388 S Military Trl

West Palm Beach, FL 33415

Industrial Building For Lease

Offering Memorandum

EXCLUSIVELY LISTED BY

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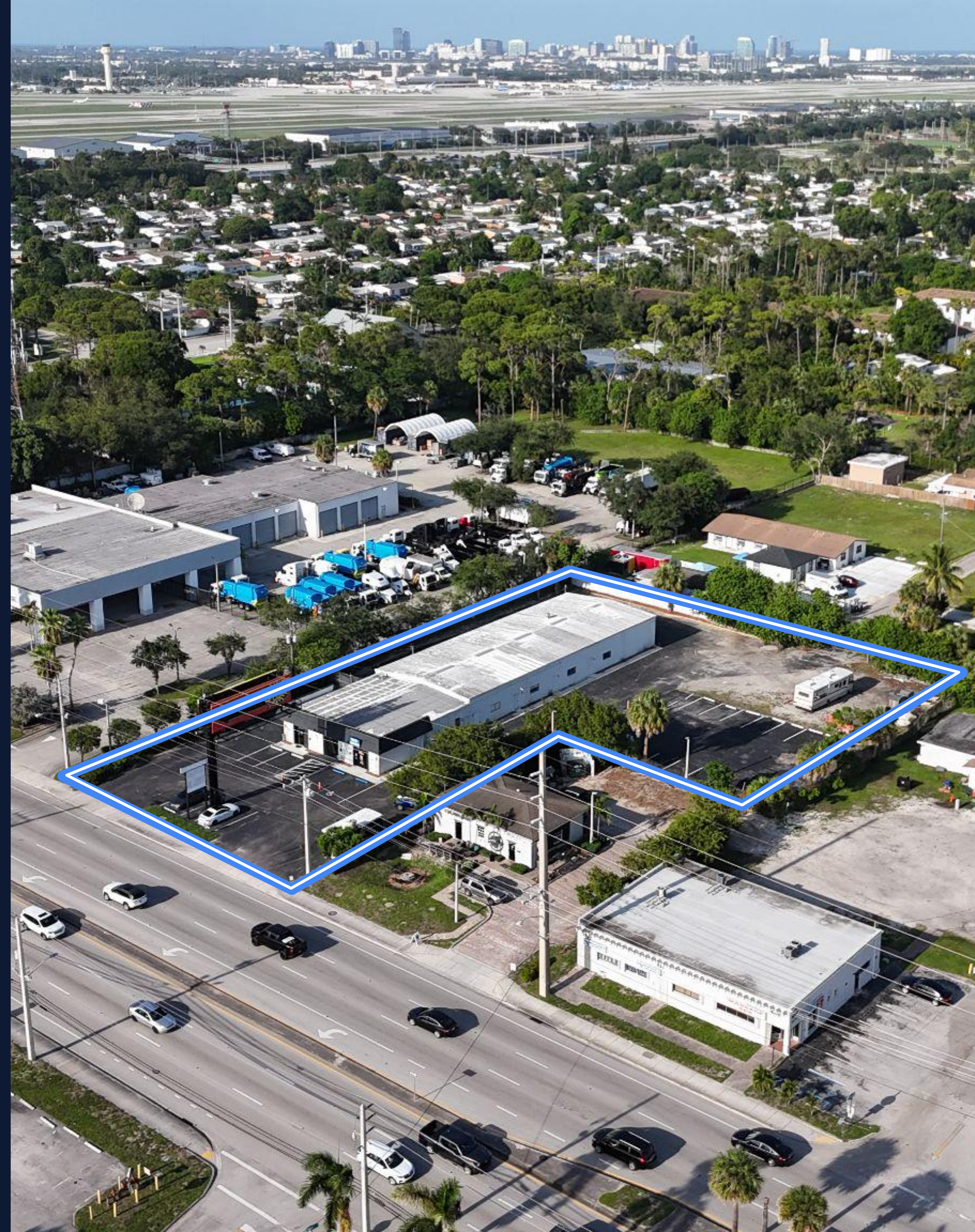

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PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Building Features –** The ±8,500 sf building is situated on a ±1.14-acre parcel in the core of West Palm Beach. the property features metal construction with 16’ clear ceiling heights, six grade- level overhead doors, and efficient warehouse layout ideal for a wide range of uses.
- **Unique Zoning –** Zoned UI – Urban Infill, the site permits a broad variety of retail, office, light industrial, and commercial uses, further enhancing its versatility. The property has full perimeter fencing, multiple access points, and strong frontage along heavily trafficked south military trail, providing both visibility and operational convenience.
- **Flexible Occupancy Opportunity –** This freestanding building offers a rare opportunity for a tenant to secure significant or full-building occupancy. With current tenants on short-term leases, the property provides flexibility to accommodate a larger user or phased expansion over time.
- **Low Coverage Ratio –** Situated on a ±1.14-acre lot, the property has a building coverage ratio of 17%, offering significant upside through site optimization. whether through parking-intensive tenants, future building expansion, or certain types of outdoor storage, the underutilized land presents multiple paths for value creation—an increasingly rare feature in the tight palm beach industrial market.
- **Exceptional Location –** Fronting S Military Trail, one of Palm Beach County’s busiest commercial corridors with ±46,000 vehicles per day, the property offers unmatched visibility and signage potential. located just minutes from Palm Beach International Airport (PBI) and major arterial roadways like Southern Boulevard, this site provides strategic access to regional logistics, labor,and consumer hubs.
- **Affluent Area –** Average household income is around $101,239 in a ±5-mile radius with population estimates of over 356,585 people. these extremely positive demographics are strongly influenced by location, increased rental growth, and declining vacancy rates.

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$23/SF NNN	$6.50/SF
Lease Rate	Operating Expenses

Property Overview	
Address	388 S Military Trl, West Palm Beach, FL
Parcel	00-42-44-01-00-000-1120
MSA	South Florida
County	Palm Beach County
Total Building Size	±8,500 SF
Lot Size	±1.14 AC
Lot Square Feet	±49,724 SF
Building/Lot Coverage	17.09%
Year Built	1972
Lease Type	NNN
Warehouse Size	±6,100 SF
Construction	Metal
Zoning	Urban Infill (UI)
Grade Level Doors	6 (12'h x 10'w)
Clear Heights	16’


N
Hertz
AVIS
GODFREY ELECTRIC INC.
Walmart Supercenter
GATOR STATE STORAGE
Gulfstream
PODS Moving & Storage
PALM BEACH INTERNATIONAL AIRPORT
Brandon Transfer & Storage 1919 100TH 2019
±69,500 VPD
98
Boise Cascade
CVS pharmacy
Palm Beach TOYOTA
S MILITARY TRL ±46,000 VPD
SUBJECT PROPERTY
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
FIDELIS LOGISTICS
KIA
Greenway Kia West Palm Beach
Publix
UNITED STATES POSTAL SERVICE
UNITED STATES POSTAL SERVICE
INTERSTATE 95
±237,000 VPD
ExtraSpace Storage
O'Reilly AUTO PARTS
Public Storage
AutoZone
OXYGEN DEVELOPMENT

Property Photos

MARKET OVERVIEW

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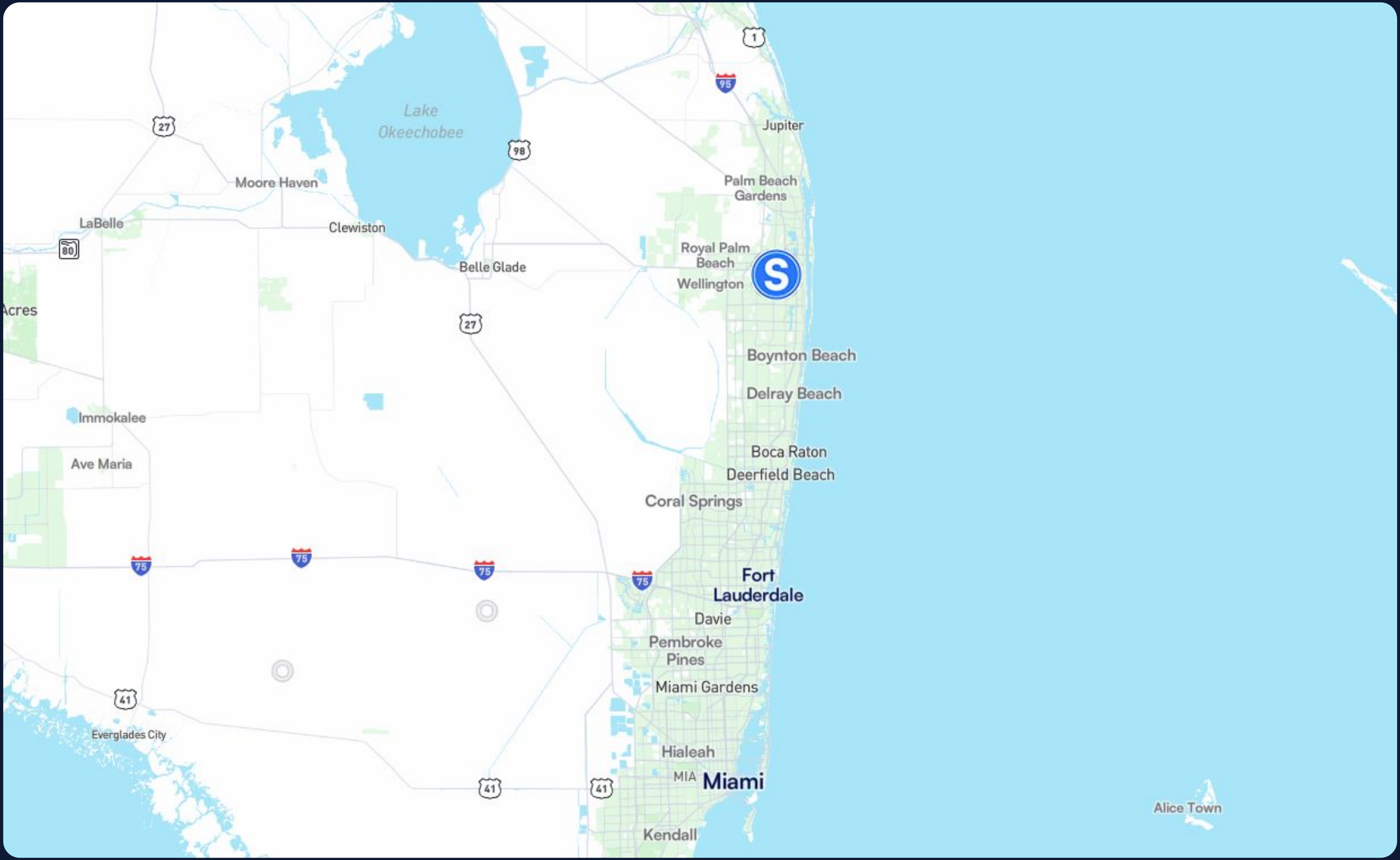

WEST PALM BEACH, FL

Market Demographics

119,508
Total Population

$69,261
Median HH Income

50,518
# of Households

50.2%
Homeownership Rate

60,760
Employed Population

30.2%
% Bachelor's Degree

40.2
Median Age

$369,800
Median Property Value

Local Market Overview

West Palm Beach's economy is anchored by its Atlantic Coast location and role as a cultural, commercial, and lifestyle center within South Florida. The city supports a mix of tourism, professional services, healthcare, finance, and creative industries that collectively contribute to local employment and consumer spending. Premium waterfront districts, arts and entertainment venues, and a growing array of corporate offices help maintain a diversified economic base.

The local economy is further strengthened by steady population growth and migration from higher-cost urban markets in the Northeast and West Coast, as well as other parts of Florida. West Palm Beach attracts a broad spectrum of residents—including professionals, families, and retirees—drawn by employment opportunities, cultural assets, and coastal access. This demographic mix supports sustained demand for residential, office, and mixed-use real estate, particularly in walkable urban corridors and transit-oriented locations. Continued investment in infrastructure and amenities reinforces the city's long-term growth prospects.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$55,674	$62,500	$81,317

Economic Drivers

West Palm Beach's economy is closely tied to its coastal geography, tourism activity, and waterfront development. Ocean, intracoastal, and marina-oriented recreation supports charter boats, pleasure craft, and marina services, underpinning segments of the city's hospitality sector. These activities support hotels, dining, and recreational businesses that serve both year-round residents and seasonal visitors.

In addition to waterfront-linked commerce, West Palm Beach plays an important role in regional professional services, healthcare, and finance. The city is home to hospitals, legal and financial firms, and corporate offices that serve the broader Palm Beach County market. Concentrated near downtown and along major thoroughfares, these employers generate weekday foot traffic that supports retail, dining, and short- and long-term lodging. Public event programming and cultural institutions also contribute to local spending outside peak tourism periods.

Attractions

West Palm Beach's main attractions are centered around its Atlantic coastline, intracoastal waterfront, and urban cultural districts. Outdoor activities on the water include scenic cruises, boating excursions, and access to beaches and nature preserves. The downtown waterfront and Flagler Drive offer connections to parks, walking paths, and marina views that draw both locals and visitors.

The city's urban core—anchored by Clematis Street, CityPlace (The Square), and cultural venues—features shopping, restaurants, arts institutions, and music events that serve year-round community engagement. Nearby green spaces such as Okeeheelee Park and Peanut Island expand outdoor recreation options. West Palm Beach also hosts a variety of festivals, markets, and public programs that support steady visitation and lifestyle activity throughout the calendar year.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **388 S Military Trl West Palm Beach, FL 33415** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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