



For Sale or Lease

- 7,256 SF building available on 1.23 acres with prime frontage on US-1 - Broadway Ave
- Located directly across from Viking Yachts (158 employees), Lockheed Martin (160 employees), and Rybovich (200 employees)
- Close to Riviera Beach Marina Village (\$35 Million renovation in 2016), and the Port of Palm Beach (1.295 million visitors per year)
- Space can be divided into two units if needed

2020 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	8,516	39,347	65,184	170,464
Daytime Population	4,522	22,304	50,900	149,128
Avg HH Income	\$52,840	\$72,799	\$80,468	\$86,646

Tom Godino

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Noah Jones

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SITE

LOCKHEED MARTIN EXPANSION AREA

LOCKHEED MARTIN

VIKING YACHT EXPANSION AREA

VIKING YACHT COMPANY

RIVIERA BEACH MARINA VILLAGE

PUBLIC PARKING

PUBLIC PARKING

PORT OF PALM BEACH
1.295 MILLION VISITORS PER YEAR



\$80,468
AVG HH INCOME
IN 3 MILE RADIUS



22,500
ADT ON
US 1



RIVIERA BEACH, FL
1619 Broadway Avenue

MARKET AERIAL

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SITE PHOTO

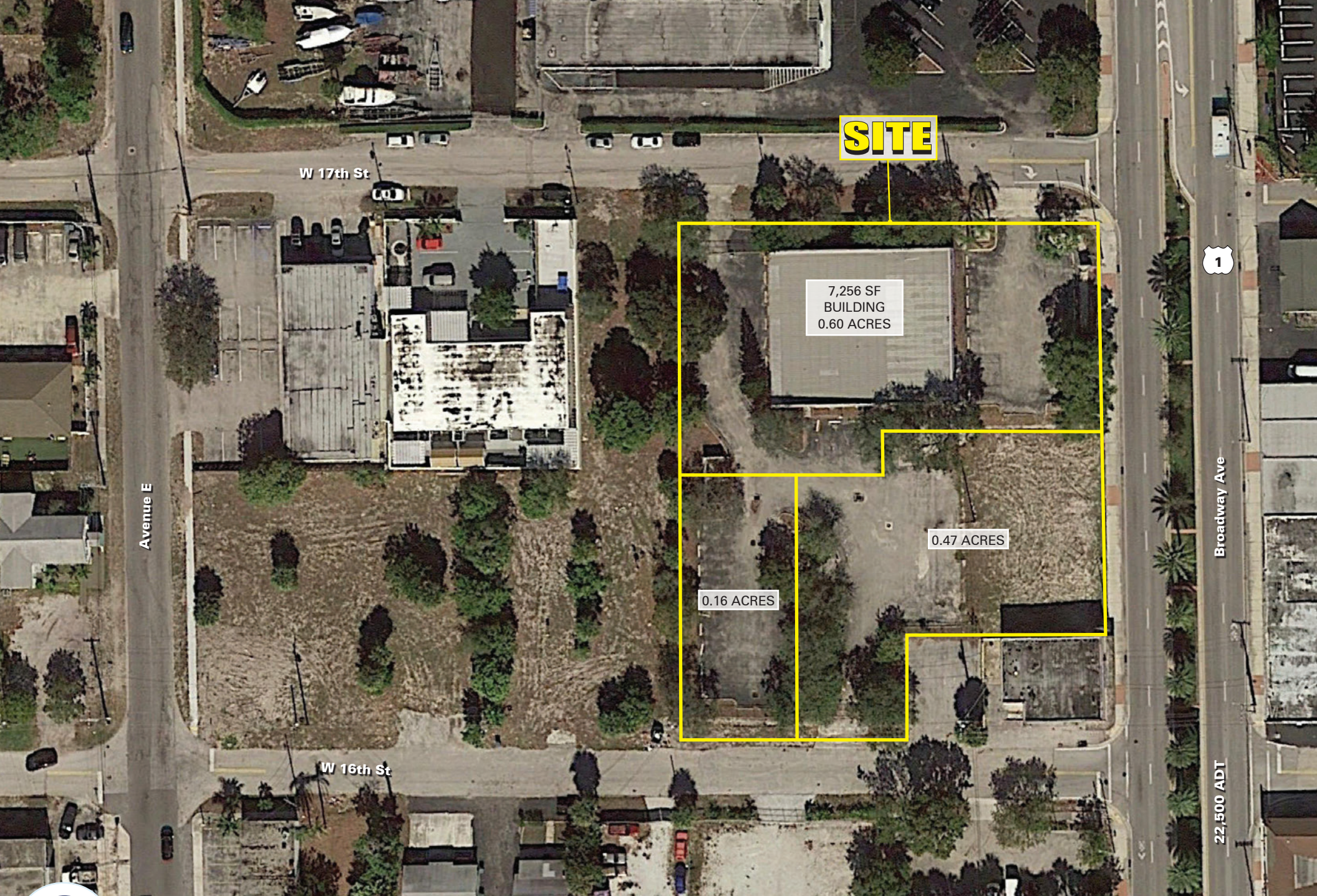
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SITE

W 17th St

7,256 SF
BUILDING
0.60 ACRES

0.47 ACRES

0.16 ACRES

Avenue E

W 16th St



Broadway Ave

22,500 ADT



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SITE PHOTO