



AVAILABLE FOR LEASE

Freestanding Office or Retail Building
3801 S Congress Ave Palm Springs, FL 33461



Marc Anthony Musa
561-479-7986

 mmusa@indexrealestate.com

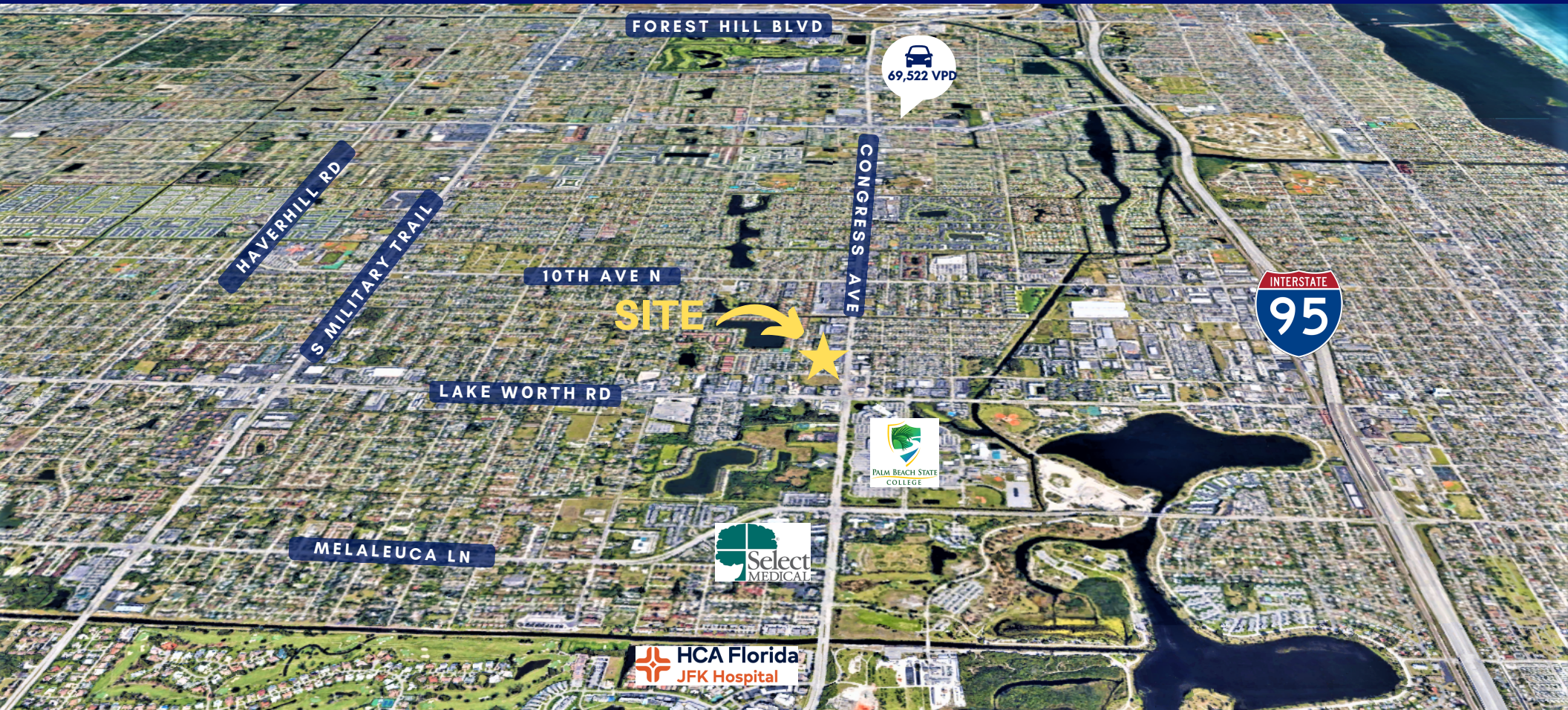
Greg Lyon
561-624-4089

 glyon@indexrealestate.com



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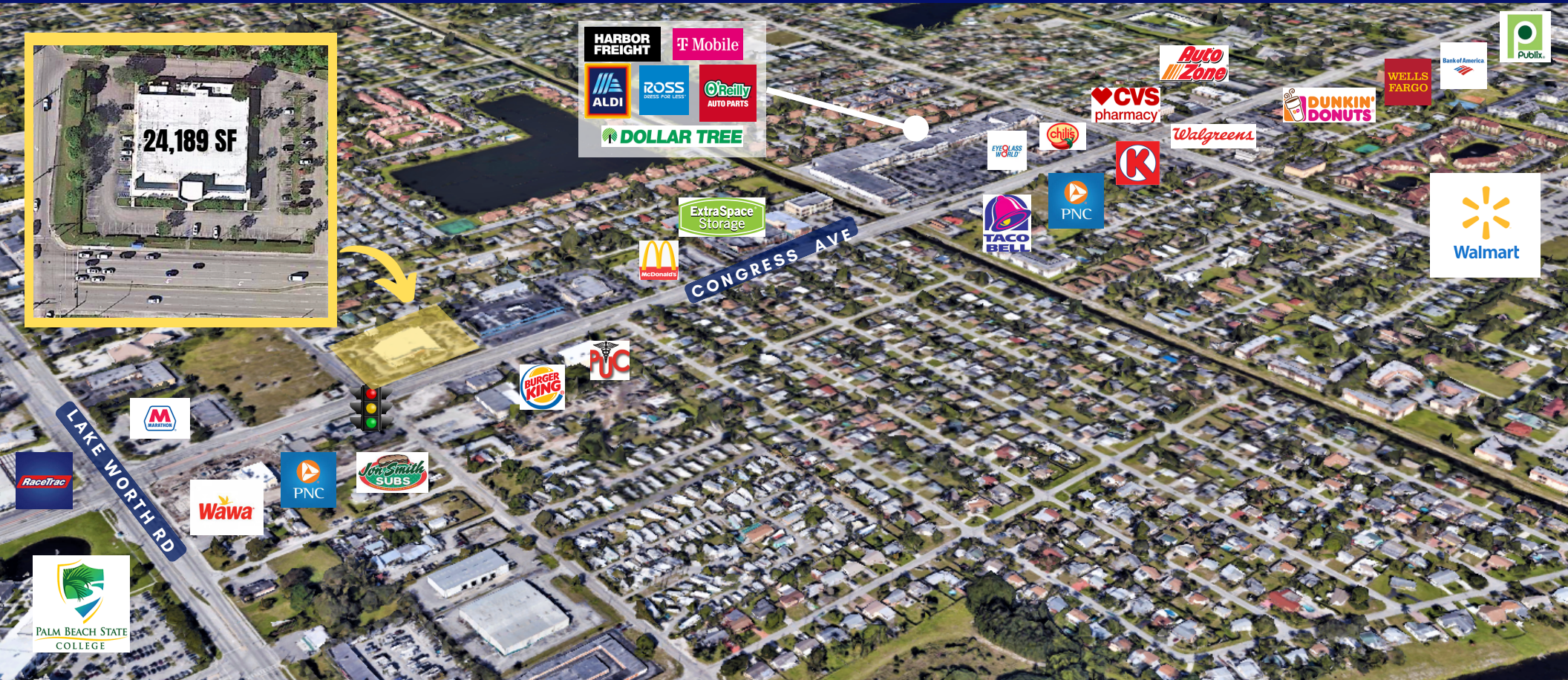
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Location: Prime Location on S Congress Ave
Located on a Signalized Hard Corner
Quick Access to Interstate 95 (1.45 Miles)
Quick Access to Florida Turnpike (5.40 Miles)

Opportunity: 24,189 SF +/- Divisible
Fully Built Out Office Space or Convert to Retail
Single or Multi-tenant User
Multiple Access Points to the Property
Property Equipped with Back-Up Generator

Land: 2.36 Acre +/-

Zoning: CG (Commercial General) - Palm Beach County
Office, Retail, or Medical

Frontage: High Visibility and Exposure on S Congress Ave

Lease Rate: Call for Pricing

Parking: Ample Parking with 106 Designated Spaces

Traffic: 69,522 VPD (2022) = S Congress Ave/2nd Ave

Demographics (2022):	1 Mile	3 Mile	5 Mile
Population	8,924	159,822	332,364
Average HH Income	\$45,344	\$47,607	\$53,280



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