

FOR LEASE

colliers.com/southflorida  VIEW ONLINE

# Congress Commons

# 839

S Congress Avenue

WEST PALM BEACH | FL

## Ground Lease or Build-to-Suit

Congress Commons offers unlimited opportunities from a development standpoint, including options for a freestanding 10,000 SF emergency room building and/or a 20,000 SF professional office center. The site is located directly on Congress Avenue minutes from Downtown West Palm Beach, Palm Beach International Airport and more.

Proposed  
Building 1

Proposed  
Building 2

Congress Ave

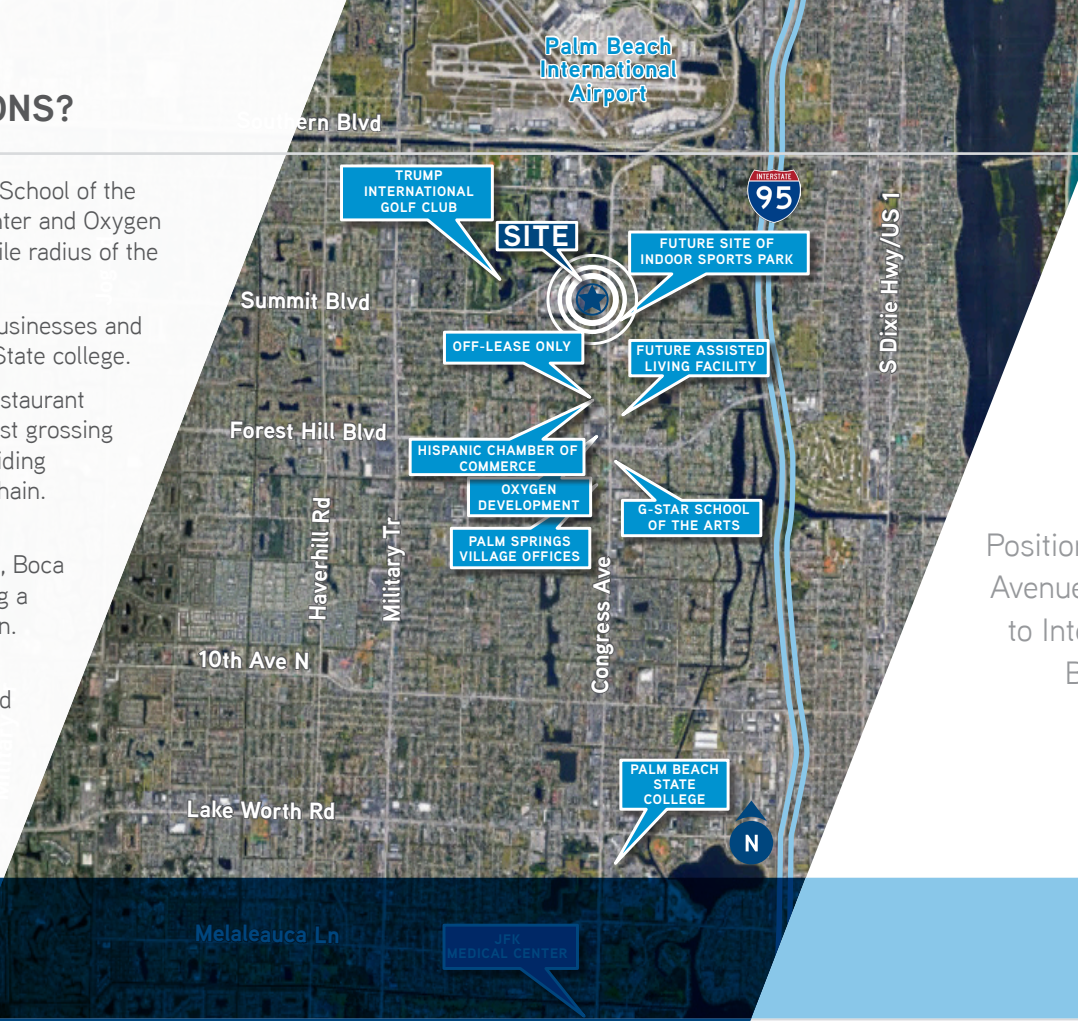


Colliers International  
4500 PGA Boulevard | Suite 110  
Palm Beach Gardens, FL 33418  
P: +1 561 804 9678

**Kevin McCarthy**  
Senior Vice President  
+1 561 951 3404  
kevin.mccarthy@colliers.com

## WHY CONGRESS COMMONS?

- Palm Beach State College, G-Star School of the Arts and Studios, JFK Medical Center and Oxygen Manufacturing are all within a 5 mile radius of the site.
- Large consumer base from local businesses and ±30,000 students at Palm Beach State college.
- There is only one national chain restaurant (Chili's) in Palm Springs, the highest grossing Chili's in Palm Beach County, providing opportunity for any new national chain.
- Office rental rates would be more competitive than West Palm Beach, Boca Raton or Jupiter, while still offering a central Palm Beach County location.
- With a 28% increase in population since 2010, there is a clear demand for new development of retail, restaurant or office space.



VIEW ONLINE

## Central West Palm Beach Location.

Positioned on the west side of Congress Avenue, the property offers easy access to Interstate 95, Downtown West Palm Beach and surrounding amenities.

CALL FOR MORE INFORMATION

### Connectivity



Brightline  
5 Miles



TriRail  
4.3 Miles



PBI Airport  
3 Miles



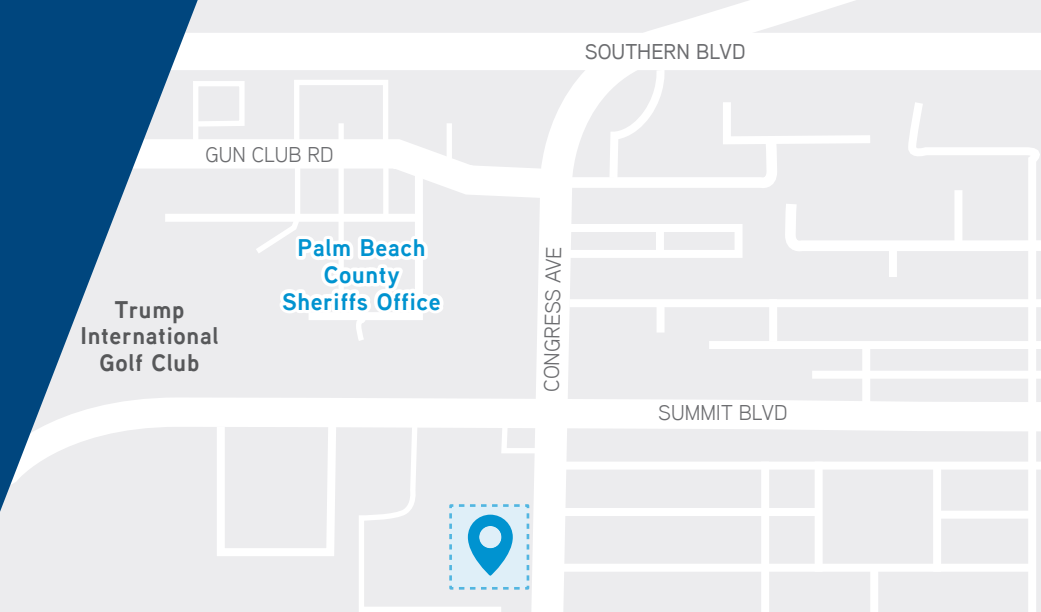
Port of Palm  
Beach > 9.3 Miles

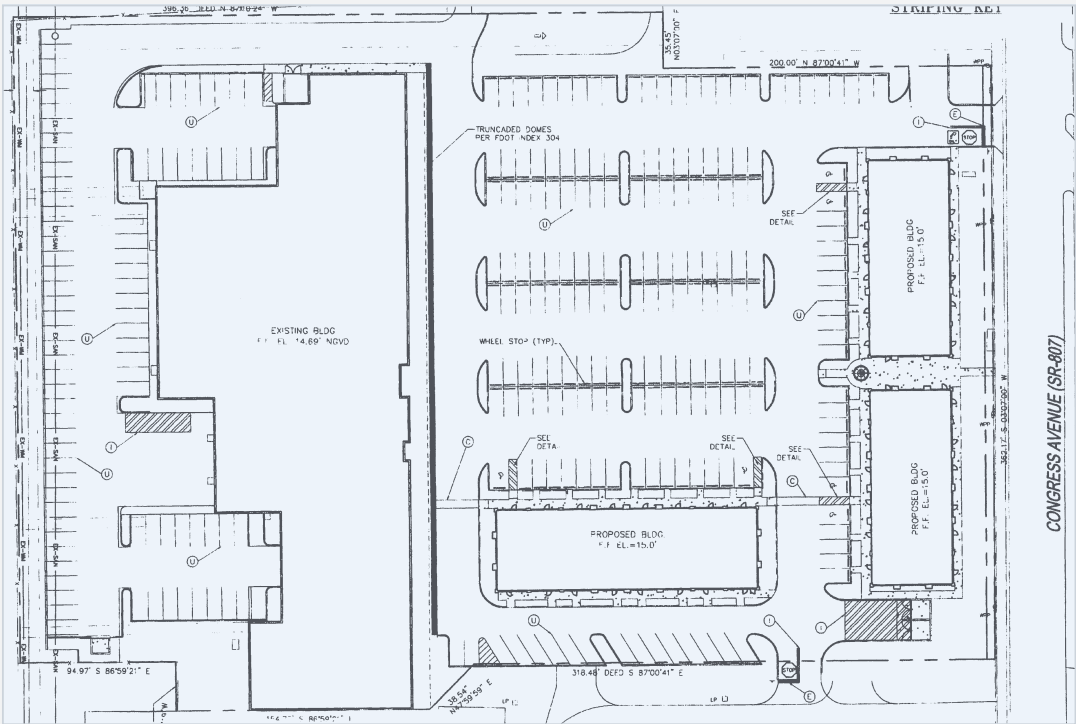


Interstate 95  
2 Miles

### Nearest Retailers

- Walgreens
- Dunkin Donuts
- Wawa
- 7-Eleven
- Subway
- Family Dollar
- Burger King
- Mobil
- McDonald's
- President Supermarket
- SunTrust Bank
- PNC Bank





PROPOSED PLAN



PROJECT IMAGES

\*These images are for intent only and the actual finished products will vary from what is shown.



PROPOSED BUILDING SPECIFICATIONS

|             |  |
|-------------|--|
| Building 1  |  |
| Type        | One-Story Freestanding Emergency Room / Medical Building |
| Size        | 10,000 SF  |
| Rental Rate | Call for Price   |
| Building 2  |  |
| Type        | Two-Story Professional Office                            |
| Size        | 20,000 SF  |
| Rental Rate | Call for Price   |
| Building 3  |  |
| Type        | TBD  |
| Size        | TBD  |
| Rental Rate | Call for Price   |

SUMMARY

This outparcel site is situated on the Congress corridor in central Palm Beach County. There are unlimited opportunities and options that are available for development to meet current demand with the increase in population in the immediate area.

Development options include, but are not limited to: build-to-suit office, medical, mixed-use and land lease. This is a rare opportunity to position any business model on a heavily traveled corridor in the heart of Palm Beach County. There are any number of combinable uses, less than a mile from Palm Beach International Airport.



## AREA DEMOGRAPHICS (5M RADIUS)



**Current Population**  
(2017)  
308,811



**Projected Population**  
(2022)  
330,193



**Average Household Income**  
(2017)  
\$58,228



**Total Households**  
(2017)  
119,571



**Unemployment Rate**  
(2017)  
4.78%



**Number of Businesses**  
(2017)  
665



**Education Attainment**  
Highschool Diploma : 28%  
Some College : 24%  
College Diploma : 20%  
Post-Secondary Degree : 6%

## AERIAL OVERVIEW



## AREA OVERVIEW

Located in the heart of Palm Beach County, West Palm Beach is one of the three largest cities making up the South Florida region. West Palm Beach is a vibrant, growing, waterfront city that offers a proactive government, business community and citizenry who unite to build a positive, progressive business environment that is supportive and cooperative. These key elements, combined with its outstanding lifestyle and easy workability, creates Florida's best metropolitan location where professional and personal lives both flourish. Population growth continues to act as one of the major economic drivers of local employment and retail demand in the area.

New area construction includes a 36,000 SF indoor sports facility, a 25,000 SF retail center and a 6,000 SF Italian restaurant to be built across from the subject site. This will only increase area traffic and visibility and provide a greater need for retail, restaurant, office or medical development to serve local consumers.

A new assisted living facility is also located within 1/2 mile of the site, which will only benefit from an emergency room, restaurant or retail project to serve residents and visitors.

## PROJECT HIGHLIGHTS

- Great visibility on a major north-south arterial road
- Offering sufficient surface and garage parking
- New construction with contemporary finishes
- Excellent accessibility and proximity to I-95
- Traffic count of 31,752 on Congress Avenue
- Current demand for new development
- Allowed uses: retail, restaurant, office, medical
- Range of offices from 1,000 SF to 10,000 SF
- Minutes to Downtown West Palm Beach, Palm Beach International Airport, CityPlace and the Palm Beach Outlet Mall

## PRICING:

# Call for information

## CONTACT US

**Kevin McCarthy**  
Senior Vice President  
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[kevin.mccarthy@colliers.com](mailto:kevin.mccarthy@colliers.com)

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