

OFFICE BUILDING FOR LEASE
COCO PLUM PLAZA

2845 N MILITARY TRAIL
WEST PALM BEACH, FL 33409



OFFERING SUMMARY

Available SF: 780 - 1,300 SF

Lease Rate: \$25.00 - 45.00 SF/yr
(NNN)

Lot Size: 4.43 Acres

Year Built: 1985

Building Size: 41,711

Zoning: CG

PROPERTY OVERVIEW

Cocoplum plaza is a 41,711SF retail shopping center with local tenants that are service oriented, Restaurant, sport bar ,beauty salon, insurance and more. Stable stream of income for years. This property has a potential of rental rate increase over time in accordance with today's market.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2845	\$25.00 SF/yr	780 SF
2845	\$45.00 SF/yr	1,300 SF



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,487	89,097	220,141
Median age	41.8	39.5	37.1
Median age (male)	40.8	39.0	35.9
Median age (female)	42.3	40.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,734	37,988	85,963
Total persons per HH	2.0	2.3	2.6
Average HH income	\$44,044	\$51,473	\$56,100
Average house value	\$99,568	\$171,605	\$213,069

** Demographic data derived from 2020 ACS - US Census*



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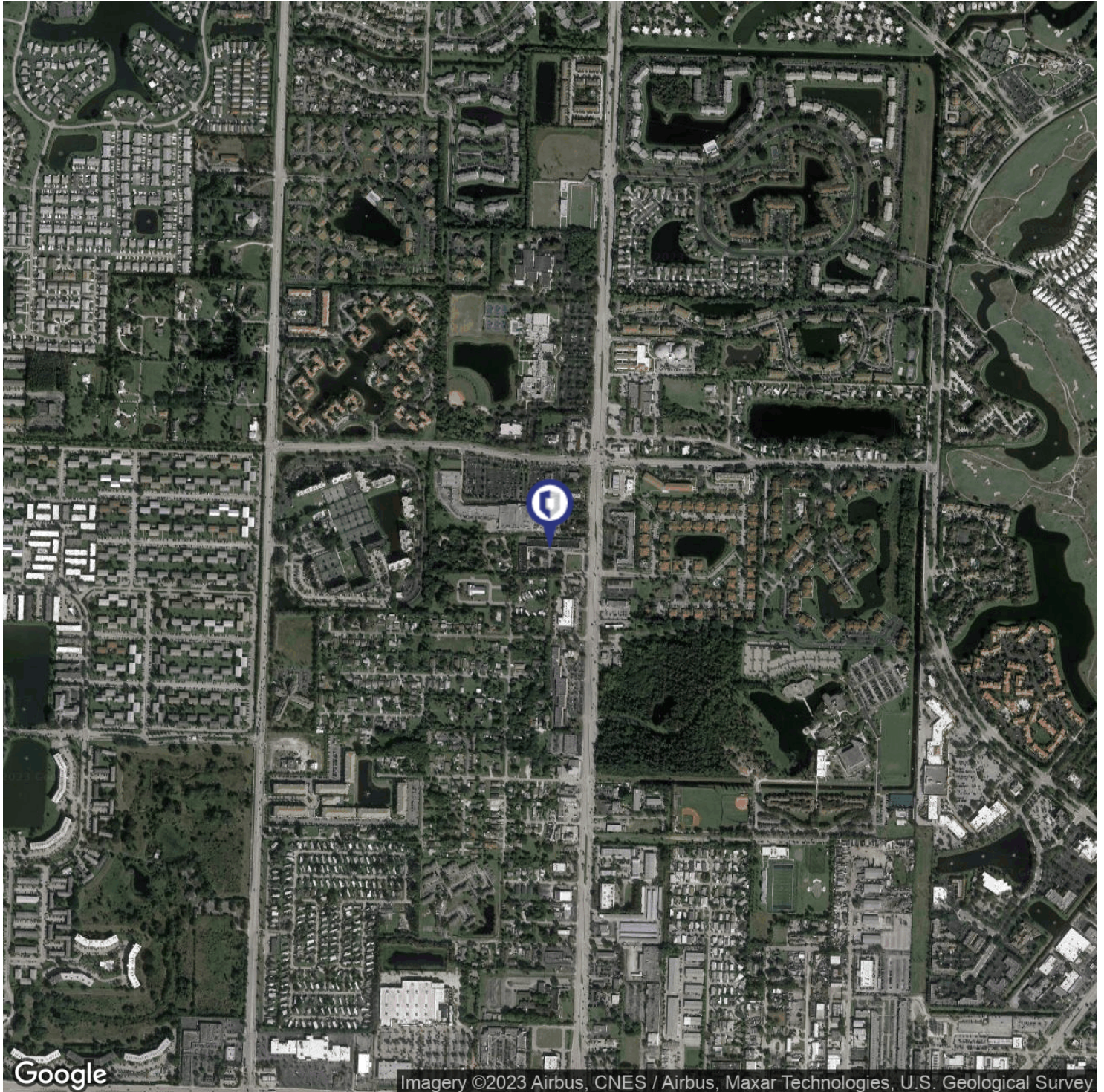
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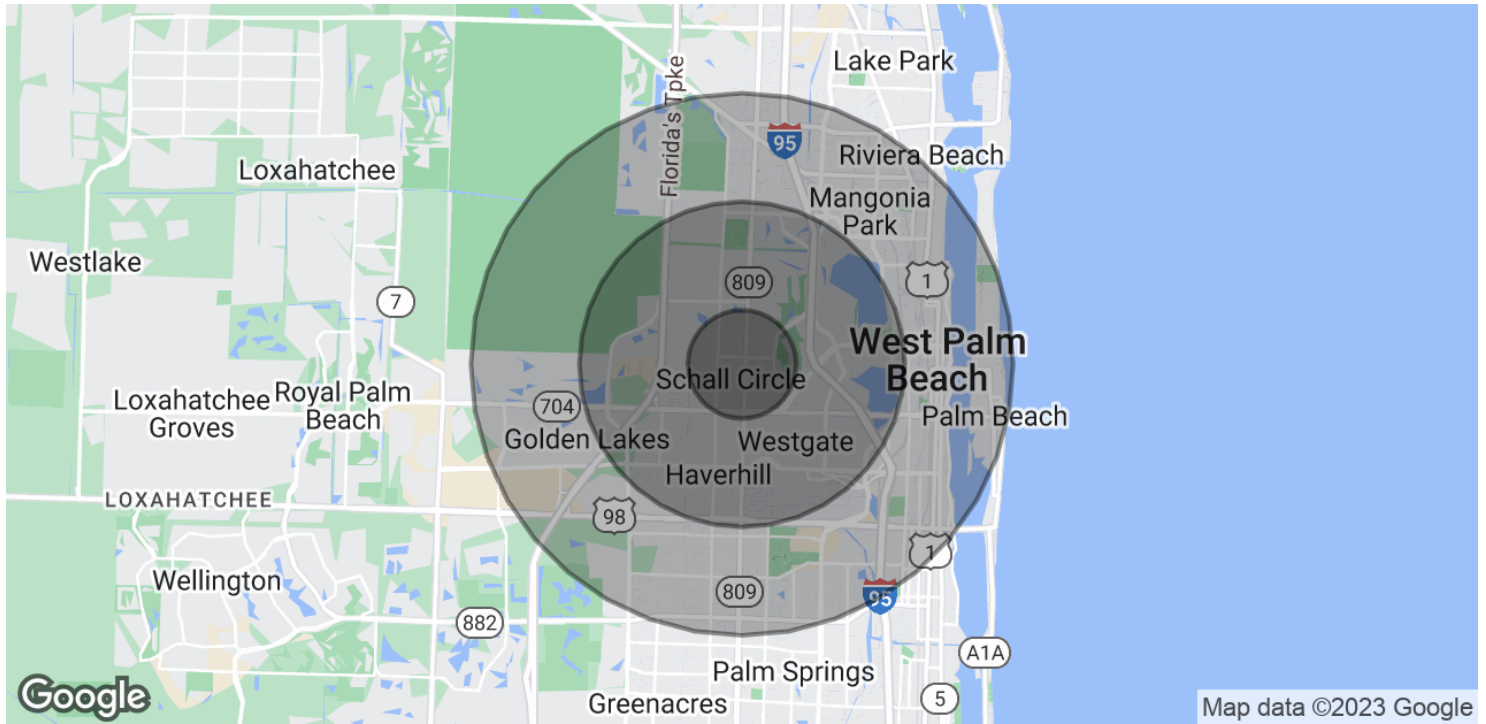
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