

PRIME GROUND LEASE OPPORTUNITY

2449 S Military Trl, West Palm Beach, FL 33415

±2.00 AC Parcel | Zoned Urban Infill (UI) | For Sale/For Lease



Exclusively Listed By



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Executive Overview

Matthews™ is pleased to exclusively offer for sale or lease **2449 S Military Trail**, a premier ±2.00 AC commercial development opportunity strategically located along South Military Trail in West Palm Beach, Florida.

Positioned within one of Palm Beach County's most established commercial corridors, the property offers exceptional visibility, **flexible Urban Infill (UI) zoning**, and the potential to accommodate a wide range of retail, restaurant, automotive, medical, and service-oriented uses, subject to county approval.

Supported by approximately ±42,500 vehicles per day and a dense surrounding population of more than 354,900 residents within a five-mile radius, the property presents an **outstanding opportunity for investors, developers, and owner-users**.



Investment Highlights

- **Large ±2.00 Acre Development Site:** Expansive parcel provides exceptional flexibility for future development, including the potential for multiple outparcels, two single-tenant buildings, or a multi-tenant retail center with ample parking and efficient site circulation.
- **Flexible Urban Infill (UI) Zoning:** The property's UI zoning allows for a broad range of commercial uses. Potential uses may include a car wash, gas station/convenience store, quick-service restaurant with drive-thru, auto repair, tire service, oil change facility, retail, medical office, and other commercial uses, subject to Palm Beach County approval and purchaser verification.
- **Excellent Visibility & Traffic Exposure:** Positioned along South Military Trail, the property benefits from approximately 42,500 vehicles per day, providing outstanding visibility and long-term brand exposure for retailers, restaurants, and service users.
- **Dense & Affluent Consumer Base:** More than 354,900 residents and 125,000 households reside within a 5-mile radius, creating a deep and diverse customer base to support a wide variety of retail, restaurant, medical, and automotive uses.
- **High-Growth Retail Corridor:** Located within one of Palm Beach County's established commercial corridors, the property is surrounded by national retailers, residential communities, and major employment centers, generating consistent consumer traffic throughout the day.
- **Ideal for Uses:** Car Wash, Gas Station/Convenience Store, Quick-Service Restaurant with Drive-Thru, Auto Repair, Tire Service, Oil Change Facility, Retail or Medical Office

2449 S Military Trl, West Palm Beach, FL 33415

List Price

\$5,500,000

Lease Rate

\$250,000
NNN Annually



Address	2449 S Military Trl, West Palm Beach, FL 33415
Zoning	UI
Lot Size	±1.97 AC
Parcel	00-42-44-13-00-000-3810
Sale Price	\$5,500,000
\$/AC	\$2,791,878





S Military Trail ± 42,500 VPD





S Military Trail ± 42,500 VPD

Strip Center Opportunity



Car Wash Opportunity



Gas Station Opportunity



Coffee Drive-Thru Opportunity



Please Note: These photos are generated renderings.

West Palm Beach, FL

122,290+

Total Population

52,522+

of Households

62,818+

Employed Population



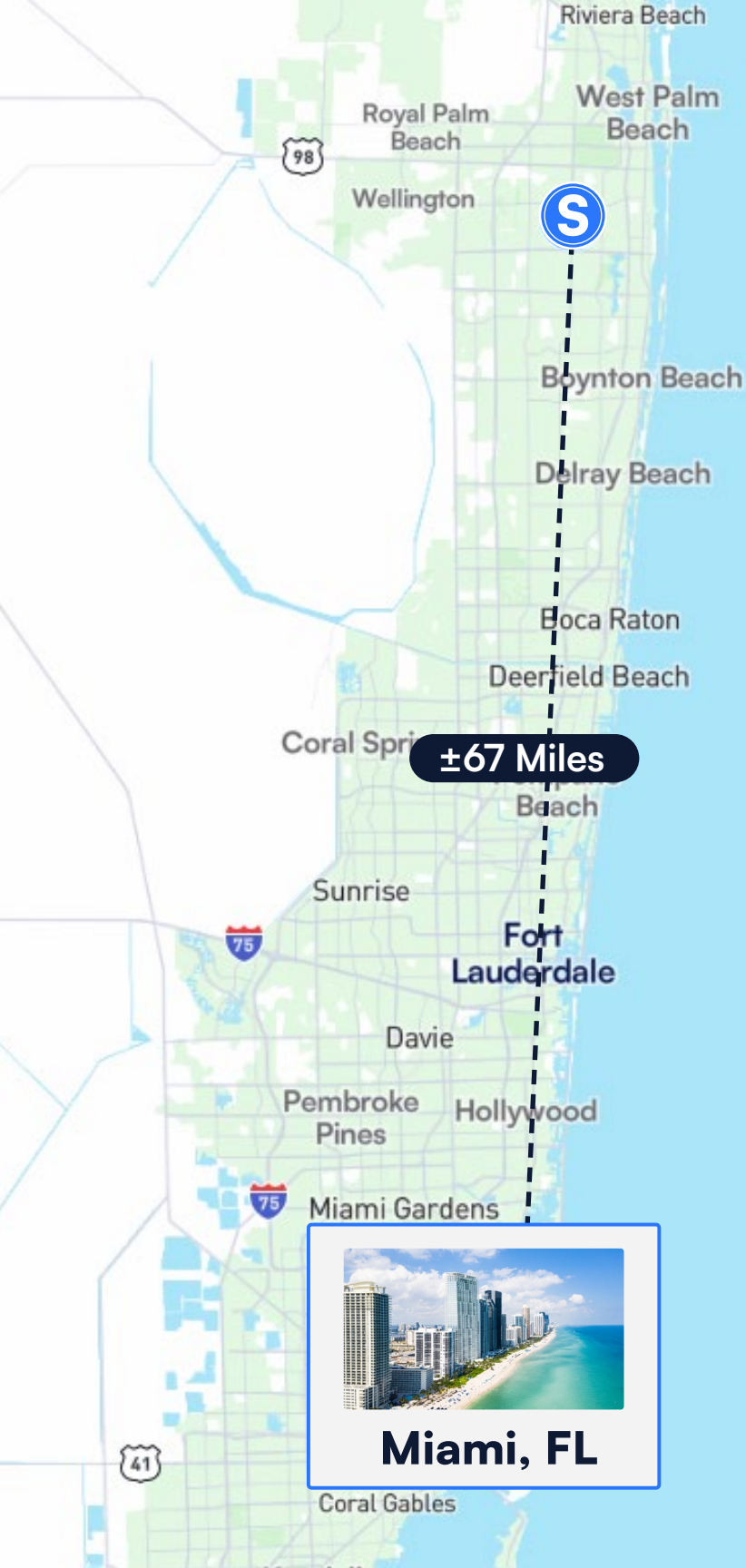
Local Market Overview

West Palm Beach serves as one of South Florida's primary commercial and employment centers, benefiting from sustained population growth, a diverse economy, and continued private and public investment. Located within Palm Beach County, the city offers direct access to Interstate 95, Florida's Turnpike, Palm Beach International Airport, and the Port of Palm Beach, making it an attractive destination for retailers, service providers, and consumer-oriented businesses. The surrounding trade area is characterized by established residential communities, expanding employment centers, and a strong tourism industry that generates year-round consumer demand. Continued residential development throughout central Palm Beach County has further strengthened the area's retail fundamentals by expanding the customer base and increasing household purchasing power.

The corridor surrounding South Military Trail is supported by a balanced mix of residential neighborhoods, medical facilities, educational institutions, and commercial development, producing consistent daily traffic and strong daytime population levels. West Palm Beach's economy is anchored by healthcare, financial services, construction, retail, logistics, and professional services, while continued investment in mixed-use development and infrastructure has reinforced long-term economic stability. These market characteristics create favorable conditions for convenience retail, fuel stations, automotive services, quick-service restaurants, and neighborhood shopping centers seeking high visibility and sustained consumer demand.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	24,991	167,129	345,882
2025 Population	25,972	167,992	354,958
2030 Population Projection	27,425	176,132	373,813
Annual Growth 2020-2025	0.8%	0.1%	0.5%
Annual Growth 2025-2030	1.1%	1.0%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	9,306	58,828	123,184
2025 Households	9,695	58,514	125,393
2030 Household Projection	10,241	61,230	131,839
Annual Growth 2020-2025	1.1%	0.3%	0.5%
Annual Growth 2025-2030	1.1%	0.9%	1.0%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$71,889	\$83,167	\$93,313



Economic Drivers

- Part of the Miami—Fort Lauderdale—West Palm Beach MSA, one of the nation's largest and most economically diverse metropolitan regions.
- International Trade & Logistics supported by the Port of Palm Beach, Palm Beach International Airport, Interstate 95, Florida's Turnpike, and regional freight networks that facilitate commerce throughout South Florida.
- Healthcare anchored by HCA Florida JFK Hospital, Good Samaritan Medical Center, St. Mary's Medical Center, Palm Beach Health Network, and numerous specialty medical offices serving Palm Beach County.
- Tourism & Hospitality driven by Palm Beach's luxury resorts, convention activity, waterfront attractions, beaches, golf destinations, and year-round visitor traffic that supports retail and restaurant spending.
- Financial & Professional Services strengthened by the continued expansion of wealth management firms, corporate offices, legal services, and business support industries throughout downtown West Palm Beach and Palm Beach County.
- Retail & Consumer Services supported by a growing residential population, affluent households, and major shopping destinations including The Square, Palm Beach Outlets, and neighborhood commercial corridors throughout the region.
- Construction & Real Estate Development benefiting from continued residential, mixed-use, hospitality, and commercial investment across Palm Beach County, fueling demand for construction, building materials, and home services.
- Transportation & Regional Connectivity enhanced by Interstate 95, U.S. Highway 1, Southern Boulevard (SR 80), Military Trail, Florida's Turnpike, Tri-Rail commuter rail, Brightline intercity rail, and Palm Beach International Airport.
- Education & Workforce Development supported by Palm Beach State College, Florida Atlantic University, Keiser University, and Palm Beach County School District, providing a skilled workforce for healthcare, technology, business, and professional services.

MIAMI-FORT LAUDERDALE- WEST PALM BEACH MSA

The Miami—Fort Lauderdale—West Palm Beach MSA offers a compelling investment environment, supported by one of the nation's largest and most diverse regional economies. Home to more than six million residents, the metropolitan area serves as South Florida's center for international commerce, tourism, healthcare, financial services, logistics, and professional industries. World-class infrastructure—including PortMiami, Port Everglades, the Port of Palm Beach, Miami International Airport, Fort Lauderdale-Hollywood International Airport, Palm Beach International Airport, and an extensive interstate highway network—provides exceptional regional and global connectivity while supporting continued population and employment growth. Ongoing residential, mixed-use, and commercial development throughout Miami-Dade, Broward, and Palm Beach counties continues to expand the consumer base and strengthen demand for retail, convenience, and service-oriented businesses. Florida's pro-business tax environment, favorable demographic trends, and sustained domestic migration continue to attract employers, residents, and investment capital from across the country. Combined with high barriers to entry, limited developable land in many submarkets, and strong long-term economic fundamentals, these factors position the Miami—Fort Lauderdale—West Palm Beach MSA as one of the premier commercial real estate markets in the United States.

6,250,000

MSA Population

41.8 YRS

Median Age

60.5%

Homeownership Rate

\$76,527

Median HH Income

2,330,000

Number of Households

37.0%

Bachelor's Degree or Higher



REGIONAL ECONOMY

The Miami–Fort Lauderdale–West Palm Beach MSA is anchored by one of the nation’s most diverse and resilient economies, driven by healthcare, financial services, international trade, tourism, logistics, technology, aviation, and professional services. Major employers across the region include Baptist Health South Florida, Memorial Healthcare System, Cleveland Clinic Florida, Publix Super Markets, American Airlines, Florida Power & Light (NextEra Energy), Citrix, Ultimate Kronos Group (UKG), and the University of Miami. South Florida has also emerged as a leading destination for corporate relocations, family offices, fintech, and international businesses, supported by Florida’s favorable tax climate, multilingual workforce, and strategic position as the gateway to Latin America. The region’s extensive infrastructure—including PortMiami, Port Everglades, the Port of Palm Beach, Miami International Airport, Fort Lauderdale-Hollywood International Airport, Palm Beach International Airport, Brightline passenger rail, Interstate 95, and Florida’s Turnpike—provides exceptional domestic and global connectivity while supporting continued business expansion and long-term economic growth.

Hard Rock Stadium will host matches during the 2026 FIFA World Cup, including the third-place match, with organizers projecting significant increases in tourism, hospitality, retail spending, and international visitation throughout South Florida. Additionally, the Formula 1 Crypto.com Miami Grand Prix has become one of the premier events on the global racing calendar, attracting hundreds of thousands of visitors each year and generating substantial economic activity for hotels, restaurants, entertainment venues, and local businesses. Together, these marquee events reinforce the Miami–Fort Lauderdale–West Palm Beach MSA’s position as a premier international destination for business, tourism, and investment while supporting continued job creation and long-term economic development.



KEY INDUSTRY LEADERS DRIVING EMPLOYMENT



Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2449 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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