

# FOR SALE OR LEASE

POINTE WEST RETAIL - 7101, 7111 & 7121 N. MILITARY TRAIL, RIVIERA BEACH, FL 33404



## OVERVIEW

Pointe West Retail consists of 3 retail buildings totaling 17,600 SF on 3 parcels and is conveniently located between I-95 and Florida Turnpike. All retail parcels front highly traveled Military Trail.

## DIMENSIONS

*Total Site Area:* 18.26 +/- acres (795,406 SF)

*Retail Leasable Area:* Potential for 17,600 SF

## FOR MORE INFORMATION

### PLEASE CONTACT:

LISTING NUMBER: 736 Retail

**Neil J. Gaeta, CCIM**

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## PRICING

*See Price List on Page 3*

## ZONING DESCRIPTION

(CG) General Commercial

## BUILD TO SUIT

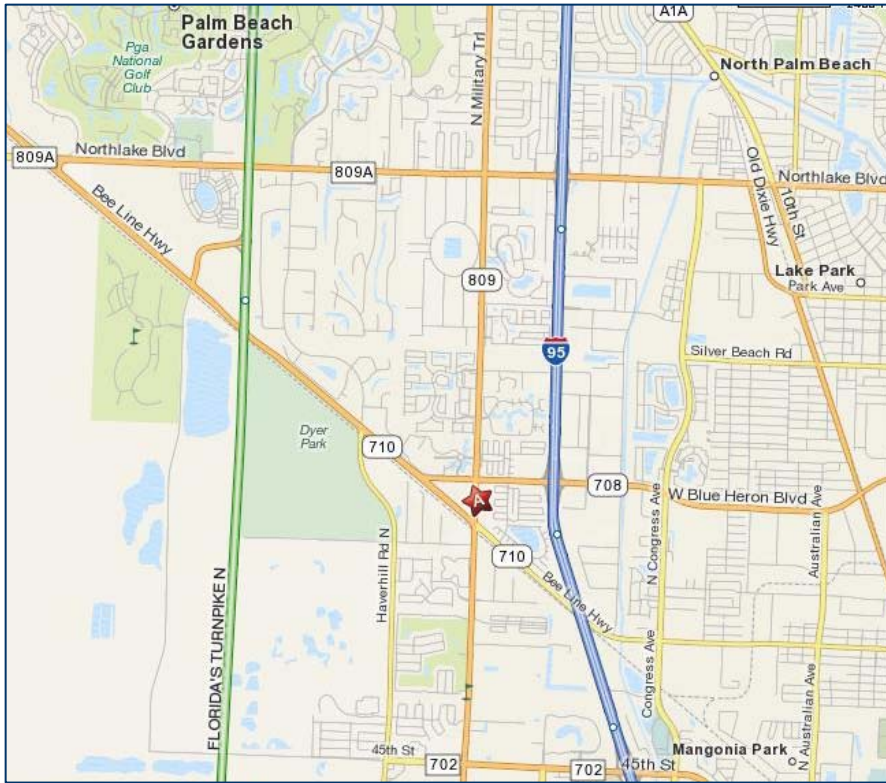
GAETA Medical Development Co. will provide turnkey packages for the entire site.



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## TRAFFIC COUNTS

- Military Trail - 31,094 trips per day
- Beeline Highway - 31,601 trips per day
- Blue Heron Blvd. - 17,723 trips per day
- Total: 80,418 trips per day

## LOCATION INFORMATION

Centrally located in Palm beach County, this sits only 1/2 mile from I-95 and 1 1/2 miles from the Florida Turnpike. The site provides easy access for employees and customers alike.

*Airport(s):* Palm Beach International Airport is 9 miles from property.

## FRONTAGE

- Military Trail - 655 +/- Linear Feet
- Beeline Highway - 1,680 Linear Feet
- Blue Heron Blvd. - 15,577 Linear Feet

## PROPERTY HIGHLIGHTS

- I-95 and Florida Turnpike Visibility
- VA Hospital Located adjacent the Site
- 23 residential developments within a 5 mile radius totaling over 76,989 homes
- Bus Stops will be located on-site fronting Military Trail and Blue Heron Blvd. to allow access for employees

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Pointe West



## POINTE WEST PRICE SHEET

Lot #	Size*	Bldg Size	Lease Rate	Lease Term	CAM (Estimate)	Land Price**
3 - General Retail	1.34 acres	8,800 SF	\$25.00 NNN	10 years	\$4.00 PSF	\$1,463,001
4 - Fast Food/Drive Thru	0.9 acres	1,800 SF	\$75.00 NNN	10 years	\$4.00 PSF	\$971,711
5 - General Retail	1.54 acres	7,000 SF	\$25.00 NNN	10 years	\$4.00 PSF	\$1,670,470

\*Includes pro-rata share of retention areas.

\*\* Land Price includes finished pads with water & sewer stubbed to the property line as well as all common areas (landscaping and lighting in place).

Proposed Floor Plans Available Upon Request

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## DEVELOPMENT VISION

Pointe West is a Class A medical, retail and office campus that caters to Palm Beach County. Strategically located at the intersection of three (3) major highways, the center receives tremendous drive by traffic in excess of 80,000 trips per day and will be a hub for medical, retail and professional offices in Northern Palm Beach County. The onsite Kindred Hospital and the adjacent VA Medical Center have over 2,500 employees combined. There are over 23 residential developments and 76,989 rooftops within a 5 mile radius. The average household income within a 5 mile radius is \$77,000.

This site, one of the few larger parcels being developed in Palm beach County, sits on the border of Palm beach Gardens and the City of Riviera Beach. Accessible with exits from both I-95 and the Florida Turnpike, the site is easily found and seen from both of these major highways. With five (5) "turn-ins" to the site and fronting three (3) major roads, Pointe West is easily accessible.

Pointe West is site plan approved with all horizontal work in place including being filled to grade with water and sewer stubbed inside the lot lines, interior roads, signage, lighting, retention and common area landscaping.

All buildings will have great exposure and signage and will be available for lease or sale as a whole or as condominiums (depending on customer needs). The entire development, including the out parcel buildings, will be tied together with a common theme reflecting the high quality standards of all GAETA Medical Development Co. projects.

## ABOUT GAETA MEDICAL DEVELOPMENT CO.

GAETA Medical Development Co. prides itself on the simple philosophy of delivering complete packages in time no matter how complex the project may be. Through close attention to detail, personalized service and proactive planning, GAETA Medical Development Co. has a history of satisfying clients by providing excellent results. These results are achieved through GAETA Medical Co.'s commitment to having its entire project team working closely with the customer.

## MARKET BARRIERS TO ENTRY

The Northern Palm Beach County area has seen tremendous growth, which has significantly limited the quantity of land available for larger projects. There are very few sites located close to I-95 that can accommodate a project of this size. The City of Riviera Beach welcomes development of the property and will work to accommodate the needs of its Owner.

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