



RETAIL SPACE FOR LEASE



1,250 to 3,830 SF Spaces at College Plaza

6076 Okeechobee Boulevard, West Palm Beach, FL 33417

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE



6076 Okeechobee Boulevard, West Palm Beach, FL 33417

1,250 to 3,830 SF Spaces at College Plaza **For Lease**

The Rotella Group has been retained as the exclusive agent for leasing **5 available spaces**, located at 6076 Okeechobee Blvd, West Palm Beach, Palm Beach County, in the Southeast Florida Market, **just by exit 99 of Florida's Turnpike.**



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- Anchors: *Florida Career College and Chick-Fill-A*
- Excellent Visibility
- Prominent Building Signage
- Next to the biggest Century Village
- Contiguous suites available
- Ample parking



Unit	SqFt	Former Use	Base Rent per SF	Common Area Maintenance	Monthly Estimate*	Monthly Estimate*
35	1,500	Retail	\$16.00	\$4.23	\$2,528.75	\$2,528.75
45-46	2,100	Retail	\$16.00	\$4.23	\$3,540.25	\$3,540.25
48-51	3,830	Retail	\$18.00	\$4.23	\$7,095.08	\$7,095.08
53-54	2,000	Medical Office	\$20.00	\$4.23	\$4,038.33	\$4,038.33
55	1,250	Retail	\$16.00	\$4.23	\$2,107.29	\$2,107.29

* Not included: taxes and other expenses

2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,717	98,586	246,896
Average HH Income	\$61,456	\$73,996	\$80,771
Median Age	46.5	39.7	38.8
Total Businesses	864	4,758	12,246
Total Daytime Population	17,127	90,685	238,128

Source: Esri

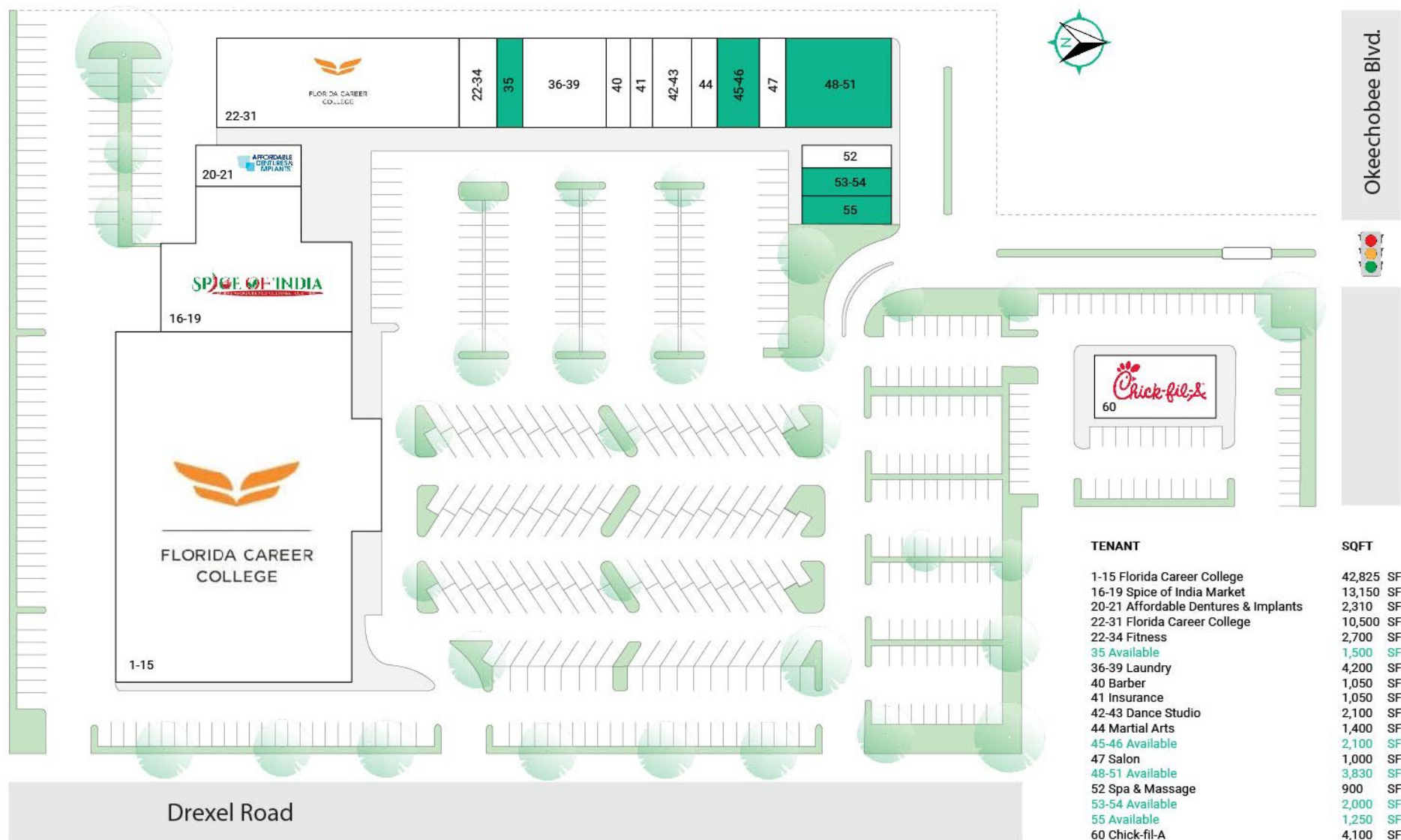
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Site Plan



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Commercial Real Estate Brokers

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