

# EXECUTIVE SUMMARY

The View at Palm Shores • 5560 N. Highway 1 Palm Shores, FL 32935



## OFFERING SUMMARY

**Available SF:** 2,000 - 101,520 SF

## PROPERTY OVERVIEW

The View at Palm Shores to be delivered in 2023. Located in the Town of Palm Shores, just south of the Pineda Causeway, on US1. Easy access to/from I95.

This four story building will provide multi tenant offices on the 1st floor starting at +/- 2,000 SF. Floors 2 - 4 will be reserved for larger marque tenants.

Select suites will have balconies to watch rocket launches or dolphins with amazing views of the river.

**Building Size:** 101,520 SF

Building Facade Signage is available with full floor occupancy, allowing for maximum business visibility.

### ROB BECKNER, SIOR

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### CHARLES DUVALL

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# ADDITIONAL PHOTOS

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ING | PALM SHORES, FL

FIRST FLOOR PLAN



ING | PALM SHORES, FL

PERSPECTIVE OF 2 - View from S

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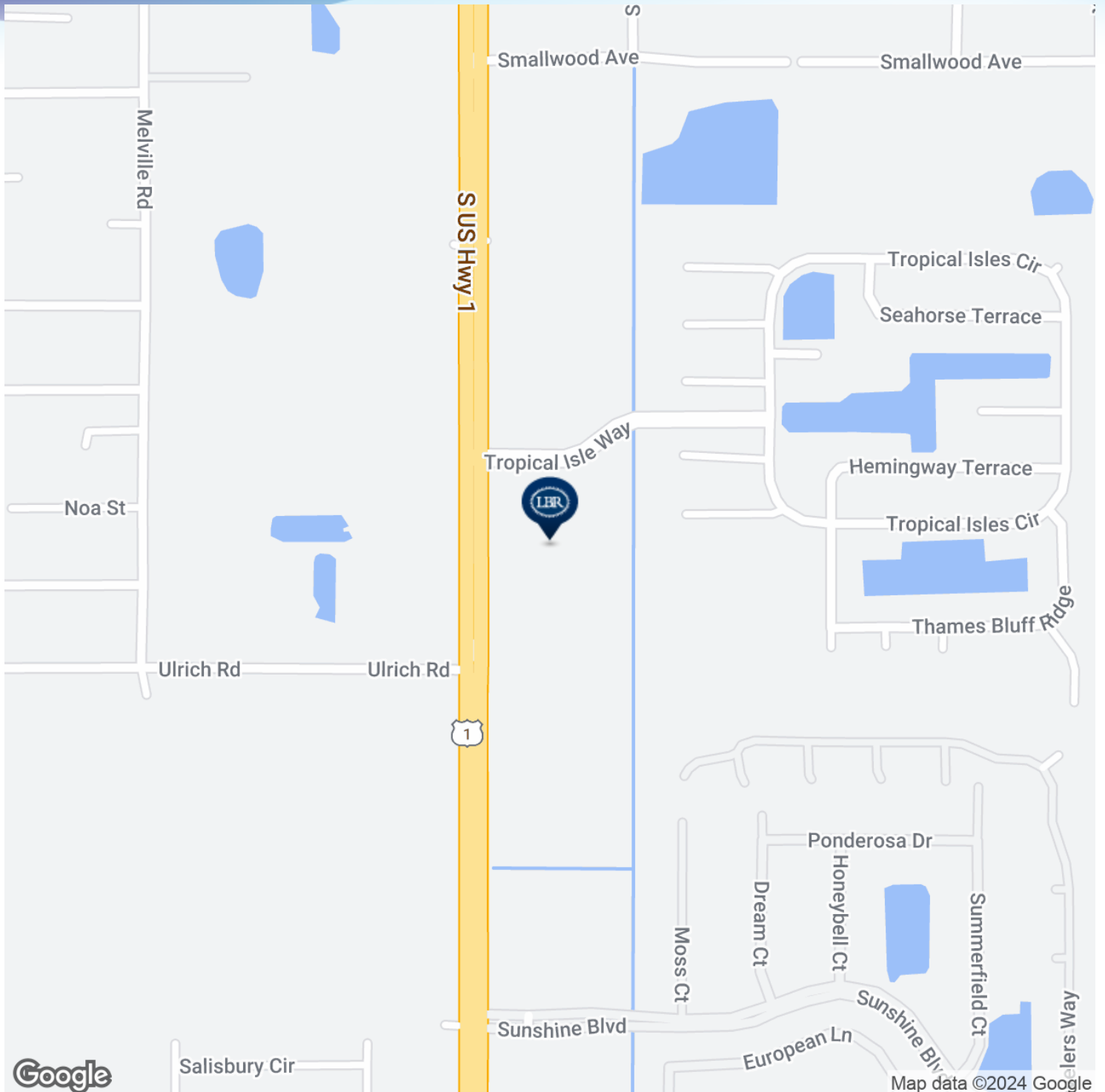
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# LOCATION MAP

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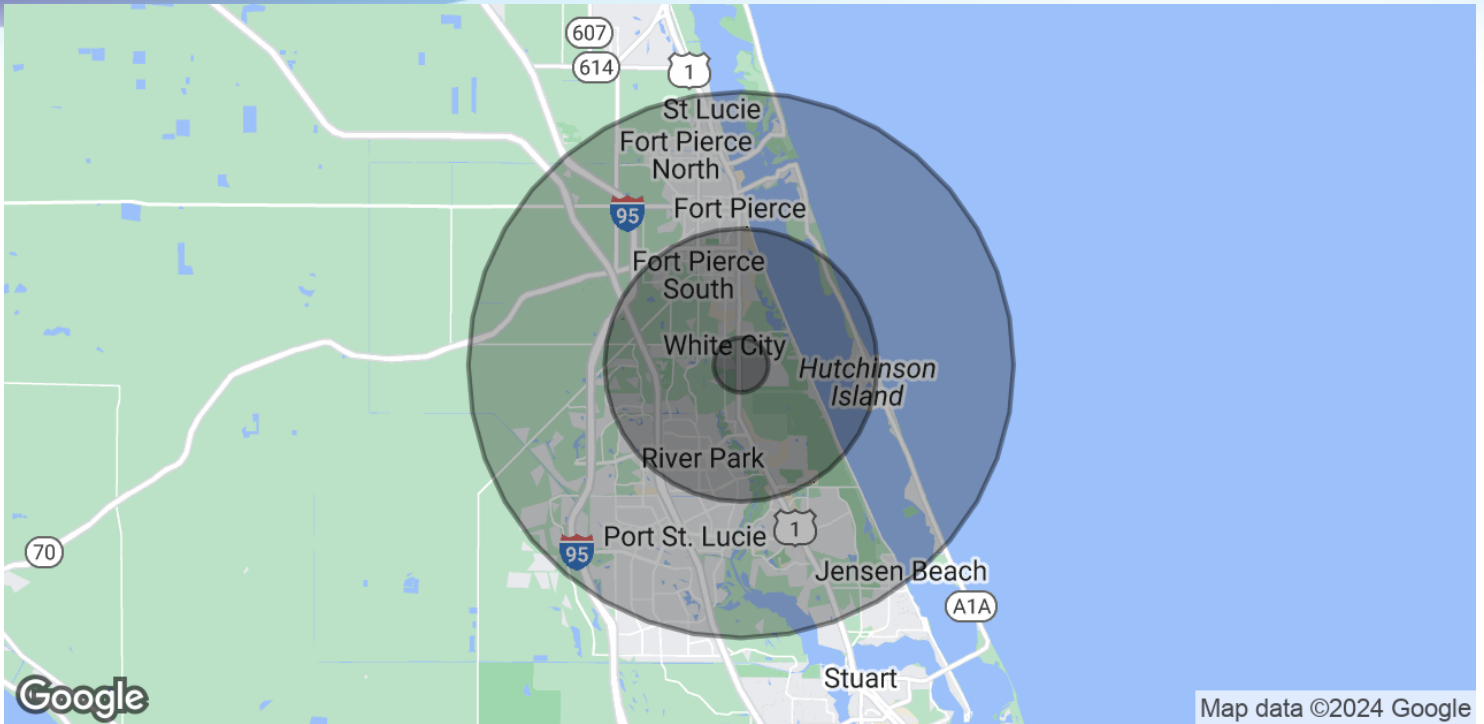
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,075	113,928	248,012
Average age	46.1	45.6	44.8
Average age (Male)	43.9	44.1	42.9
Average age (Female)	49.0	47.0	46.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,011	48,669	104,229
# of persons per HH	2.0	2.3	2.4
Average HH income	\$49,441	\$70,127	\$68,474
Average house value	\$172,218	\$264,347	\$243,972

\* Demographic data derived from 2020 ACS - US Census

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