

Available Outparcels with 2+ Acres – 320' Frontage

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

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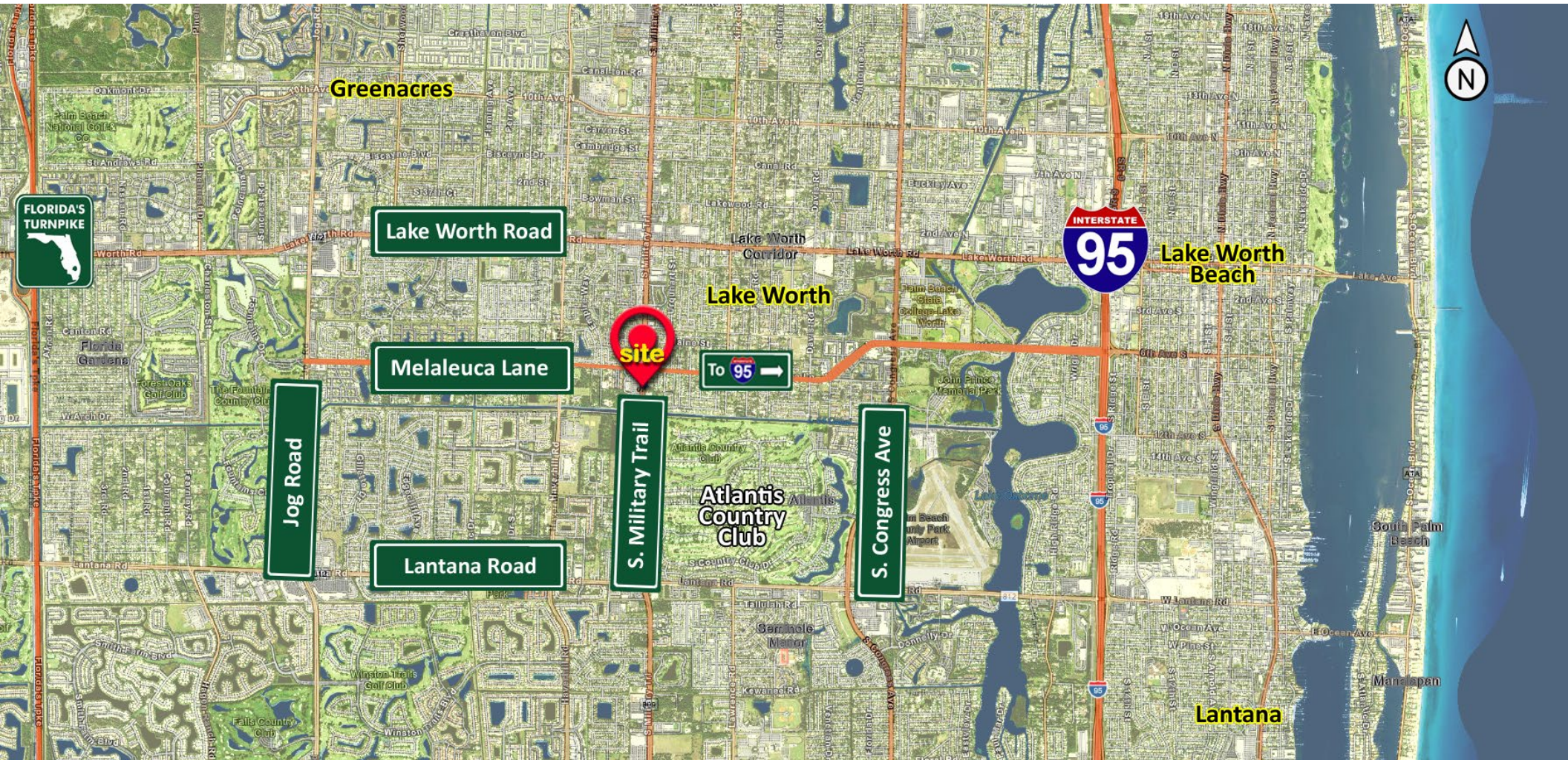
The
R&G Rotella Group Inc.
COMMERCIAL REAL ESTATE Est. 1995



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Outparcels with 2+ Acres – 320’ Frontage **For Sale**

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



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- 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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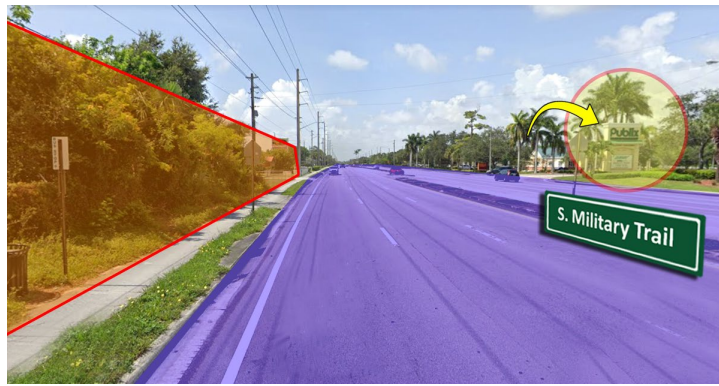
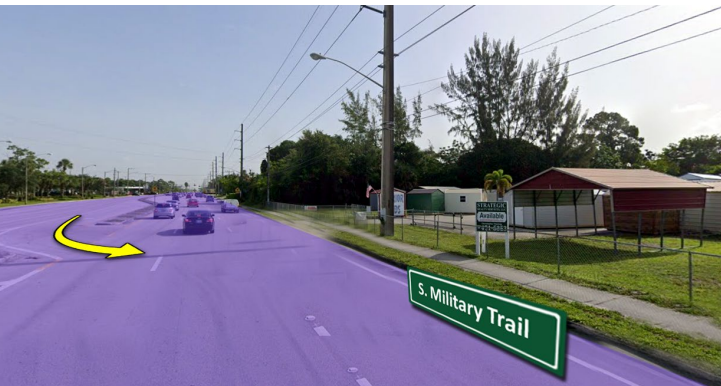


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2.06 Acres – 320' Frontage

S. Military Trail - 37,000 VPD



2022 Traffic Counts (AADT)
S. Military Trail
37,000 VPD

Source: FDOT

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Proposed Site Plan



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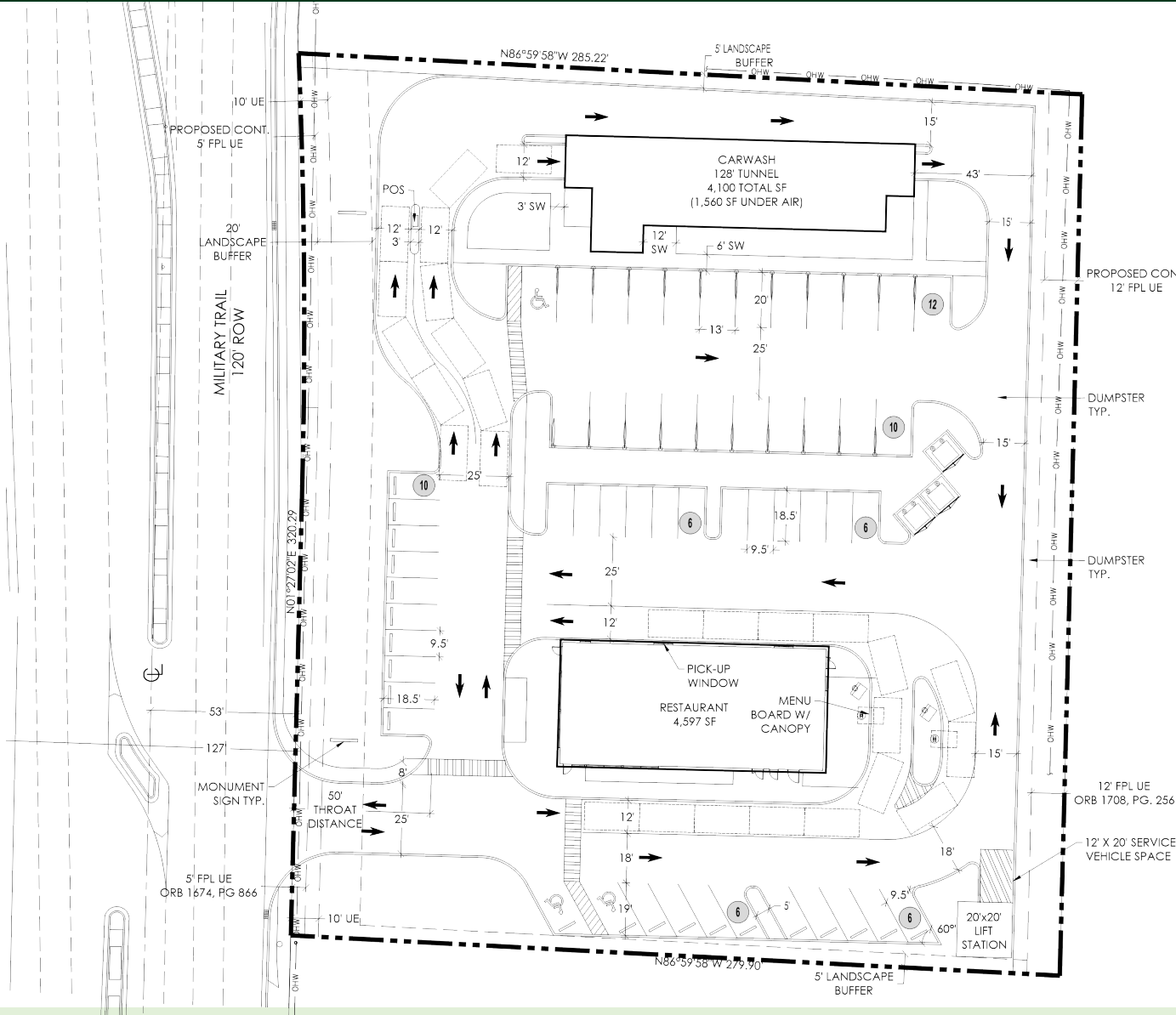
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Proposed Site Plan: Technical Specifications



AFFECTED AREA PLANNED DEVELOPMENT REGULATIONS (PDR)												
	ZONING DISTRICT	F.L.U. DESIGNATIONS	MINIMUM LOT DIMENSIONS				BLDG. COVERAGE	IMPERVIOUS SURFACE AREA	SETBACKS			
			SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	STREET	REAR
REQUIRED	CG	COMMERCIAL	TBD	-	-	-	-	75% MAX	35'	15'	15'	35'
PROVIDED	CG	COMMERCIAL	2.04 AC	321'	285'	321'	TBD%	TBD%	85'	18'	-	70'

SITE DATA	
APPLICATION NAME	ATLANTIS RETAIL
ADDRESS	4866 & 4880 S MILITARY TRAIL, LAKE WORTH, FL 33441
PROPERTY CONTROL NUMBER (S)	0042442500006380
	0042442500006400
EXISTING ZONING	UNINCORPORATED
PROPOSED ZONING	CG
EXISTING LAND USE	VACANT/COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
FUTURE LAND USE (FLU)	COMMERCIAL
GROSS AREA	89,897 SF (2.06 AC)
IMPERVIOUS AREA	TBD SF (TBD%)
PERVIOUS AREA	TBD SF (TBD%)
PROPOSED COVERAGE	TBD SF (TBD%)
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	TBD
REQUIRED QUEUE SPACES	7 SPACES (4 BEFORE MENU)
PROPOSED QUEUE SPACES	15 SPACES (7 BEFORE MENU)
TOTAL REQUIRED PARKING	31 SPACES
CAR WASH @ 1 SP PER 200 SF (AC SF ONLY)	8 SPACES
RESTAURANT 1 SP PER 200 SF (4,597 SF)	23 SPACES
ADA PARKING	2 SPACES
TOTAL PROVIDED PARKING	56 SPACES
CAR WASH	22 SPACES
RESTAURANT	34 SPACES
ADA PARKING	3 SPACES

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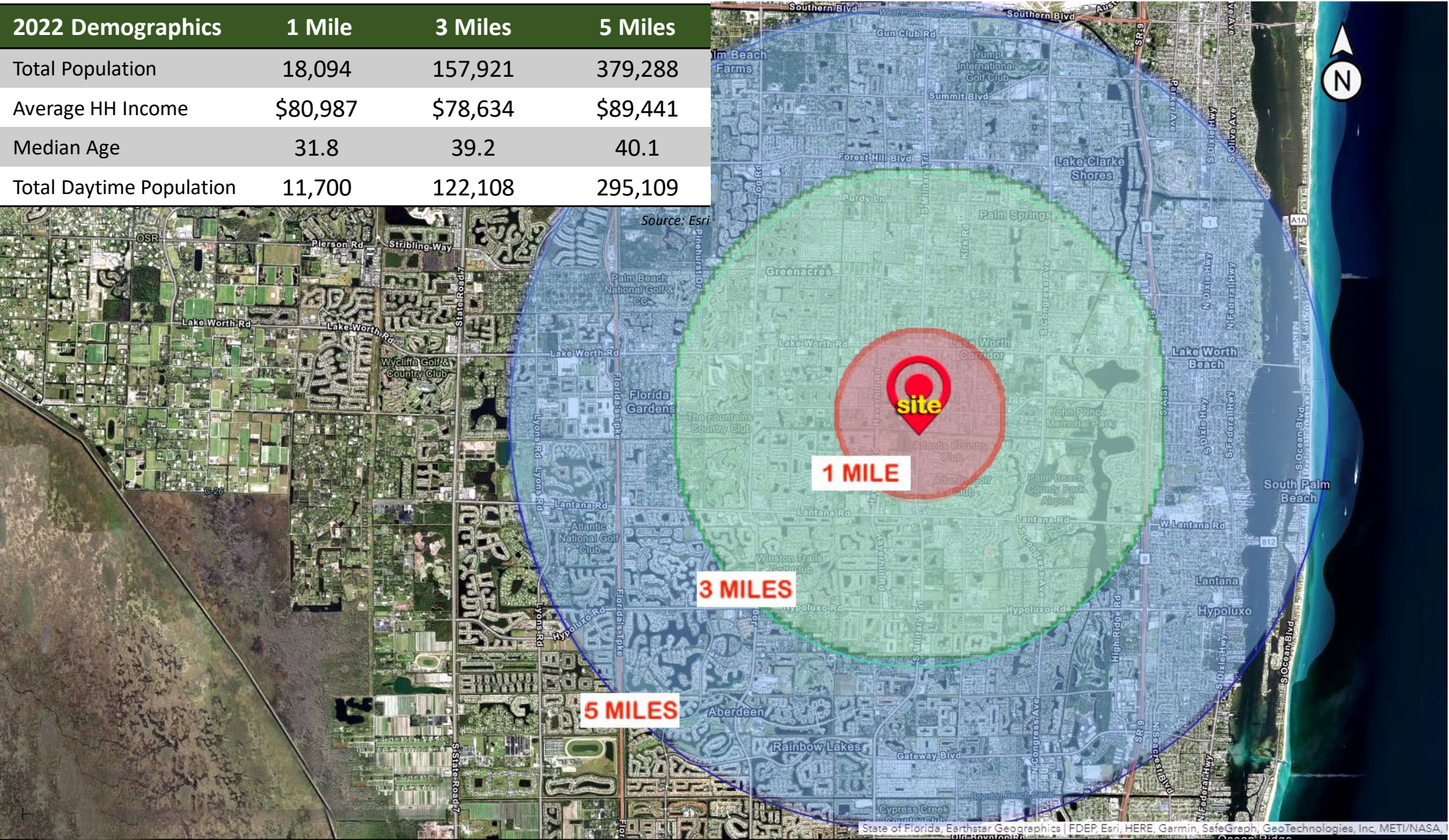
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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,094	157,921	379,288
Average HH Income	\$80,987	\$78,634	\$89,441
Median Age	31.8	39.2	40.1
Total Daytime Population	11,700	122,108	295,109



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