

FOR LEASE

3450 NORTHLAKE BOULEVARD

PALM BEACH GARDENS, FL 33403



PROPERTY DESCRIPTION

Class A two-story office building located on the eastbound side of the high traffic Northlake Boulevard. The property features tenants such as Believe Treatment Center, Cora Physical Therapy, and other private practices in medical and financial services.

PROPERTY HIGHLIGHTS

- High visibility on Northlake Boulevard and easy access to I-95
- Traffic Counts: 60,000 AADT
- In close proximity to large national retailer such as Costco, LA Fitness, Target, Jersey Mike's, Ross Dress for Less, Starbucks Etc.
- Within 0.5 miles of I-95
- Outparcel to a Costco Wholesale Center
- Left turn access via turn lane from the westbound side of Northlake Boulevard

SPACES

LEASE RATE

SPACE SIZE

250

Negotiable

201 SF

202

Negotiable

1,073 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

4,382

36,368

70,376

Total Population

12,408

90,815

171,424

Average HH Income

\$99,023

\$114,985

\$136,125

BRYAN COHEN

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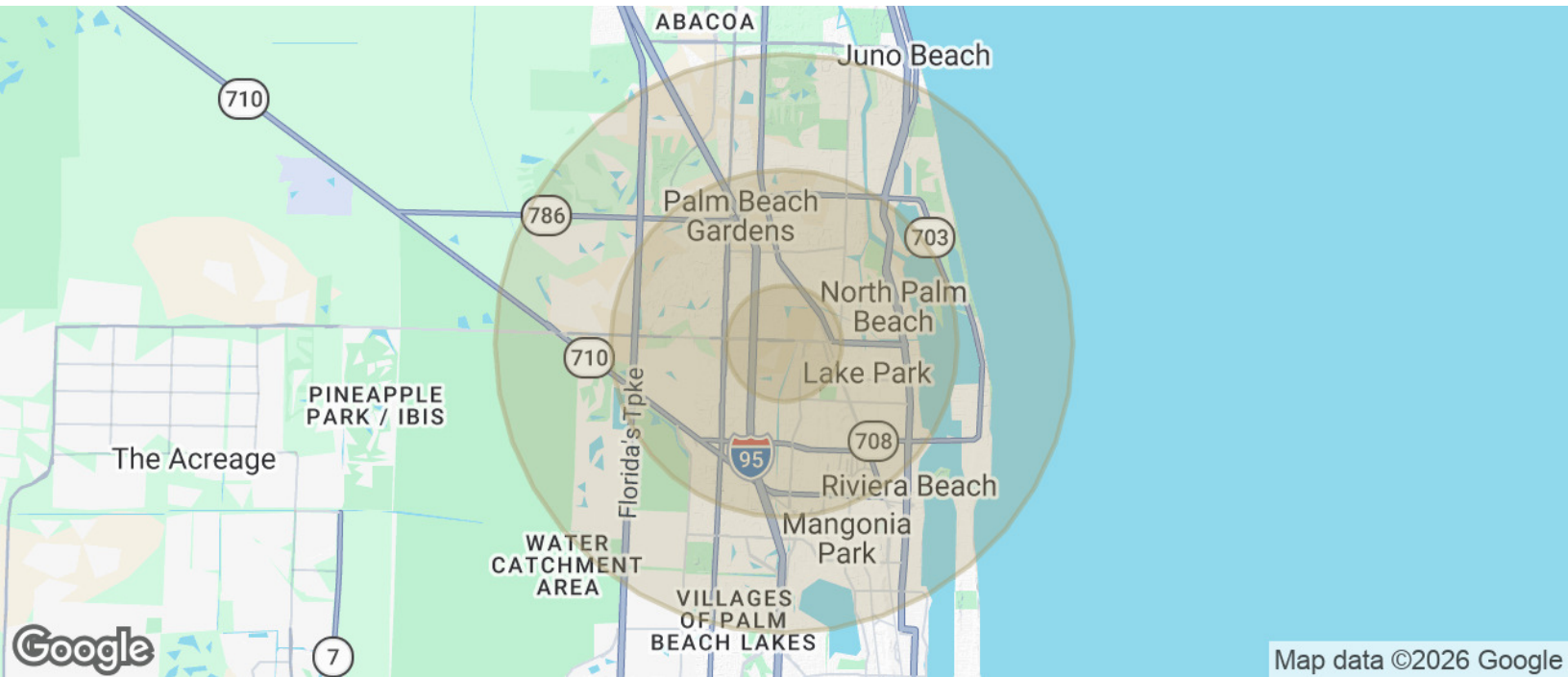
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,408	90,815	171,424
Average Age	38.3	43.7	45.1
Average Age (Male)	35.3	41.7	43.6
Average Age (Female)	40.1	45.2	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,382	36,368	70,376
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$99,023	\$114,985	\$136,125
Average House Value	\$368,020	\$477,648	\$593,002

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