FOR SALE

SOUTHERN COMMONS

21-41 S MILITARY TRAIL, WEST PALM BEACH, FL 33415



PROPERTY DESCRIPTION

Excellent commercial development opportunity strategically positioned along the highly traveled South Military Trail corridor in West Palm Beach. Located just south of Southern Boulevard, the site offers strong visibility, convenient regional access, and proximity to Palm Beach International Airport and the surrounding West Palm Beach market. The property's Urban Center zoning provides flexibility for a variety of commercial development concepts, making the site well suited for retail, medical, office, restaurant, and other service-oriented uses.

PROPERTY HIGHLIGHTS

- Commercial development opportunity along South Military Trail
- Located approximately 300 feet south of Southern Boulevard with Prominent exposure along a major Palm Beach County north-south corridor
- Convenient access to Southern Boulevard, I-95, Florida's Turnpike, and Palm Beach International Airport
- Excellent development opportunity in heart of West Palm Beach

OFFERING SUMMARY

Sale Price:	Upon Request
Lot Size:	1.84 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,901	54,717	124,183
Total Population	26,032	163,315	352,040
Average HH Income	$68,662	$82,421	$90,315

BRYAN COHEN

561.471.0212

info@cohencommercial.com

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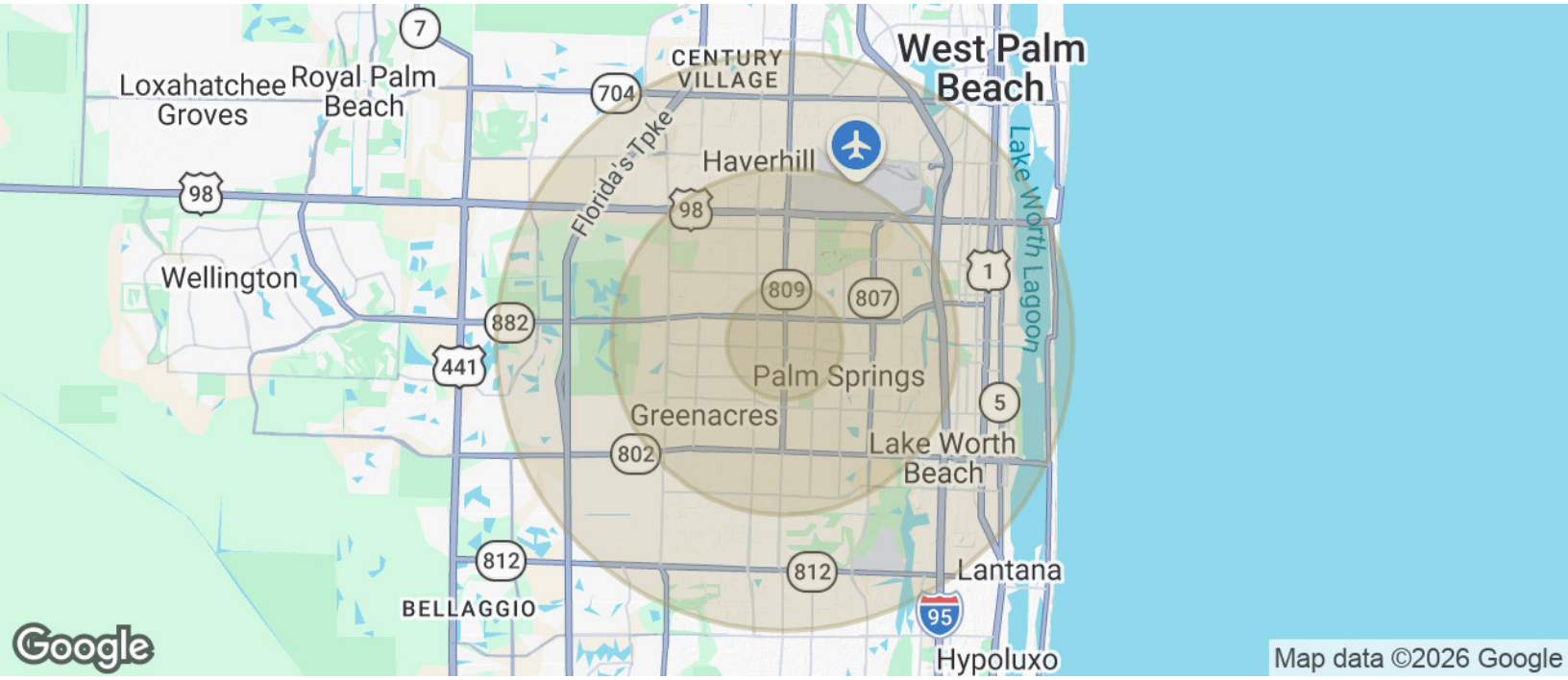
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,032	163,315	352,040
Average Age	37.1	38.5	40.1
Average Age (Male)	35.2	37.5	39.1
Average Age (Female)	38.0	39.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,901	54,717	124,183
# of Persons per HH	2.9	3.0	2.8
Average HH Income	$68,662	$82,421	$90,315
Average House Value	$204,298	$264,307	$360,991

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