

PRIME RETAIL LAND FOR LEASE

9600 Alternate A1A, Palm Beach Gardens, FL



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PRIME RETAIL LAND | 1.93 AC






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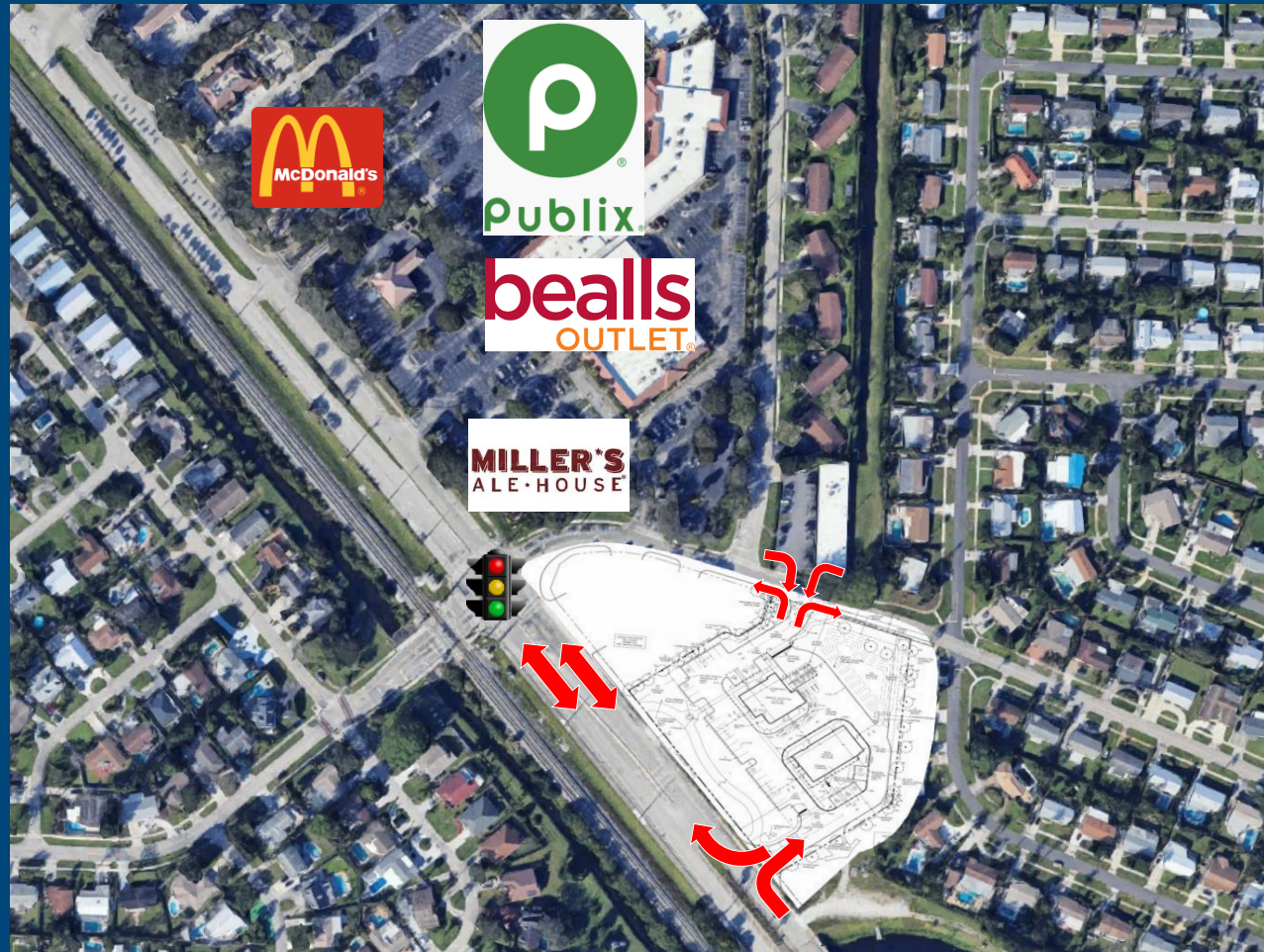
PROPERTY HIGHLIGHTS



- 1.93-acres of prime land located on Alternate A1A in Palm Beach Gardens.
- Zoned CG1
- Multiple site plans available including two building pads.
- 320' of frontage on A1A, which boasts strong traffic counts of 22,556 vehicles per day.
- Nearby national retailers include Publix, Bealls, Planet Fitness, Miller's Ale House, McDonalds, Subway, etc.

DEMOGRAPHICS

	1 Mile	3 Mile
 Population	11,557	89,272
 Households	10,100	58,288
 Median Age	43.5	44.9
 Median HH Income	\$70,057	\$69,966
 Daytime Employees	8,151	69,548



RESIDENTIAL DEVELOPMENT IN AREA

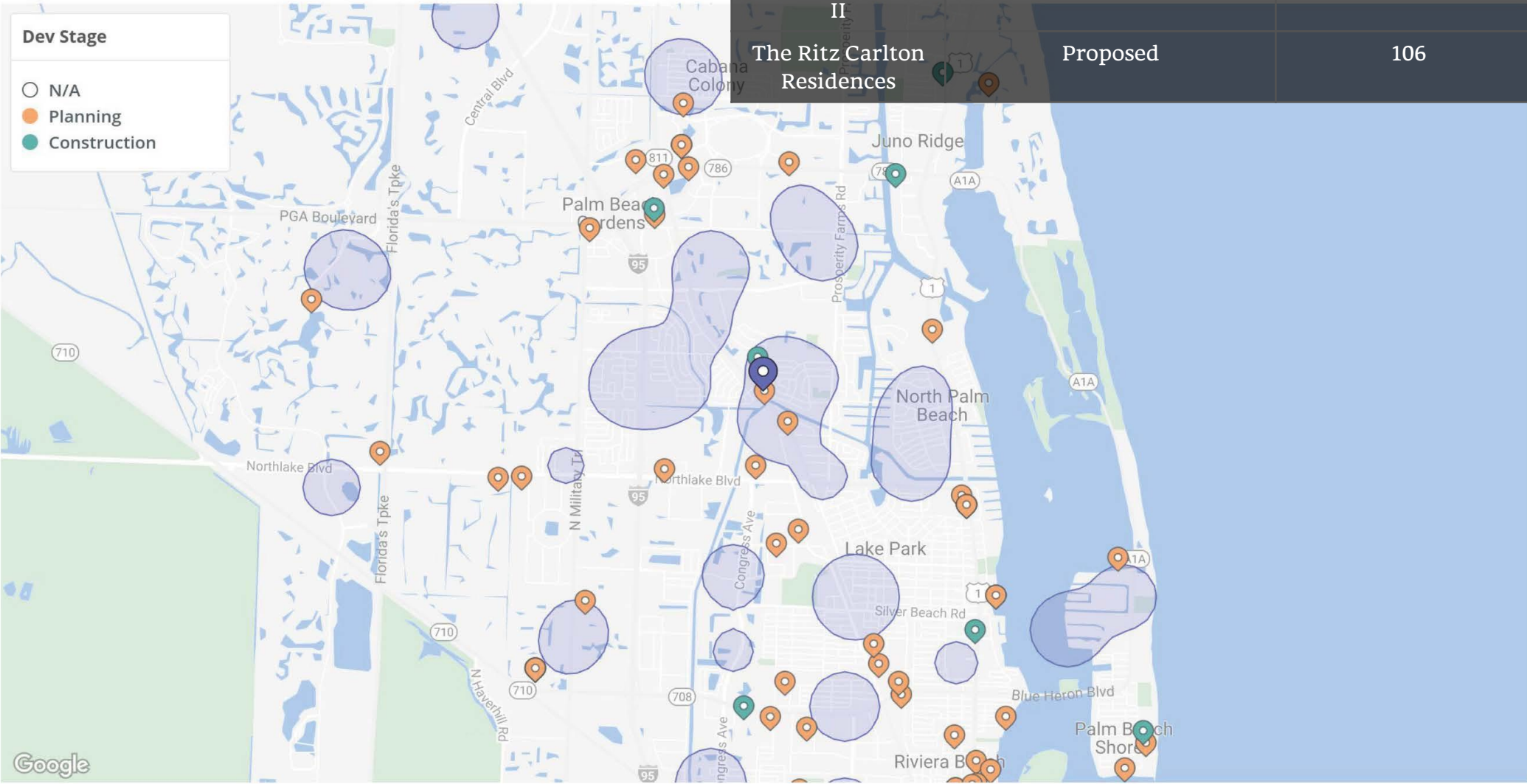


Planned Development

Truist
 9600 Alternate A1A, Palm Beach Gardens, FL 33410 # 40430

Dev Stage

- N/A
- Planning
- Construction



Project Name	Status	# of Units
The Marc	Under construction	396
The Marc Phase II	Proposed	620
The Ritz Carlton Residences	Proposed	106

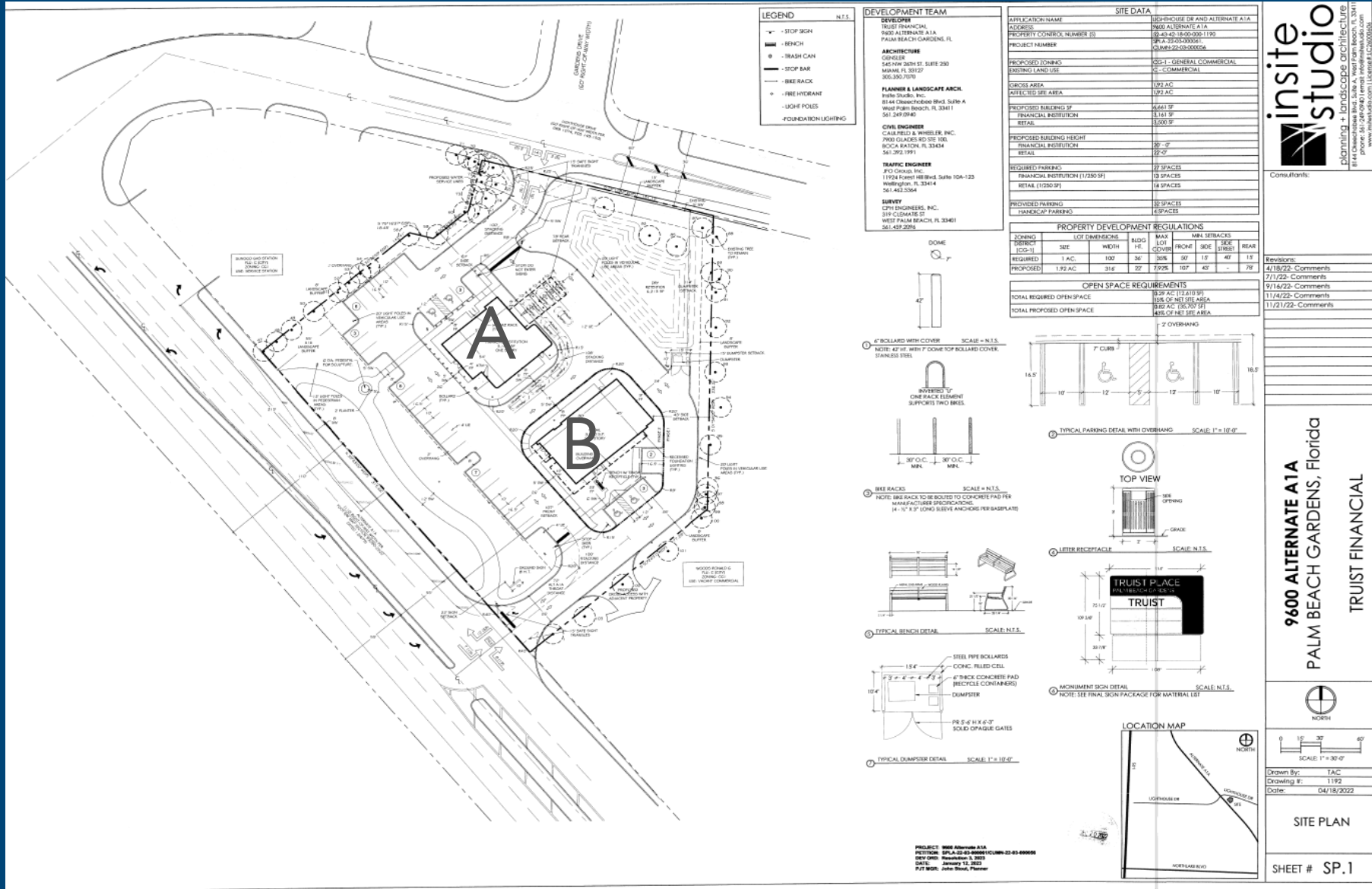
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

CONCEPTUAL SITE PLAN



Approved Site Plan for Two Buildings

- Building A: 3,161 SF financial institution with double lane drive
- Building B: 3,500 SF Retail/Medical building



Consultants:

Revisions:

- 4/18/22 - Comments
- 7/1/22 - Comments
- 9/16/22 - Comments
- 11/14/23 - Comments
- 11/21/22 - Comments

9600 ALTERNATE A1A
PALM BEACH GARDENS, Florida
TRUIST FINANCIAL

SITE PLAN

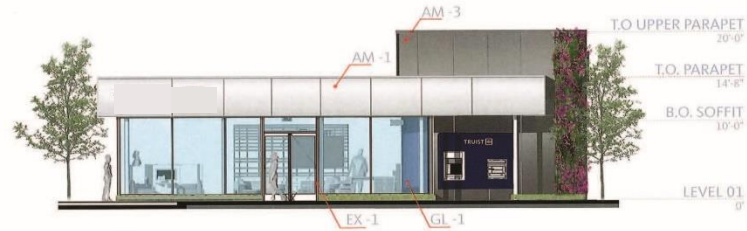
SHEET # SP.1

Drawn By: TAC
Drawing #: 1192
Date: 04/18/2022

PROJECT: 9600 Alternate A1A
POSITION: 22-23-03-00001-22-03-00006
REV. ORD: Amendment 3, 2023
DATE: January 15, 2023
PJT MGR: John Wood, Planner

ELEVATIONS BUILDING A

Exterior Elevations - Financial Institution



West Elevation



East Elevation



North Elevation



South Elevation

ELEVATIONS BUILDING B

Exterior Elevations - Retail Building

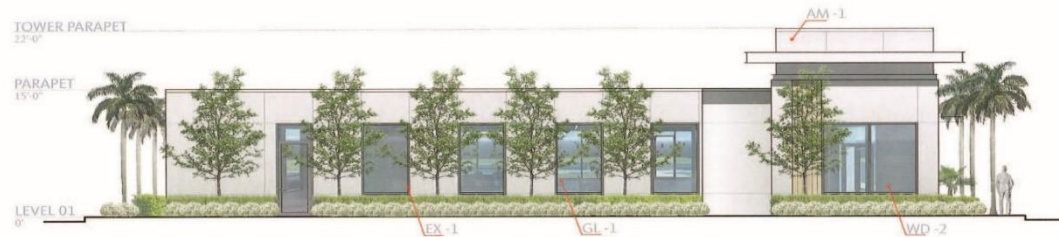


West Elevation



East Elevation

Exterior Elevations - Retail Building



North Elevation



South Elevation

SITE RENDERING



SITE RENDERING

