

**FOR SALE >**

**±34,310 SF SPECIAL  
PURPOSE PROPERTY**

**8411 W Palmetto Park Road  
Boca Raton, FL 33433**

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This special purpose property, currently owned and operated by The Kabbalah Centre, represents a unique opportunity to own a state-of-the-art, special purpose building designed and built to the highest market expectations. Originally built in 2007 as a spiritual place of worship, the property can accommodate a wide variety of alternate land uses, including but not limited to: continued use as a place of worship, a charter school, or educational facility, or a high-end rehabilitation facility.

**CALL FOR PRICING INFORMATION**

## LOCATION

The property is positioned directly on Palmetto Park Road, a major east-west arterial road in Boca Raton, less than two miles from the Glades Road Florida Turnpike interchange. The building has excellent accessibility with access to 441, which lies one mile to the west, and Interstate 95 to the east. The asset is also situated just north of the Boca Rio Golf Club and is surrounded by a mix of premium residential developments and golf and country clubs.

## HIGHLIGHTS

- > High-quality building with best-in-class design and build-out
- > Prime location in desirable Central-South Boca Raton market
- > Excellent visibility and access from Palmetto Park Road
- > Fully operational commercial kosher kitchen
- > Strong area demographics with average income of \$89k+
- > Just south of Glades Road amenities and Town Center Mall
- > Surrounded by premium residential developments and golf and country clubs
- > Pristine property with master bedroom suites and adjoining rooms
- > Potential uses: place of worship, charter school, educational facility, high-end rehabilitation with additional options for land uses
- > Proximity to all major highways serving the immediate area
- > Ample parking (Ratio 4:1,000 SF)

## DEMOGRAPHIC OVERVIEW



91,414 Total Population



32% with Bachelor's Degree or Higher



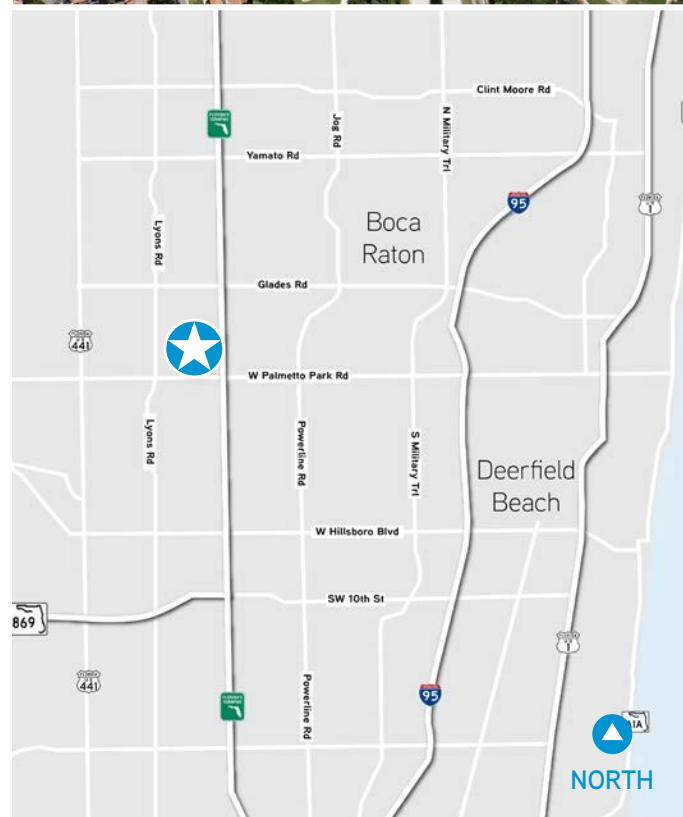
48.3 Median Age



\$120,625 Average Household Income



15.4% with \$200K+ Household Income



### DISTANCE TO DEMAND GENERATORS AND MAIN ROUTES

Mizner Park	6.4 miles East
Town Center Mall	4.2 miles North
Glades Road	2 miles North
I-95	4.3 miles East
Florida Atlantic University	6.1 miles East
Boca Raton Airport	7.7 miles East

## INTERIOR IMAGES AND OVERVIEW



<b>Legal Address</b>	8411 Palmetto Park Road Boca Raton, FL 33433
<b>Building Use</b>	Special purpose religious
<b>Gross Building Area</b>	34,310 SF
<b>Year Built</b>	2007
<b>Land Size</b>	111,143 SF (2.5515-AC) (Religious exemption in-place)
<b>Zoning</b>	RS - Single Family Residential
<b># of Stories</b>	1 and 2
<b>Parcel Number</b>	00-42-43-27-05-079-1081
<b>Parking</b>	4 per 1,000 SF

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



## BUILDING OVERVIEW

- > Multiple office spaces on first floor
- > Two Conference rooms
- > Open auditorium area
- > Three mikveh baths (Natural water pools)
- > Full showers
- > Laundry rooms on 1st & 2nd floor
- > Six classrooms with flexible layouts
- > Fully-equipped commercial kitchen
- > Walk-in refrigerator and freezer
- > Double-occupancy bedrooms on the second floor
- > Apartment suites with full master bathrooms
- > Upstairs open patio area
- > Ample storage rooms

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