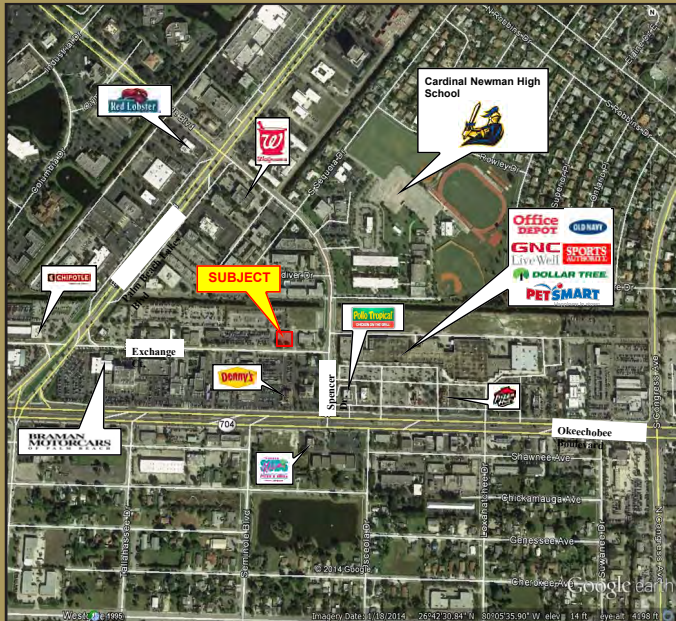




2711 EXCHANGE COURT

West Palm Beach, Florida 33409



DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	104,267	238,131
Median age	37.2	37.2
Estimated Average Household Income	\$50,967	\$57,368
Estimated Median Household Income	\$36,817	\$40,003

PROPERTY FOR LEASE

- Approximately 7,978 square-foot free-standing building available for lease
- Adequate parking for intensive users
- Property is zoned General Commercial
- Convenient access to Interstate 95
- Approximately 48,397 cars pass the site via Okeechobee Blvd.

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.