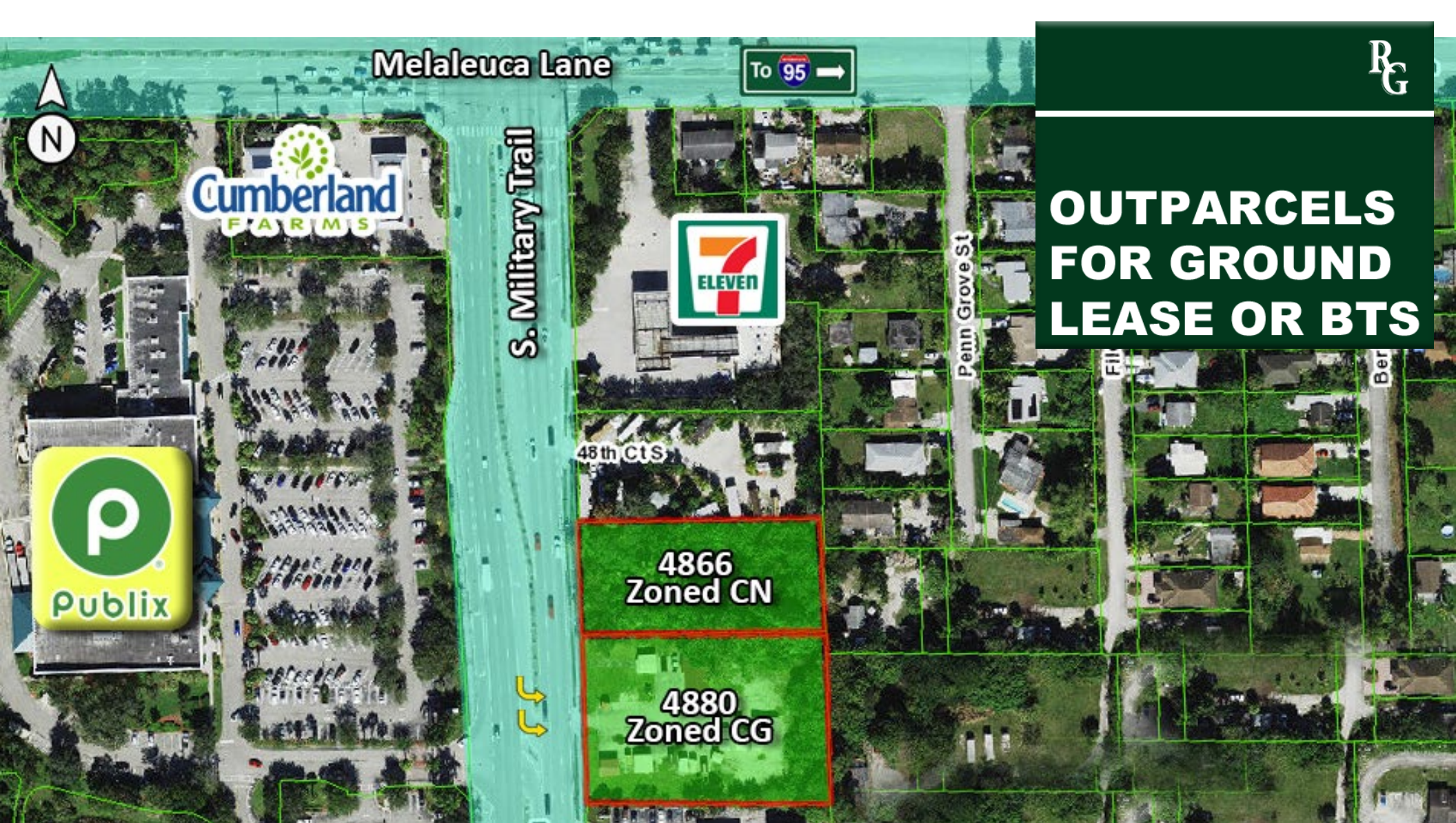




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**OUTPARCELS
FOR GROUND
LEASE OR BTS**

Available Outparcels with 2.06 Acres – 320' Frontage

4866 & 4880 South Military Trail, Atlantis-Lake Worth, Florida, 33463

Steve Miller | steve@rotellagroup.com

Bill Rotella | wjr@rotellagroup.com

954-568-9015 | rotellagroup.com

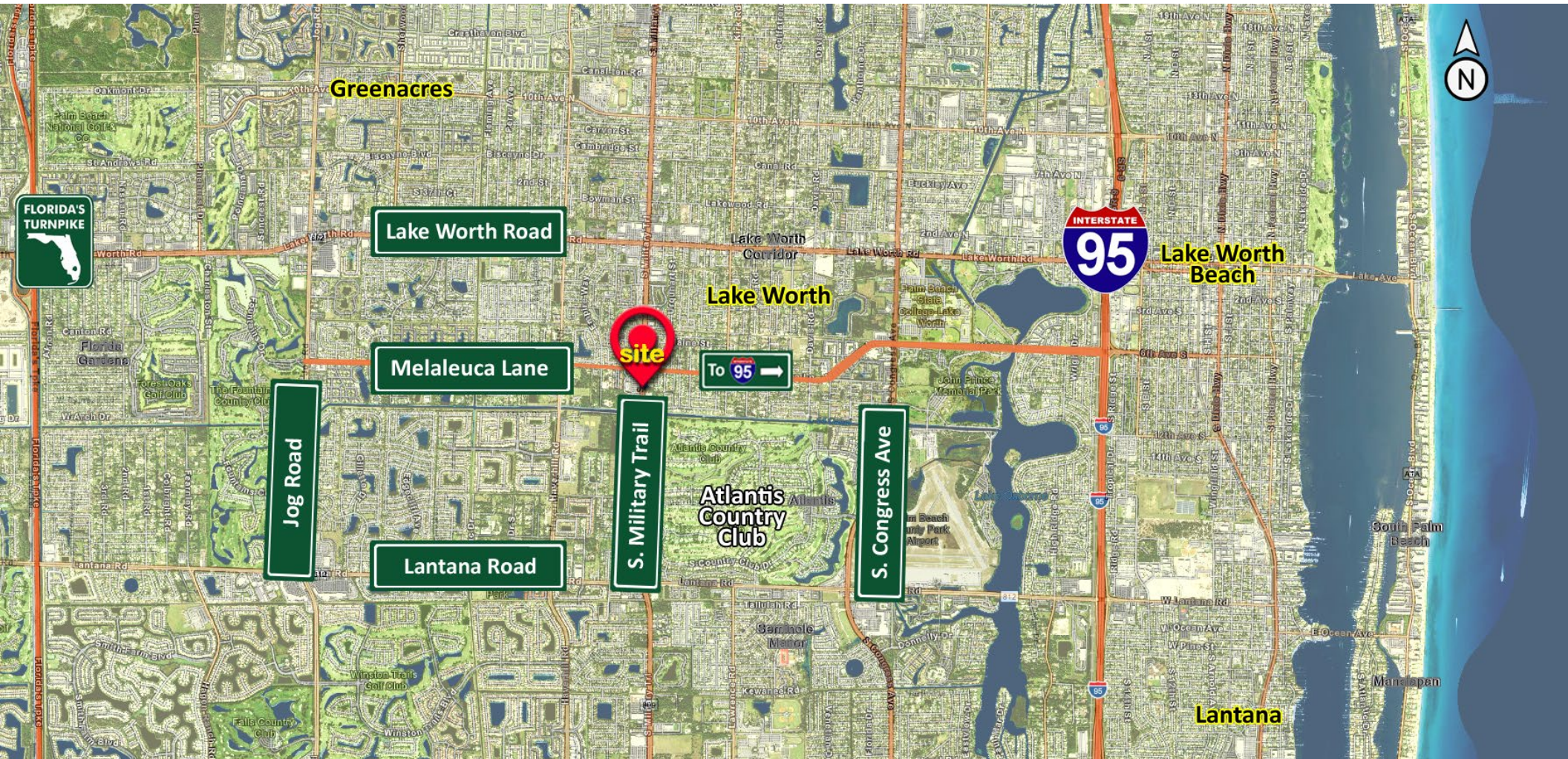
**The
R
G Rotella Group Inc.**
COMMERCIAL REAL ESTATE



4866 & 4880 South Military Trail, Lake Worth, Florida, 33463

Outparcels with 2.06 Acres – 320' Frontage **For Lease**

The Rotella Group has been retained as the exclusive agent for leasing **available outparcels in the growing Lake Worth**, located just 15 minutes from the coast, sitting **across the street from Publix**.



Steven Miller | 954-684-5853 | steve@rotellagroup.com

Bill Rotella | 954-494-2649 | wjr@rotellagroup.com



4866 & 4880 South Military Trail, Lake Worth, Florida, 33463

Outparcels with 2.06 Acres – 320' Frontage **For Lease**



- Join Publix, Chase, Wells Fargo, and others
- Excellent frontage to S. Military Trail
- Frontage Commercial Zoning

- All utilities to site, including lift station
- Dedicated left turn for southbound traffic
- Site is almost on the corner of Melaleuca Lane, direct exit to I-95

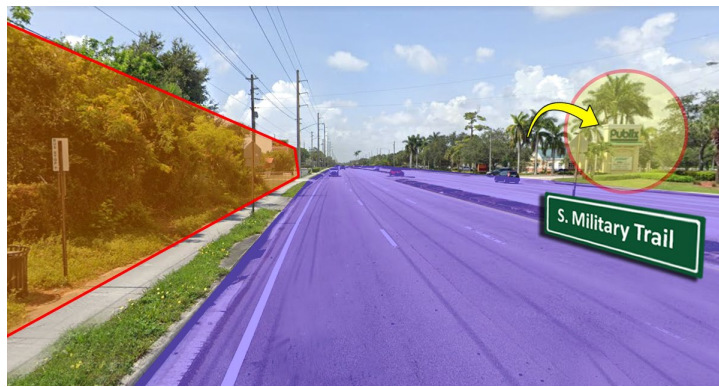
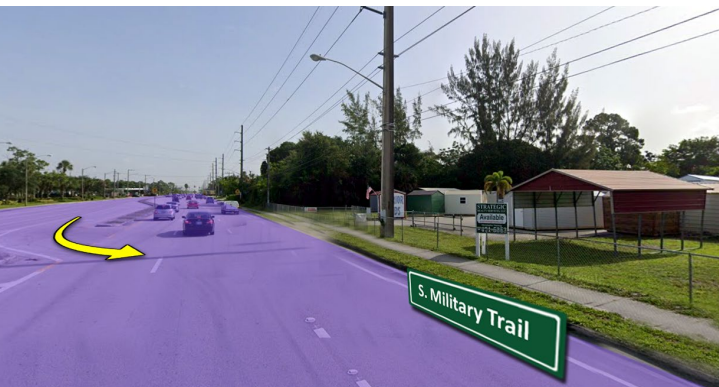
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4866 & 4880 South Military Trail, Lake Worth, Florida, 33463

Outparcels with 2.06 Acres – 320' Frontage **For Lease**



2021 Traffic Counts (AADT)
S. Military Trail
37,000 VPD

Source: FDOT

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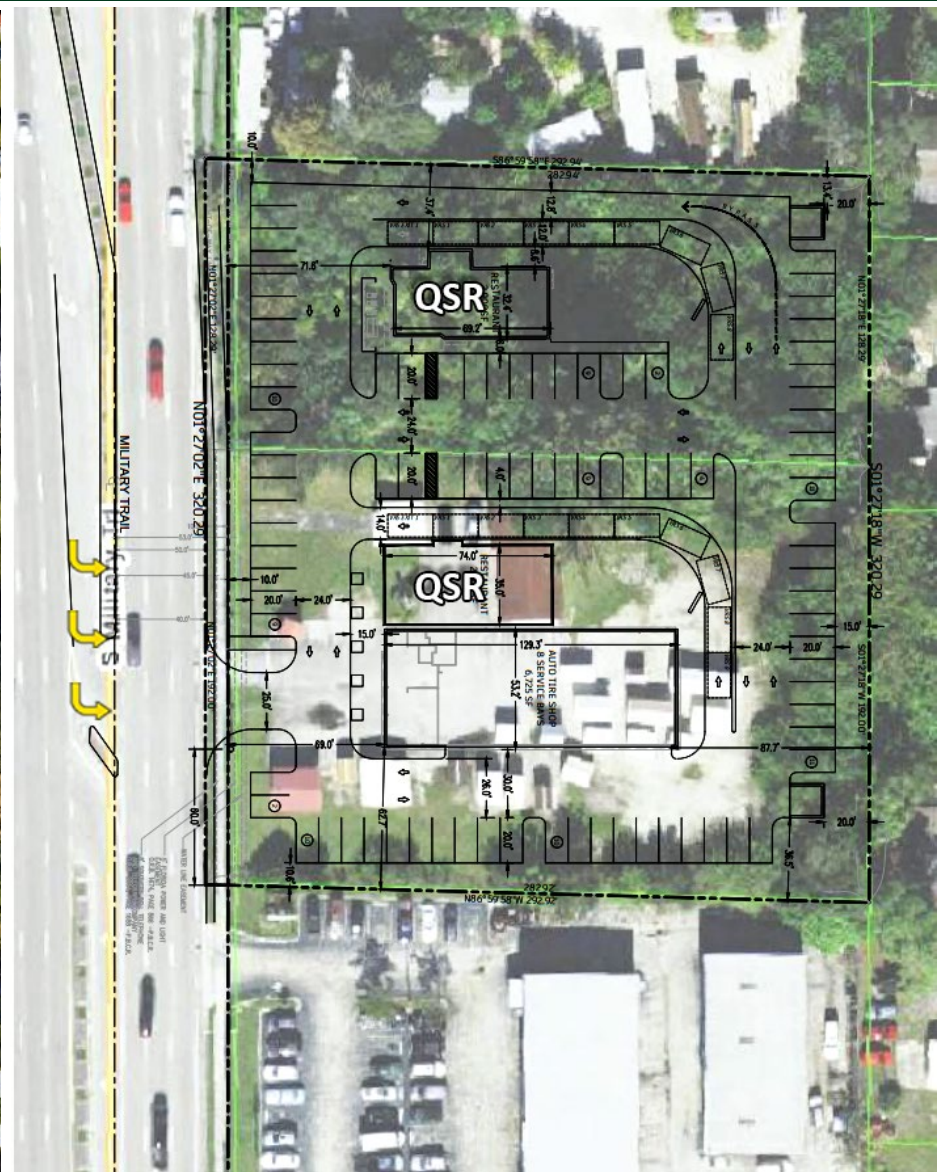
2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,094	157,921	379,288
Average HH Income	\$80,987	\$78,634	\$89,441
Median Age	31.8	39.2	40.1
Total Daytime Population	11,700	122,108	295,109



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Proposed Site Plans



Bill Rotella | 954-494-2649 | wjr@rotellagroup.com



Commercial Real Estate Brokers

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