33414

REVISION

Project No:	2025-563
Scale:	AS NOTED
Date:	12-18-25
Drawn:	J.A.G.G.
Checked:	J.V.-LB
CADD File:	410 S STATE ROAD 7 05-19-26.dwg

DRAWN

JOSE VALERO

DRAFTING SERVICES
305-614-6247
www.jvdsi.pro

DRAWING TITLE
PROPOSED GENERAL FLOOR PLAN & NOTES

SHEET NO.

A-5

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION & SITE CONDITIONS



Front



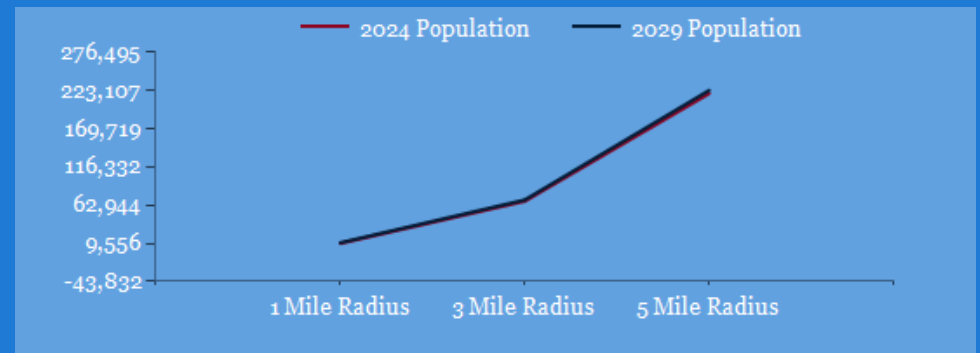
Aerial-Back



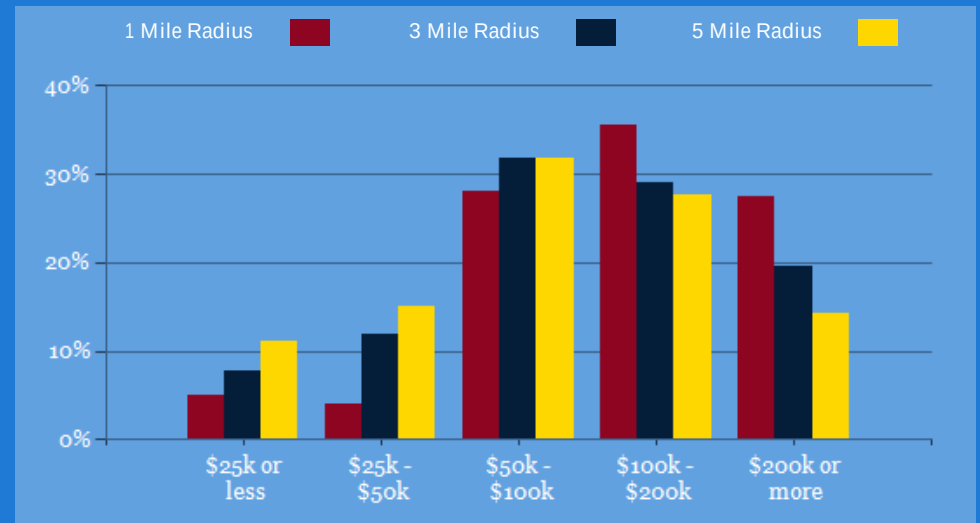
Aerial

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,111	32,033	131,709
2010 Population	6,700	57,810	185,607
2024 Population	9,556	68,444	218,684
2029 Population	10,510	70,261	223,107
2024 African American	2,198	13,436	40,941
2024 American Indian	18	180	1,017
2024 Asian	716	4,129	9,485
2024 Hispanic	2,543	18,636	73,155
2024 Other Race	623	4,715	21,339
2024 White	4,240	33,940	103,288
2024 Multiracial	1,761	12,021	42,525
2024-2029: Population: Growth Rate	9.60%	2.65%	2.00%

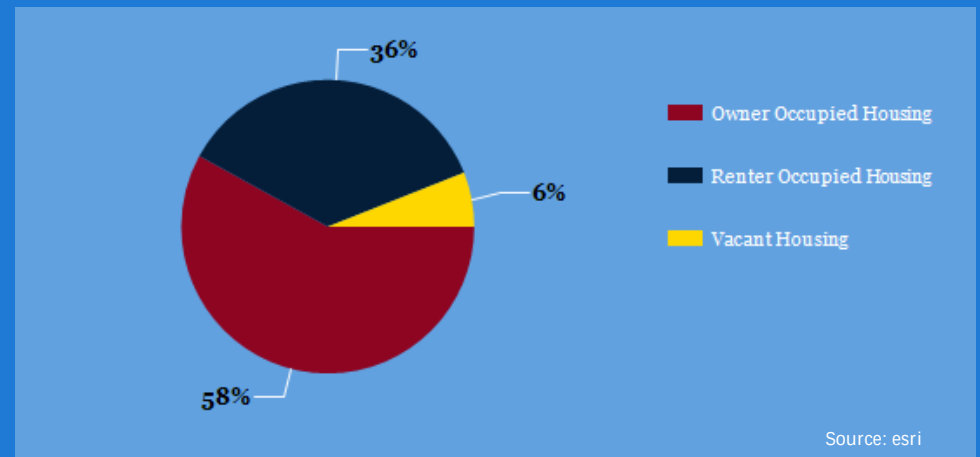
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	1,123	5,200
\$15,000-\$24,999	79	772	3,833
\$25,000-\$34,999	41	874	3,676
\$35,000-\$49,999	81	2,009	8,443
\$50,000-\$74,999	304	3,970	14,255
\$75,000-\$99,999	529	3,754	11,475
\$100,000-\$149,999	600	3,922	14,097
\$150,000-\$199,999	457	3,118	8,284
\$200,000 or greater	814	4,779	11,457
Median HH Income	\$127,282	\$97,073	\$84,060
Average HH Income	\$169,955	\$141,086	\$119,871



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

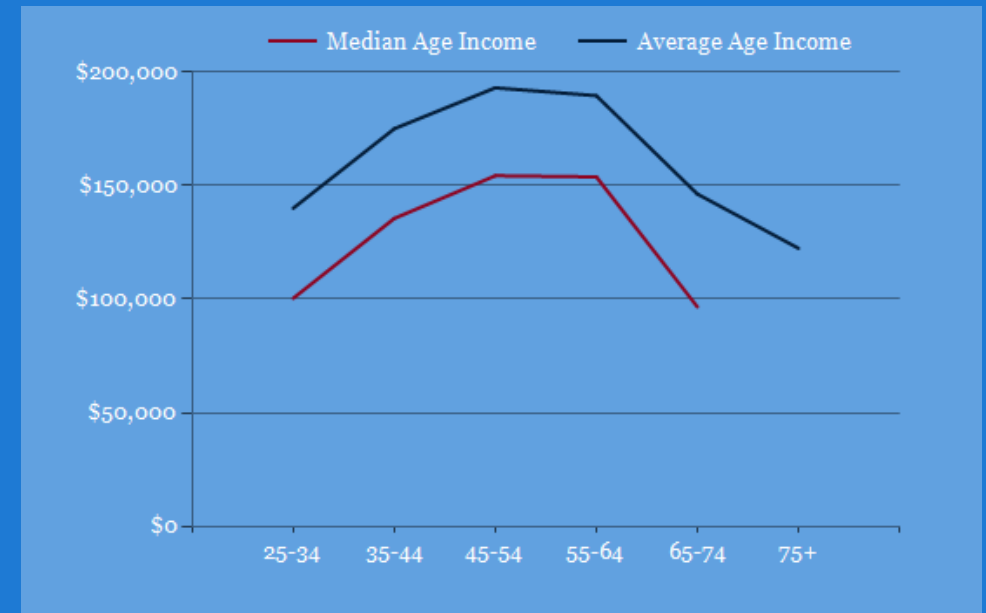
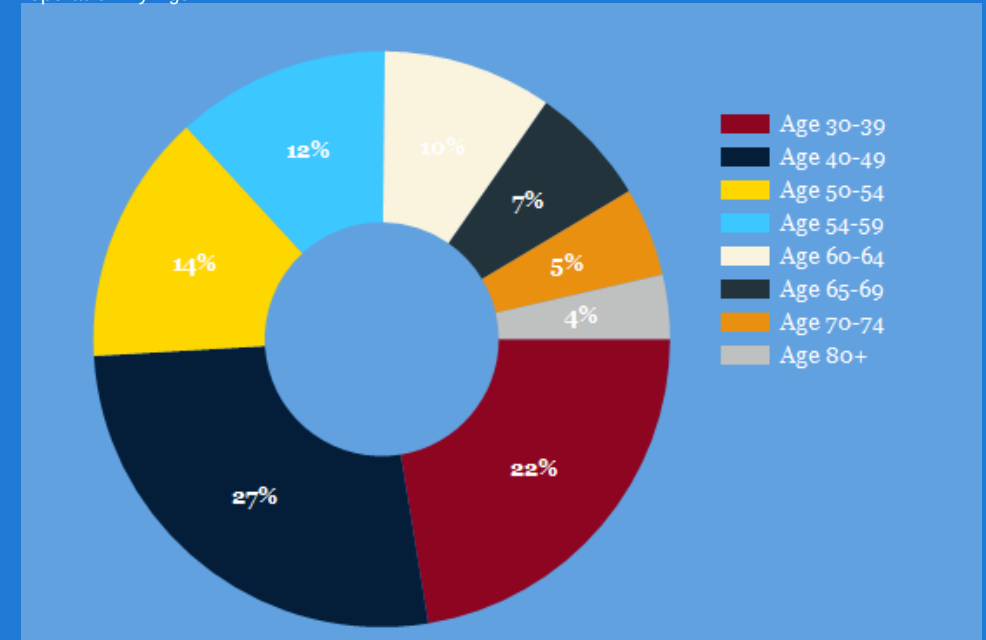


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	590	3,957	12,629
2024 Population Age 35-39	625	4,277	13,687
2024 Population Age 40-44	737	4,692	14,667
2024 Population Age 45-49	708	4,722	13,980
2024 Population Age 50-54	764	5,030	15,080
2024 Population Age 55-59	651	4,584	14,373
2024 Population Age 60-64	515	4,286	14,412
2024 Population Age 65-69	365	3,705	12,815
2024 Population Age 70-74	271	3,179	11,036
2024 Population Age 75-79	195	2,595	8,902
2024 Population Age 80-84	109	1,544	5,592
2024 Population Age 85+	90	1,419	5,796
2024 Population Age 18+	7,158	53,755	173,812
2024 Median Age	37	42	43
2029 Median Age	37	42	44

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,367	\$86,430	\$82,401
Average Household Income 25-34	\$140,039	\$123,860	\$113,238
Median Household Income 35-44	\$135,563	\$118,039	\$104,723
Average Household Income 35-44	\$175,074	\$157,419	\$139,000
Median Household Income 45-54	\$154,369	\$127,550	\$108,881
Average Household Income 45-54	\$193,084	\$169,595	\$146,689
Median Household Income 55-64	\$153,849	\$114,991	\$97,661
Average Household Income 55-64	\$189,616	\$159,200	\$135,817
Median Household Income 65-74	\$96,596	\$81,632	\$70,180
Average Household Income 65-74	\$146,300	\$120,742	\$101,056
Average Household Income 75+	\$122,385	\$88,588	\$73,262

Population By Age



Prime Commercial Retail Spaces in Royal Palm Beach

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from PG Capital Realty LLC and it should not be made available to any other person or entity without the written consent of PG Capital Realty LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PG Capital Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. PG Capital Realty LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, PG Capital Realty LLC has not verified, and will not verify, any of the information contained herein, nor has PG Capital Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Esmir Palacios

PG Capital Realty LLC

President - Managing Broker

(786) 219-8864

esmirpalacios@pgcapitalrealty.com

BR3258742



Brokerage License No.: CQ1061822

<https://pgcapitalrealty.com>

3105 NW 107 Av Suite 426, Doral, FL 33172