

FOR LEASE

125 HYPOLUXO ROAD

LANTANA, FL 33462



PROPERTY DESCRIPTION

125 Hypoluxo Road is ideally situated along Hypoluxo Road and U.S. Highway One, just east of I-95. The property was recently renovated and now features a newly opened Dollar Tree store.

PROPERTY HIGHLIGHTS

- Located in a densely populated residential area
- Anchored by a newly opened Dollar Tree
- Suites ranging from 1,890 SF to 2,360 SF
- More than 16,585 vehicles pass the site daily

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,360 SF
Building Size:	24,000 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,516	76,774	143,752
Average HH Income	\$103,296	\$82,348	\$94,536
Median Age	42.5	40.1	40.7

BRYAN COHEN

561.471.0212

info@cohencommercial.com



FOR LEASE

125 HYPOLUXO ROAD

LANTANA, FL 33462



BRYAN COHEN

561.471.0212

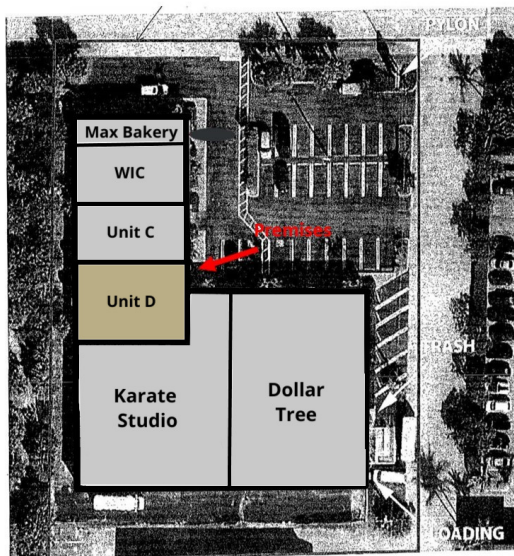
info@cohencommercial.com



FOR LEASE

125 HYPOLUXO ROAD

LANTANA, FL 33462



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 2,360 SF

Lease Term: Negotiable

Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Unit D	Available	2,360 SF	NNN	\$18.00 SF/yr

BRYAN COHEN

561.471.0212

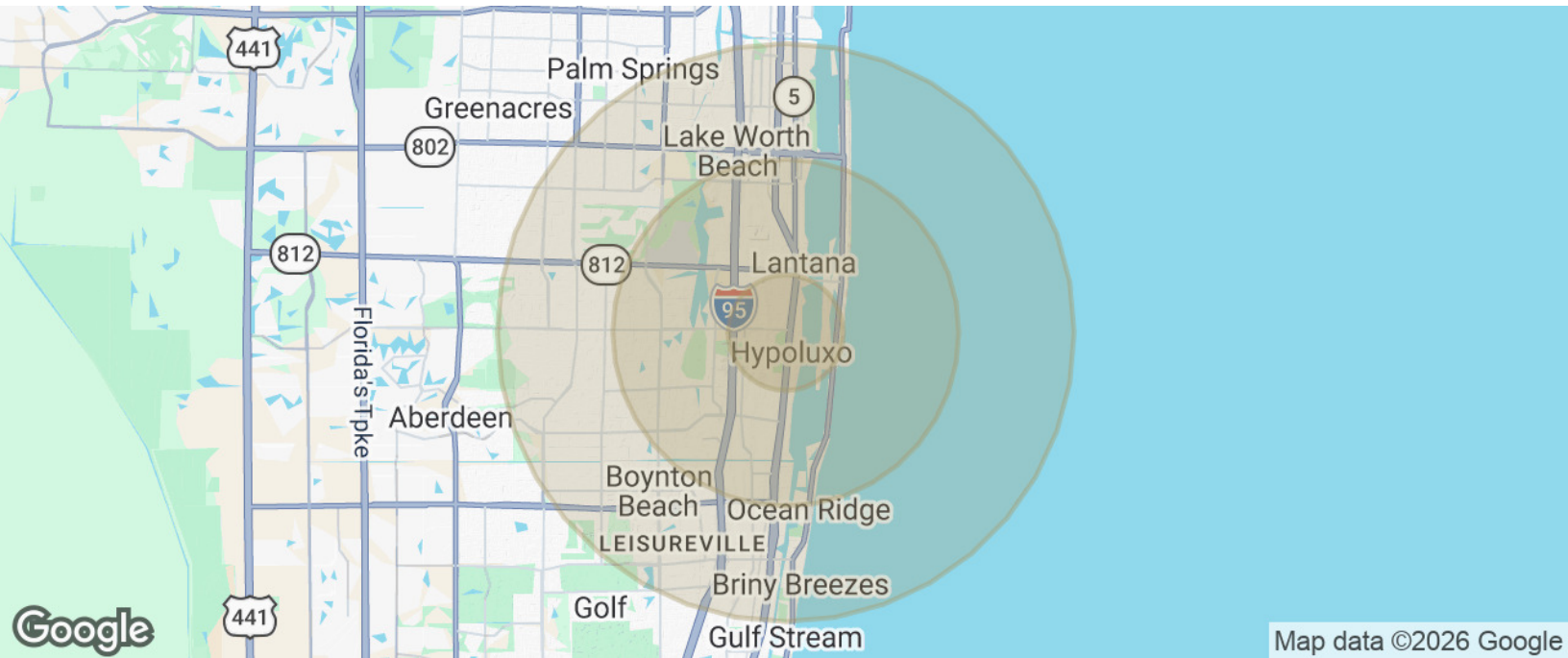
info@cohencommercial.com



FOR LEASE

125 HYPOLUXO ROAD

LANTANA, FL 33462



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,843	92,175	236,621
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,332	35,863	91,452
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$95,050	\$86,101	\$92,882

BRYAN COHEN

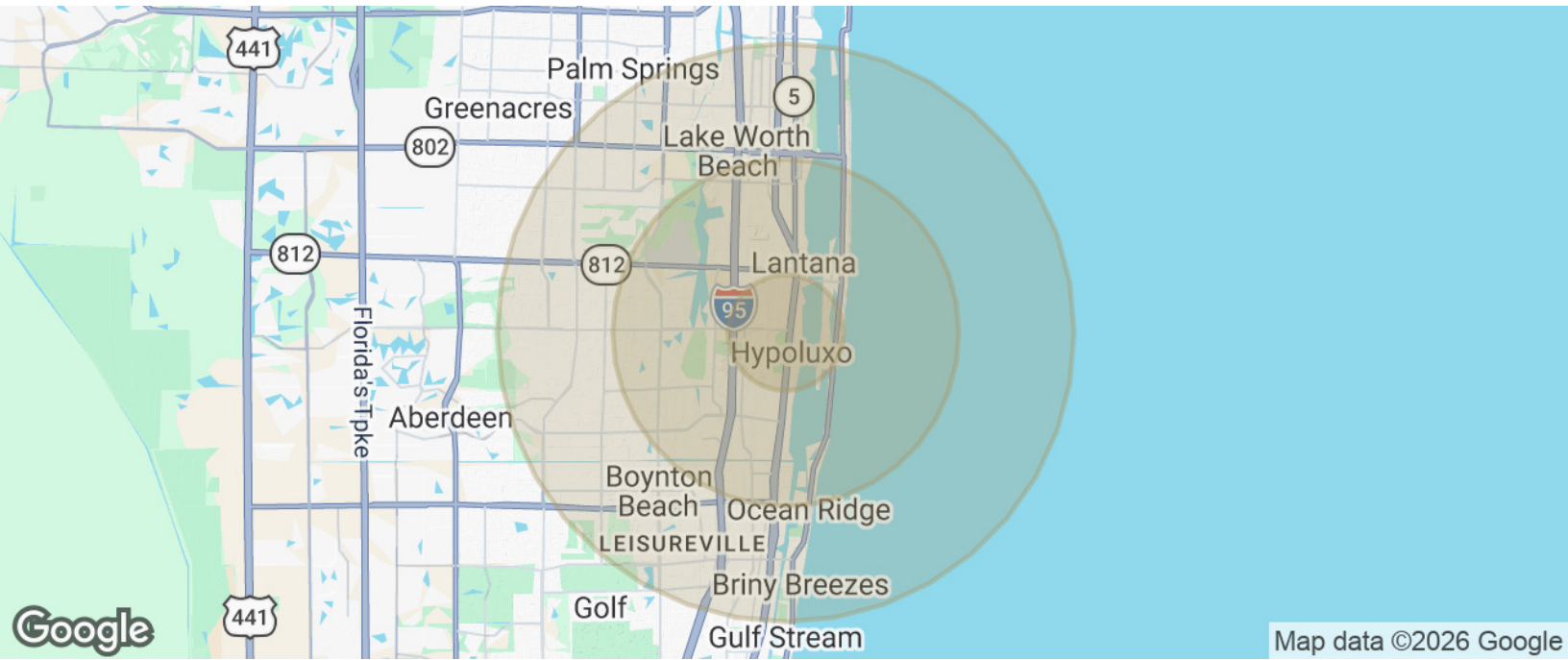
561.471.0212
info@cohencommercial.com



FOR LEASE

125 HYPOLUXO ROAD

LANTANA, FL 33462



Average House Value	\$369,298	\$361,983	\$371,665
---------------------	-----------	-----------	-----------

Demographics data derived from AlphaMap

BRYAN COHEN

561.471.0212
info@cohencommercial.com

