

# COLLEGE PLAZA

6076 OKEECHOBEE BOULEVARD | WEST PALM BEACH, FL 33417



## FOR LEASE



### PROPERTY HIGHLIGHTS

#### CONTACT OUR AGENTS

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#### SPACES

1,250 to 42,825 SF

#### VPD

66,500 Okeechobee Blvd  
9.500 Drexel Road

The Rotella Group has been retained as the exclusive agent for leasing **7 available spaces**, located on 6076 Okeechobee Blvd in Palm Beach County just off Florida Turnpike exit 99.

Excellent visibility with prominent building signage and ample parking. Next to one of the largest Century Village residences. There are approx. 98,586 residents within a 3-mile radius. Contiguous sites available.



3300 N. Federal Highway  
Suite 200  
Fort Lauderdale, FL 33306  
o. 954-568-9015

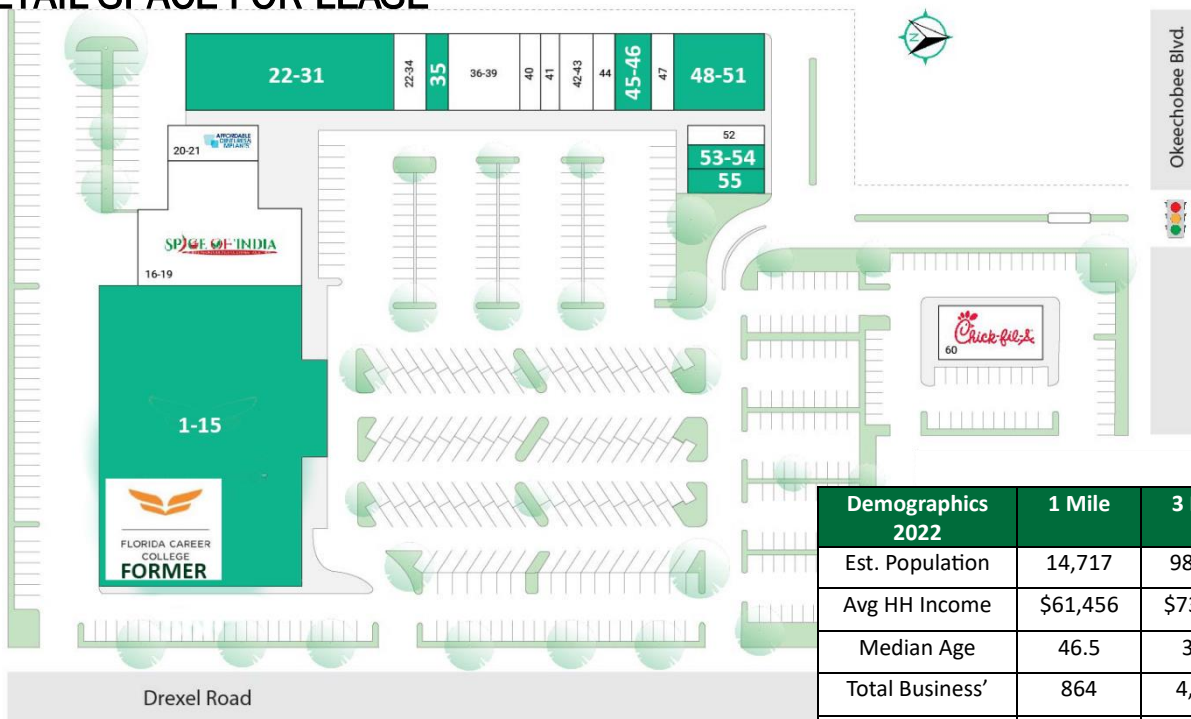
e. [info@rotellagroup.com](mailto:info@rotellagroup.com)

12200 W. Colonial Drive  
Suite 300 - H  
Winter Garden, FL 34787  
o. 407-347-7361

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RETAIL SPACE FOR LEASE



| Demographics 2022        | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Est. Population          | 14,717   | 98,586   | 246,895  |
| Avg HH Income            | \$61,456 | \$73,996 | \$80,779 |
| Median Age               | 46.5     | 39.7     | 38.8     |
| Total Business'          | 864      | 4,758    | 12,240   |
| Total Daytime Population | 17,127   | 90,685   | 238,123  |

| Unit  | Tenant                         | SqFt   |    | Former Use | Base Rent per SF | Expenses | Monthly Estimate* |
|-------|--------------------------------|--------|----|------------|------------------|----------|-------------------|
| 1-15  | Florida Career College         | 42,825 | SF | College    | \$15.00          | \$5.54   | \$73,302.13       |
| 16-19 | Spice of India Market          | 13,150 | SF |            |                  |          |                   |
| 20-21 | Affordable Dentures & Implants | 2,310  | SF |            |                  |          |                   |
| 22-31 | Available                      | 10,500 | SF | Retail     | \$15.00          | \$5.54   | \$17,972.50       |
| 22-34 | Fitness                        | 2,700  | SF |            |                  |          |                   |
| 35    | Available                      | 1,500  | SF | Retail     | \$16.00          | \$5.54   | \$2,692.50        |
| 36-39 | Laundry                        | 4,200  | SF |            |                  |          |                   |
| 40    | Barber                         | 1,050  | SF |            |                  |          |                   |
| 41    | Insurance                      | 1,050  | SF |            |                  |          |                   |
| 42-43 | Dance studio                   | 2,100  | SF |            |                  |          |                   |
| 44    | Martial Arts                   | 1,400  | SF |            |                  |          |                   |
| 45-46 | Available                      | 2,100  | SF | Retail     | \$16.00          | \$5.54   | \$3,769.50        |
| 47    | Salon                          | 1,000  | SF |            |                  |          |                   |
| 48-51 | Available                      | 3,830  | SF | Retail     | \$18.00          | \$5.54   | \$7,513.18        |
| 52    | Spa & Massage                  | 900    | SF |            |                  |          |                   |
| 53-54 | Available                      | 2,000  | SF | Medical    | \$20.00          | \$5.54   | \$4,256.67        |
| 55    | Available                      | 1,250  | SF | Retail     | \$16.00          | \$5.54   | \$2,243.75        |
| 60    | Chick-fil-A                    | 4,100  | SF |            |                  |          |                   |



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