

# AVAILABLE

**BANK BRANCH-GREAT MEDICAL/OFFICE/RETAIL SITE  
11957 SOUTHERN BLVD. ROYAL PALM BEACH, FL 33411**



**DESCRIPTION:** Join Publix, ABC, Mobil and Burger King at this prime retail location. 4,853 +/- Sq. Ft. one story building on 1.29 +/- acre. Built in 2003. Formerly used as a credit union, with (4) drive-thru lanes and 39 on-site parking spaces.

**DAILY TRAFFIC:** 56,000 AADT (Southern Blvd.)

**TAXES:** Real Estate Taxes and Assessments for 2013 were \$31,401

**ZONING:** CG General Commercial District, The Village of Royal Palm Beach

**SALE:** ~~\$1,850,000.00~~ **\$1,600,000.00**

**FOR LEASE:** \$28 PSF NNN



## Demographic Profile

|               | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 7,359    | 66,139   | 119,470  |
| Households    | 2,688    | 23,114   | 41,975   |
| Ave HH Income | \$79,025 | \$80,029 | \$85,490 |
| Median Age    | 42.2     | 38.9     | 40.0     |

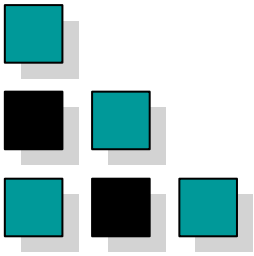


**Carol Bush**  
CCIM, Broker Associate  
cbush@slccommercial.com  
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More Information:  
**772.220.4096**  
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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



## PROPERTY SUMMARY

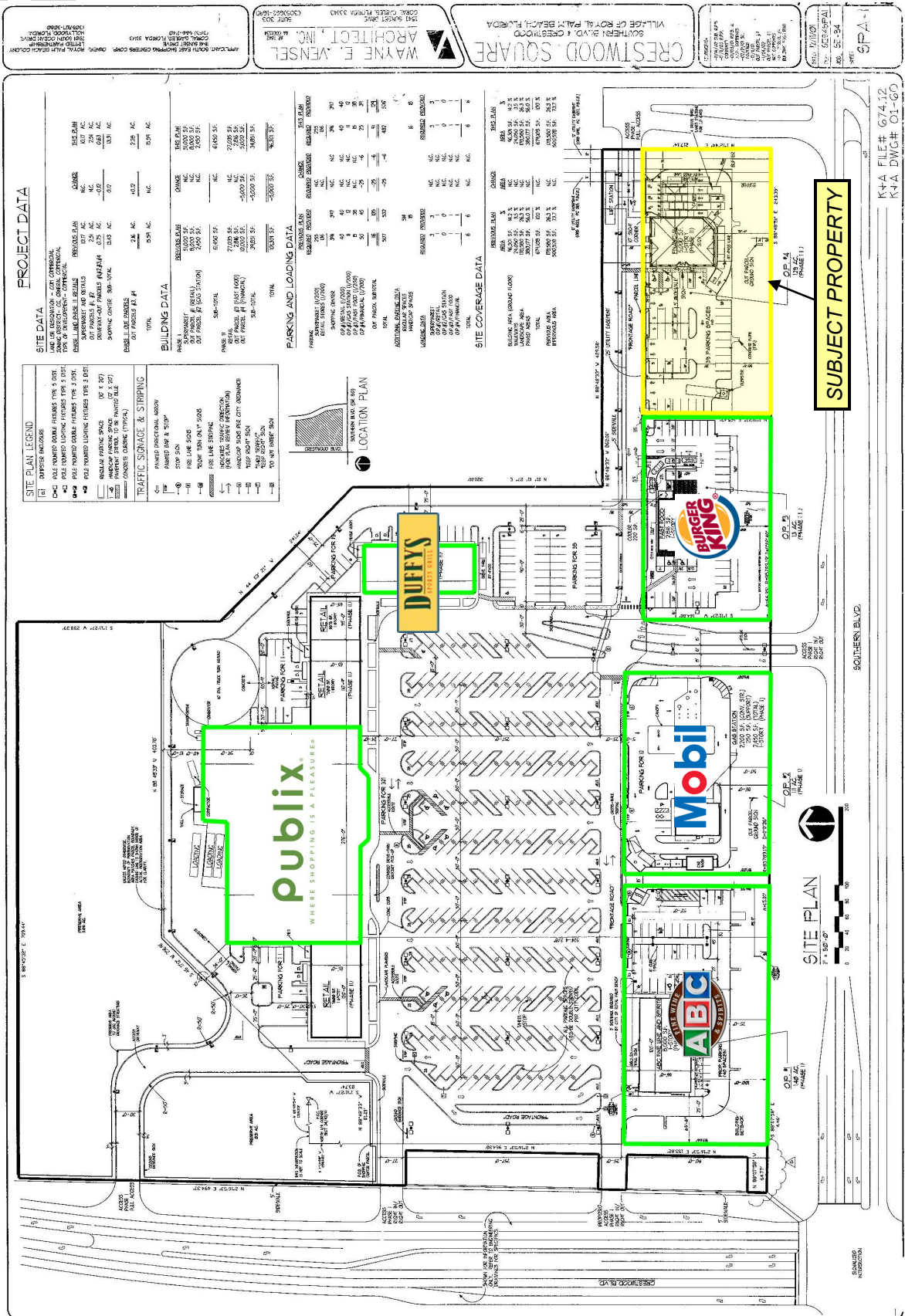
772-220-4096 SLC COMMERCIAL

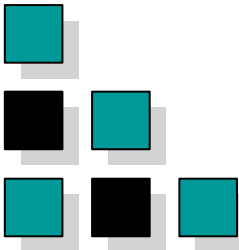
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### BANKING FACILITY AT CRESTWOOD SQUARE SHOPPING CENTER

|                                |                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location:</b>               | 11957 Southern Boulevard, Royal Palm Beach, FL 33411                                                                                                                                                                                                                                                                             |
| <b>Tax ID No.:</b>             | 72-41-43-34-10-004-0000                                                                                                                                                                                                                                                                                                          |
| <b>Zoning:</b>                 | CG — General Commercial (Village of Royal Palm Beach)                                                                                                                                                                                                                                                                            |
| <b>Gross Useable Area:</b>     | 4,853 square feet                                                                                                                                                                                                                                                                                                                |
| <b>Utilities:</b>              | Palm Beach County                                                                                                                                                                                                                                                                                                                |
| <b>Exterior Walls:</b>         | Concrete Block                                                                                                                                                                                                                                                                                                                   |
| <b>Foundation &amp; Frame:</b> | Reinforced Concrete                                                                                                                                                                                                                                                                                                              |
| <b>Year Built:</b>             | 2003                                                                                                                                                                                                                                                                                                                             |
| <b>Frontage:</b>               | 243 feet along Southern Blvd. and 165 feet along Old Crestwood Blvd.                                                                                                                                                                                                                                                             |
| <b>Roof:</b>                   | Barrel Tile                                                                                                                                                                                                                                                                                                                      |
| <b>Landscaping:</b>            | Grass with irrigation in planted beds                                                                                                                                                                                                                                                                                            |
| <b>Total Parking Spaces:</b>   | 39 parking spaces                                                                                                                                                                                                                                                                                                                |
| <b>Parking Ratio:</b>          | 8 spaces / 1,000 sq. ft.                                                                                                                                                                                                                                                                                                         |
| <b>Fire Protection:</b>        | Palm Beach County                                                                                                                                                                                                                                                                                                                |
| <b>Legal Description:</b>      | Out parcel 4, Crestwood Square, according to the Plat thereof, recorded in Plat Book 92, Pages 55-58 of the Public Records of Palm Beach County, Florida.                                                                                                                                                                        |
| <b>Deed Restriction:</b>       | Deed restrictions are applicable to this property that include, but are not limited to the prohibition of the following uses: Drug Store, Automobile Sales and Repairs, Nightclub, Health Spa, Fast-food Restaurants and Restaurants that primarily sell hamburgers, chicken or Mexican food, Gas Station and Convenience Store. |
| <b>Real Estate Taxes:</b>      | 2013 Total Taxes - \$31,401                                                                                                                                                                                                                                                                                                      |

**772-220-4096 SLC COMMERCIAL**

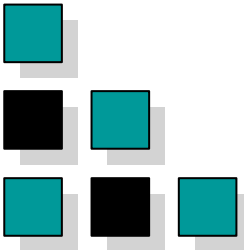




**SITE AERIALS**

772-220-4096    SLC COMMERCIAL

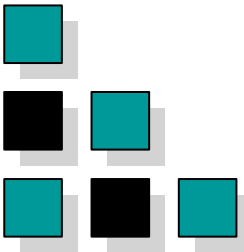




## SITE AERIALS (CONTINUED)

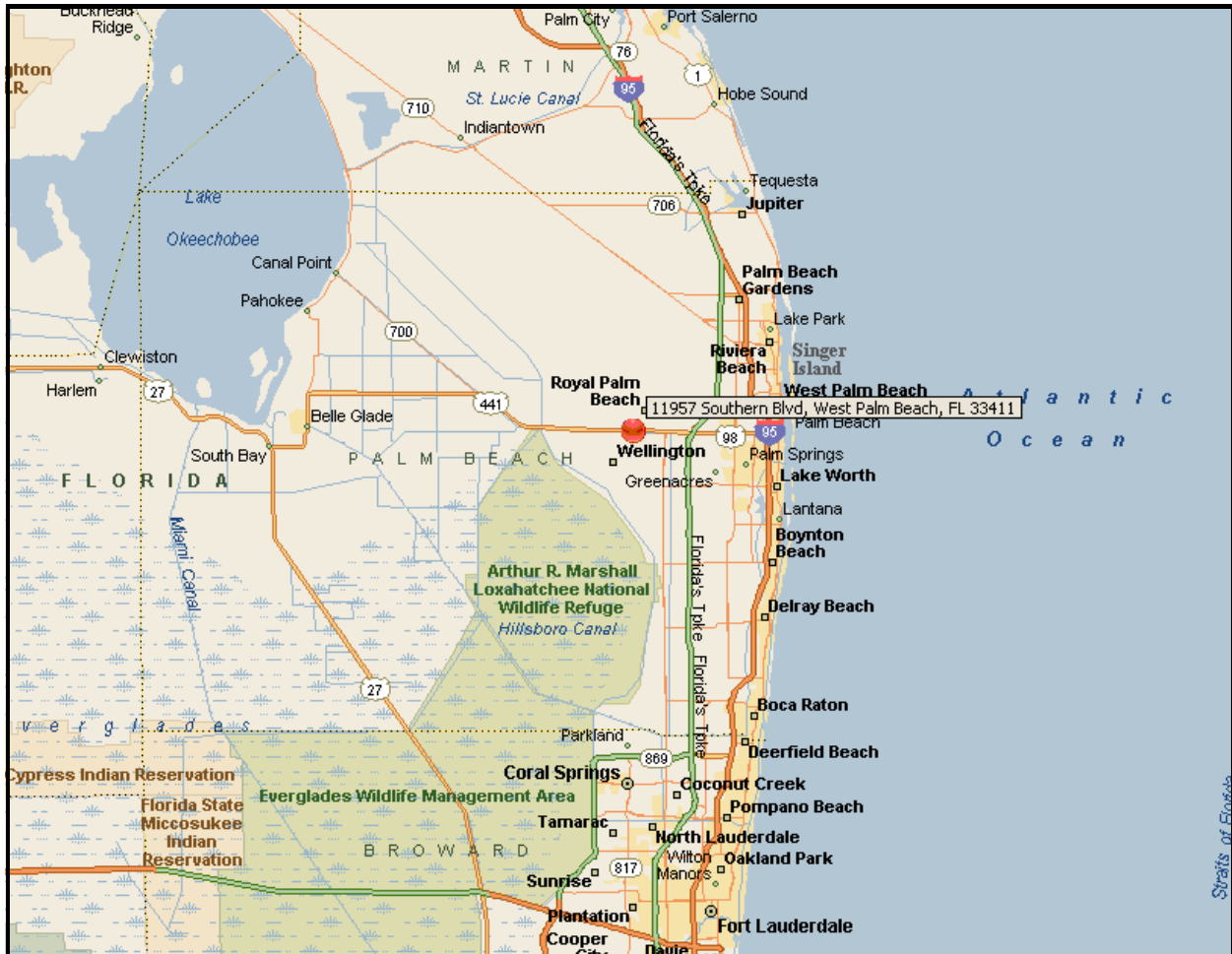
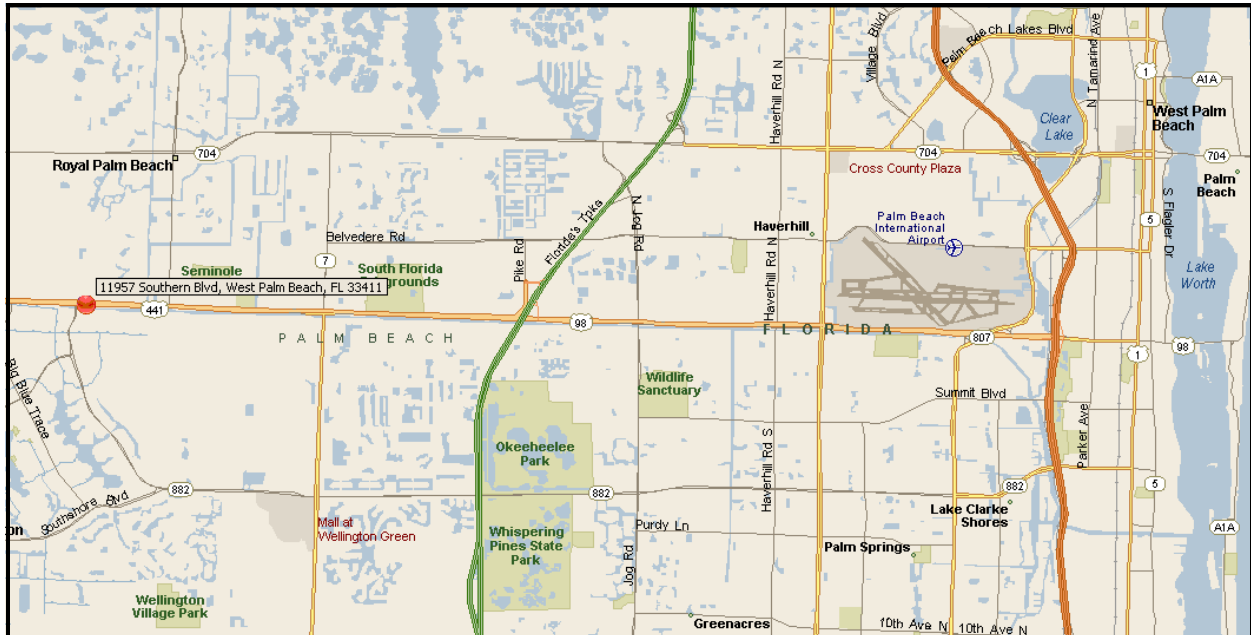
772-220-4096 SLC COMMERCIAL

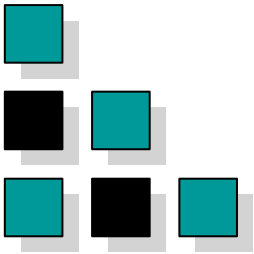




## LOCATION

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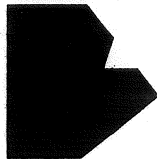




# INTERIOR PHOTOS

772-220-4096 SLC COMMERCIAL





Landscape Architects / Planners  
 12000 N. W. 11th Ave.  
 Suite 100  
 Fort Lauderdale, FL 33304  
 Phone: (954) 581-3333  
 Fax: (954) 581-3333  
 www.landscapeplanners.com

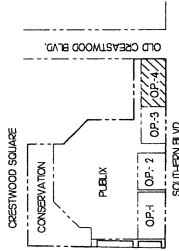
# ROYAL PALM BEACH, FLORIDA Site Plan FIRST CHOICE CREDIT UNION OUTPARCEL #4 AT CRESTWOOD SQUARE

Scale: 1" = 20'  
 Date: 12/1/01  
 Drawn By: JMC  
 Check By: JMC  
 Plot No.: 074.12  
 Drawing No.: 01-00

| REVISIONS / SUBMISSIONS |
|-------------------------|
| 1. MC CORMICK           |
| 2. J. MC CORMICK        |
| 3. J. MC CORMICK        |
| 4. J. MC CORMICK        |
| 5. J. MC CORMICK        |
| 6. J. MC CORMICK        |
| 7. J. MC CORMICK        |
| 8. J. MC CORMICK        |
| 9. J. MC CORMICK        |
| 10. J. MC CORMICK       |

Site  
 Plan

SPA-2



**LOCATION PLAN**  
 LEGAL DESCRIPTION:  
 OUTPARCEL #4, CRESTWOOD SQUARE  
 LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**SITE DATA - PARCEL #4**

|                                      |                 |
|--------------------------------------|-----------------|
| TOTAL LOT AREA                       | 1286 AC.        |
| LAND USE                             | CG - COMMERCIAL |
| TOTAL FLOOR AREA (ONE STORY)         | 5,000 SF.       |
| FLOOR AREA / LOT AREA RATIO          | 0.39%           |
| MAXIMUM BUILDING HEIGHT              | 33'             |
| PARKING REQUIRED (1 SPACE / 200 SF.) | 25 SP.          |
| PARKING PROVIDED                     | 391 SP.         |
| HANDICAP PARKING REQUIRED            | 2 SP.           |
| PREVIOUS / LANDSCAPE AREA (4433 SF.) | 44%             |
| IMPERVIOUS AREA (2479 SF.)           | 56%             |

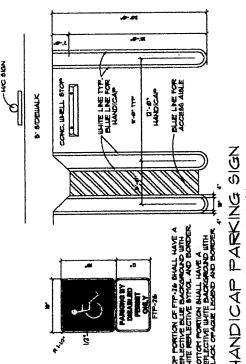
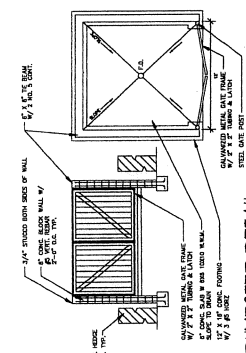
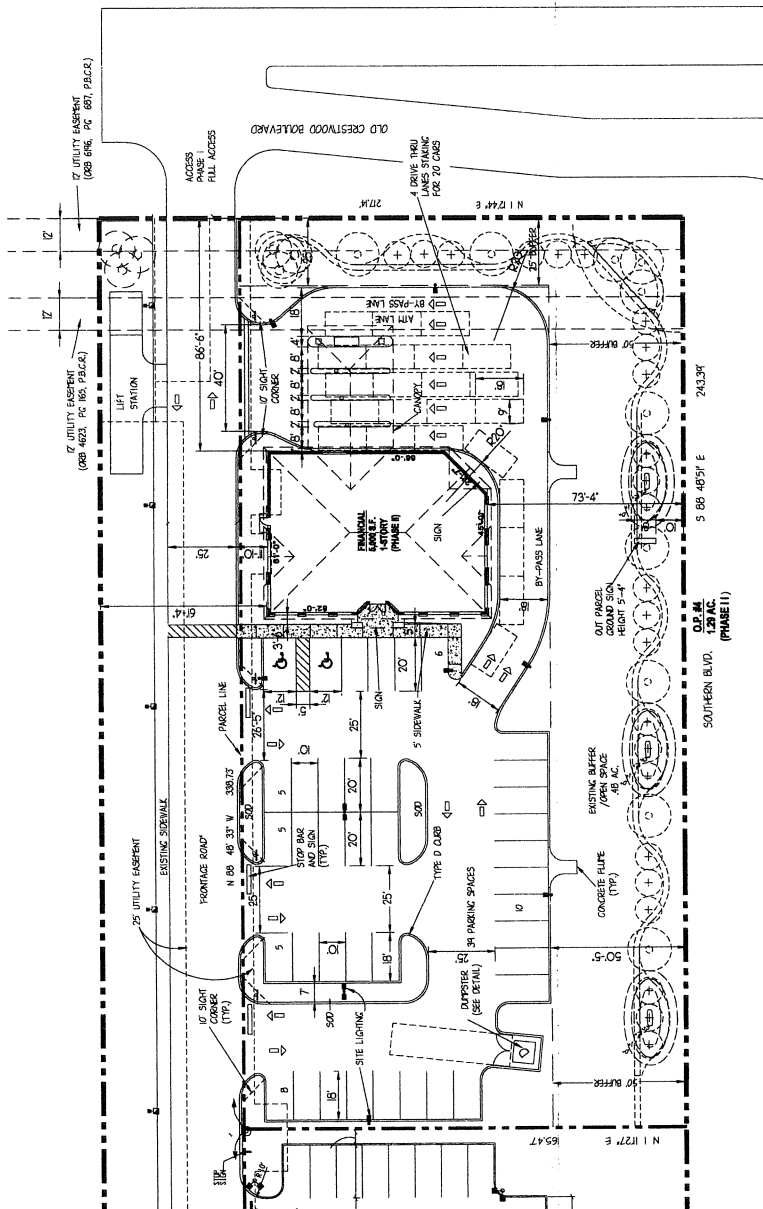
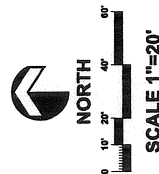
**DEVELOPMENT TEAM:**  
 ROYAL PALM BEACH COLONY, L.P.  
 2501 SOUTH OCEAN DRIVE  
 HOLLYWOOD, FLORIDA 33019

**DEVELOPER:**  
 CRESTWOOD SQUARE LIMITED  
 1000 WEST PALM BLVD.  
 CORAL GABLES, FLORIDA 33134

**TRAFFIC ENGINEER:**  
 YZONNE ZEIL STREET  
 WEST PALM BEACH, FLORIDA 33412  
 PHONE: (561) 624-7261  
 FAX: (561) 624-9576

**SURVEYOR:**  
 CRAIG A. SMITH & ASSOCIATES  
 242 ROYAL PALM BEACH BLVD.  
 WEST PALM BEACH, FLORIDA 33411  
 PHONE: (561) 791-9242  
 FAX: (561) 791-9818

**PLANNER:**  
 KILDAY & ASSOC. 1551 FOLLM  
 PLACE SUITE 100A WEST PALM  
 BEACH, FLORIDA 33411  
 PHONE: (561) 689-5522  
 FAX: (561) 689-2292









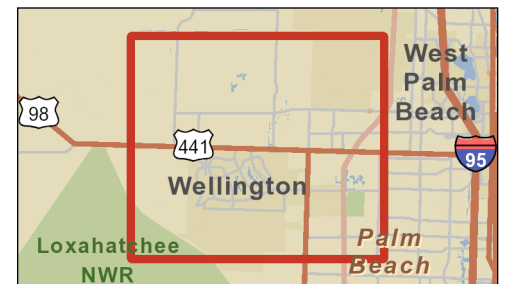
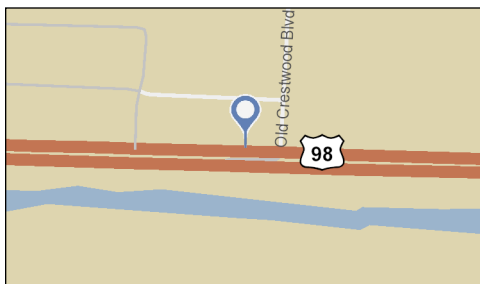
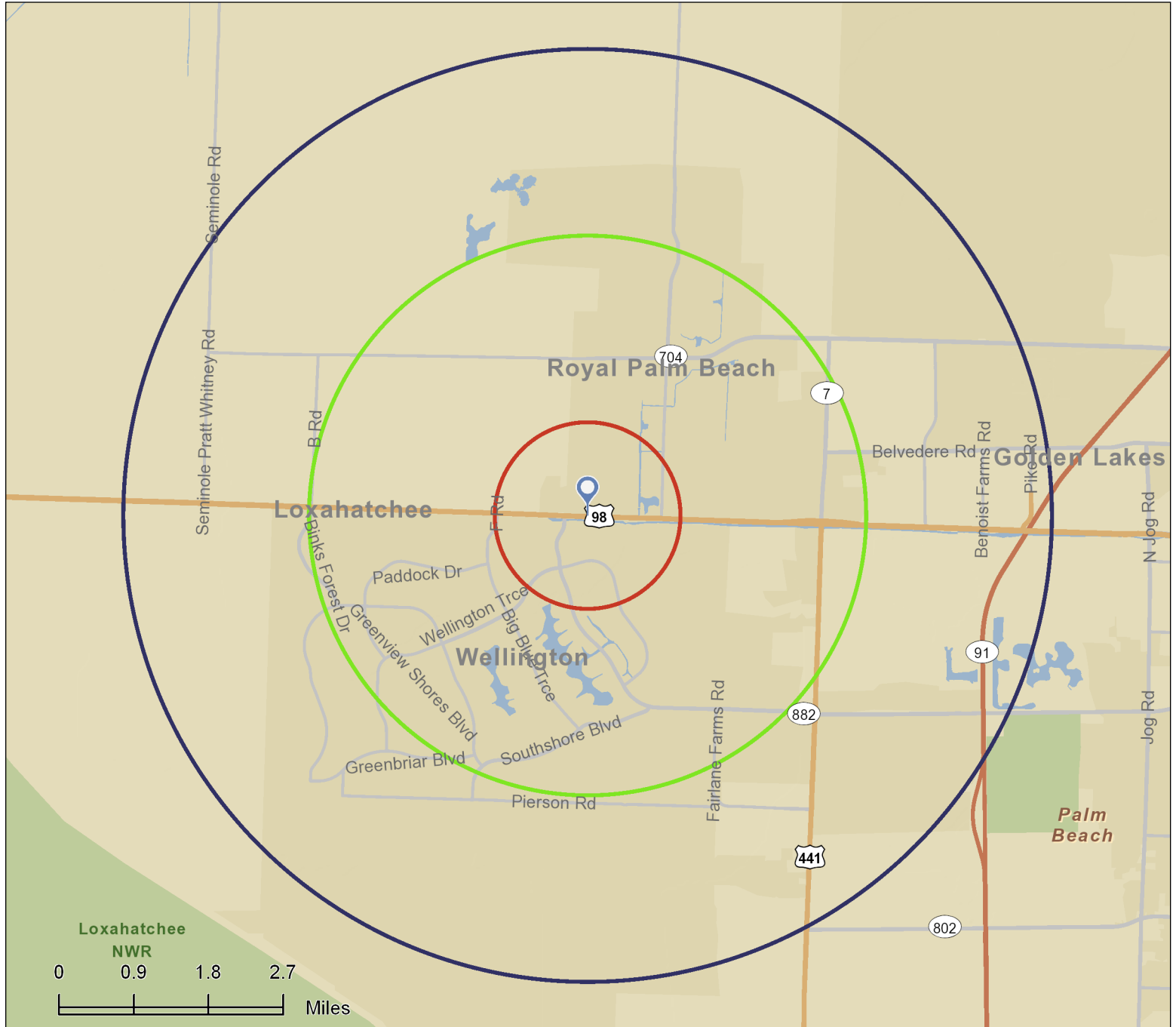
## Site Map

11957 Southern Blvd, Royal Palm Beach, FL, 33411  
Ring: 1, 3, 5 Miles

Prepared by Jeff Chamberlin

Latitude: 26.6817

Longitude: -80.243021





## Executive Summary

11957 Southern Blvd, Royal Palm Beach, FL, 33411  
Rings: 1, 3, 5 mile radii

Prepared by Jeff Chamberlin

Latitude: 26.681700105

Longitude: -80.24302103

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 5,010  | 50,112  | 78,997  |
| 2010 Population        | 7,348  | 65,864  | 118,927 |
| 2012 Population        | 7,359  | 66,139  | 119,470 |
| 2017 Population        | 7,531  | 67,896  | 122,773 |
| 2000-2010 Annual Rate  | 3.90%  | 2.77%   | 4.18%   |
| 2010-2012 Annual Rate  | 0.07%  | 0.19%   | 0.20%   |
| 2012-2017 Annual Rate  | 0.46%  | 0.53%   | 0.55%   |
| 2012 Male Population   | 48.6%  | 48.1%   | 48.6%   |
| 2012 Female Population | 51.4%  | 51.9%   | 51.4%   |
| 2012 Median Age        | 42.2   | 38.9    | 40.0    |

In the identified area, the current year population is 119,470. In 2010, the Census count in the area was 118,927. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 122,773 representing a change of 0.55% annually from 2012 to 2017. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 40.0, compared to U.S. median age of 37.3.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2012 White Alone                         | 75.9% | 72.8% | 73.8% |
| 2012 Black Alone                         | 13.8% | 16.4% | 15.8% |
| 2012 American Indian/Alaska Native Alone | 0.2%  | 0.2%  | 0.2%  |
| 2012 Asian Alone                         | 3.5%  | 3.7%  | 4.0%  |
| 2012 Pacific Islander Alone              | 0.1%  | 0.1%  | 0.1%  |
| 2012 Other Race                          | 3.2%  | 3.7%  | 3.3%  |
| 2012 Two or More Races                   | 3.2%  | 3.1%  | 2.8%  |
| 2012 Hispanic Origin (Any Race)          | 21.5% | 22.7% | 20.7% |

Persons of Hispanic origin represent 20.7% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.7 in the identified area, compared to 61.4 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2000 Households             | 1,773 | 17,451 | 27,127 |
| 2010 Households             | 2,677 | 22,962 | 41,680 |
| 2012 Total Households       | 2,688 | 23,114 | 41,975 |
| 2017 Total Households       | 2,724 | 23,534 | 42,763 |
| 2000-2010 Annual Rate       | 4.21% | 2.78%  | 4.39%  |
| 2010-2012 Annual Rate       | 0.18% | 0.29%  | 0.31%  |
| 2012-2017 Annual Rate       | 0.27% | 0.36%  | 0.37%  |
| 2012 Average Household Size | 2.74  | 2.85   | 2.82   |

The household count in this area has changed from 41,680 in 2010 to 41,975 in the current year, a change of 0.31% annually. The five-year projection of households is 42,763, a change of 0.37% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2010. The number of families in the current year is 32,121 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

January 10, 2013



## Executive Summary

11957 Southern Blvd, Royal Palm Beach, FL, 33411

Rings: 1, 3, 5 mile radii

Prepared by Jeff Chamberlin

Latitude: 26.681700105

Longitude: -80.24302103

|                                 | 1 mile   | 3 miles  | 5 miles  |
|---------------------------------|----------|----------|----------|
| <b>Median Household Income</b>  |          |          |          |
| 2012 Median Household Income    | \$62,425 | \$64,190 | \$68,722 |
| 2017 Median Household Income    | \$70,244 | \$70,812 | \$75,584 |
| 2012-2017 Annual Rate           | 2.39%    | 1.98%    | 1.92%    |
| <b>Average Household Income</b> |          |          |          |
| 2012 Average Household Income   | \$79,025 | \$80,029 | \$85,490 |
| 2017 Average Household Income   | \$88,589 | \$88,352 | \$94,989 |
| 2012-2017 Annual Rate           | 2.31%    | 2.00%    | 2.13%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2012 Per Capita Income          | \$28,968 | \$28,031 | \$30,402 |
| 2017 Per Capita Income          | \$32,235 | \$30,673 | \$33,456 |
| 2012-2017 Annual Rate           | 2.16%    | 1.82%    | 1.93%    |
| <b>Households by Income</b>     |          |          |          |

Current median household income is \$68,722 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$75,584 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$85,490 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$94,989 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$30,402 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$33,456 in five years, compared to \$29,882 for all U.S. households

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2000 Total Housing Units           | 2,001 | 19,429 | 30,315 |
| 2000 Owner Occupied Housing Units  | 1,535 | 14,532 | 22,564 |
| 2000 Owner Occupied Housing Units  | 238   | 2,919  | 4,563  |
| 2000 Vacant Housing Units          | 228   | 1,978  | 3,188  |
| 2010 Total Housing Units           | 3,100 | 26,362 | 47,824 |
| 2010 Owner Occupied Housing Units  | 2,215 | 17,897 | 33,130 |
| 2010 Renter Occupied Housing Units | 462   | 5,065  | 8,550  |
| 2010 Vacant Housing Units          | 423   | 3,400  | 6,144  |
| 2012 Total Housing Units           | 3,138 | 26,715 | 48,442 |
| 2012 Owner Occupied Housing Units  | 2,180 | 17,598 | 32,727 |
| 2012 Renter Occupied Housing Units | 508   | 5,517  | 9,248  |
| 2012 Vacant Housing Units          | 450   | 3,601  | 6,467  |
| 2017 Total Housing Units           | 3,216 | 27,489 | 49,839 |
| 2017 Owner Occupied Housing Units  | 2,237 | 18,124 | 33,772 |
| 2017 Renter Occupied Housing Units | 487   | 5,411  | 8,991  |
| 2017 Vacant Housing Units          | 492   | 3,955  | 7,076  |

Currently, 67.6% of the 48,442 housing units in the area are owner occupied; 19.1%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 47,824 housing units in the area - 69.3% owner occupied, 17.9% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 0.57%. Median home value in the area is \$198,774, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.27% annually to \$211,713.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

January 10, 2013



# Demographic and Income Profile

11957 Southern Blvd, Royal Palm Beach, FL, 33411  
Ring: 1 mile radius

Prepared by Jeff Chamberlin

Latitude: 26.681700105

Longitude: -80.24302103

| Summary                         | Census 2010 | 2012  | 2017     |
|---------------------------------|-------------|-------|----------|
| Population                      | 7,348       | 7,359 | 7,531    |
| Households                      | 2,677       | 2,688 | 2,724    |
| Families                        | 2,049       | 2,050 | 2,082    |
| Average Household Size          | 2.74        | 2.74  | 2.76     |
| Owner Occupied Housing Units    | 2,215       | 2,180 | 2,237    |
| Renter Occupied Housing Units   | 462         | 508   | 487      |
| Median Age                      | 41.6        | 42.2  | 43.3     |
| Trends: 2012 - 2017 Annual Rate | Area        | State | National |
| Population                      | 0.46%       | 0.68% | 0.68%    |
| Households                      | 0.27%       | 0.65% | 0.74%    |
| Families                        | 0.31%       | 0.67% | 0.72%    |
| Owner HHs                       | 0.52%       | 0.87% | 0.91%    |
| Median Household Income         | 2.39%       | 3.42% | 2.55%    |

| Households by Income  | 2012   |         | 2017   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 185    | 6.9%    | 160    | 5.9%    |
| \$15,000 - \$24,999   | 219    | 8.1%    | 149    | 5.5%    |
| \$25,000 - \$34,999   | 235    | 8.7%    | 150    | 5.5%    |
| \$35,000 - \$49,999   | 368    | 13.7%   | 331    | 12.2%   |
| \$50,000 - \$74,999   | 564    | 21.0%   | 661    | 24.3%   |
| \$75,000 - \$99,999   | 363    | 13.5%   | 436    | 16.0%   |
| \$100,000 - \$149,999 | 543    | 20.2%   | 576    | 21.1%   |
| \$150,000 - \$199,999 | 118    | 4.4%    | 156    | 5.7%    |
| \$200,000+            | 93     | 3.5%    | 105    | 3.9%    |

|                          |          |          |
|--------------------------|----------|----------|
| Median Household Income  | \$62,425 | \$70,244 |
| Average Household Income | \$79,025 | \$88,589 |
| Per Capita Income        | \$28,968 | \$32,235 |

| Population by Age | Census 2010 |         | 2012   |         | 2017   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 362         | 4.9%    | 357    | 4.9%    | 360    | 4.8%    |
| 5 - 9             | 453         | 6.2%    | 447    | 6.1%    | 449    | 6.0%    |
| 10 - 14           | 564         | 7.7%    | 554    | 7.5%    | 563    | 7.5%    |
| 15 - 19           | 562         | 7.6%    | 535    | 7.3%    | 515    | 6.8%    |
| 20 - 24           | 400         | 5.4%    | 406    | 5.5%    | 378    | 5.0%    |
| 25 - 34           | 709         | 9.7%    | 713    | 9.7%    | 718    | 9.5%    |
| 35 - 44           | 1,018       | 13.9%   | 985    | 13.4%   | 957    | 12.7%   |
| 45 - 54           | 1,324       | 18.0%   | 1,284  | 17.4%   | 1,209  | 16.1%   |
| 55 - 64           | 1,007       | 13.7%   | 1,066  | 14.5%   | 1,157  | 15.4%   |
| 65 - 74           | 547         | 7.4%    | 598    | 8.1%    | 764    | 10.1%   |
| 75 - 84           | 288         | 3.9%    | 293    | 4.0%    | 327    | 4.3%    |
| 85+               | 113         | 1.5%    | 122    | 1.7%    | 135    | 1.8%    |

| Race and Ethnicity     | Census 2010 |         | 2012   |         | 2017   |         |
|------------------------|-------------|---------|--------|---------|--------|---------|
|                        | Number      | Percent | Number | Percent | Number | Percent |
| White Alone            | 5,644       | 76.8%   | 5,588  | 75.9%   | 5,538  | 73.5%   |
| Black Alone            | 993         | 13.5%   | 1,015  | 13.8%   | 1,111  | 14.8%   |
| American Indian Alone  | 17          | 0.2%    | 18     | 0.2%    | 20     | 0.3%    |
| Asian Alone            | 247         | 3.4%    | 260    | 3.5%    | 301    | 4.0%    |
| Pacific Islander Alone | 7           | 0.1%    | 9      | 0.1%    | 15     | 0.2%    |
| Some Other Race Alone  | 224         | 3.0%    | 236    | 3.2%    | 275    | 3.7%    |
| Two or More Races      | 216         | 2.9%    | 233    | 3.2%    | 270    | 3.6%    |

|                            |       |       |       |       |       |       |
|----------------------------|-------|-------|-------|-------|-------|-------|
| Hispanic Origin (Any Race) | 1,492 | 20.3% | 1,581 | 21.5% | 1,870 | 24.8% |
|----------------------------|-------|-------|-------|-------|-------|-------|

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

January 10, 2013



# Demographic and Income Profile

11957 Southern Blvd, Royal Palm Beach, FL, 33411  
Ring: 3 mile radius

Prepared by Jeff Chamberlin

Latitude: 26.681700105  
Longitude: -80.24302103

| Summary                         | Census 2010 |         | 2012     |         | 2017     |         |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population                      | 65,864      |         | 66,139   |         | 67,896   |         |
| Households                      | 22,962      |         | 23,114   |         | 23,534   |         |
| Families                        | 17,721      |         | 17,752   |         | 18,087   |         |
| Average Household Size          | 2.86        |         | 2.85     |         | 2.88     |         |
| Owner Occupied Housing Units    | 17,897      |         | 17,598   |         | 18,124   |         |
| Renter Occupied Housing Units   | 5,065       |         | 5,517    |         | 5,411    |         |
| Median Age                      | 38.5        |         | 38.9     |         | 39.4     |         |
| Trends: 2012 - 2017 Annual Rate | Area        |         | State    |         | National |         |
| Population                      | 0.53%       |         | 0.68%    |         | 0.68%    |         |
| Households                      | 0.36%       |         | 0.65%    |         | 0.74%    |         |
| Families                        | 0.37%       |         | 0.67%    |         | 0.72%    |         |
| Owner HHs                       | 0.59%       |         | 0.87%    |         | 0.91%    |         |
| Median Household Income         | 1.98%       |         | 3.42%    |         | 2.55%    |         |
| Households by Income            | 2012        |         | 2017     |         |          |         |
|                                 | Number      | Percent | Number   | Percent |          |         |
| <\$15,000                       | 1,369       | 5.9%    | 1,163    | 4.9%    |          |         |
| \$15,000 - \$24,999             | 1,716       | 7.4%    | 1,147    | 4.9%    |          |         |
| \$25,000 - \$34,999             | 1,840       | 8.0%    | 1,205    | 5.1%    |          |         |
| \$35,000 - \$49,999             | 3,129       | 13.5%   | 2,822    | 12.0%   |          |         |
| \$50,000 - \$74,999             | 5,261       | 22.8%   | 6,144    | 26.1%   |          |         |
| \$75,000 - \$99,999             | 3,822       | 16.5%   | 4,554    | 19.4%   |          |         |
| \$100,000 - \$149,999           | 4,180       | 18.1%   | 4,468    | 19.0%   |          |         |
| \$150,000 - \$199,999           | 900         | 3.9%    | 1,071    | 4.6%    |          |         |
| \$200,000+                      | 898         | 3.9%    | 959      | 4.1%    |          |         |
| Median Household Income         | \$64,190    |         | \$70,812 |         |          |         |
| Average Household Income        | \$80,029    |         | \$88,352 |         |          |         |
| Per Capita Income               | \$28,031    |         | \$30,673 |         |          |         |
| Population by Age               | Census 2010 |         | 2012     |         | 2017     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 3,737       | 5.7%    | 3,744    | 5.7%    | 3,836    | 5.6%    |
| 5 - 9                           | 4,551       | 6.9%    | 4,544    | 6.9%    | 4,630    | 6.8%    |
| 10 - 14                         | 5,508       | 8.4%    | 5,432    | 8.2%    | 5,588    | 8.2%    |
| 15 - 19                         | 5,325       | 8.1%    | 5,095    | 7.7%    | 4,958    | 7.3%    |
| 20 - 24                         | 3,826       | 5.8%    | 3,906    | 5.9%    | 3,666    | 5.4%    |
| 25 - 34                         | 6,926       | 10.5%   | 7,054    | 10.7%   | 7,249    | 10.7%   |
| 35 - 44                         | 9,772       | 14.8%   | 9,550    | 14.4%   | 9,470    | 13.9%   |
| 45 - 54                         | 11,322      | 17.2%   | 11,013   | 16.7%   | 10,440   | 15.4%   |
| 55 - 64                         | 7,818       | 11.9%   | 8,240    | 12.5%   | 8,930    | 13.2%   |
| 65 - 74                         | 3,872       | 5.9%    | 4,228    | 6.4%    | 5,389    | 7.9%    |
| 75 - 84                         | 2,256       | 3.4%    | 2,300    | 3.5%    | 2,574    | 3.8%    |
| 85+                             | 952         | 1.4%    | 1,033    | 1.6%    | 1,167    | 1.7%    |
| Race and Ethnicity              | Census 2010 |         | 2012     |         | 2017     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| White Alone                     | 48,705      | 73.9%   | 48,170   | 72.8%   | 47,622   | 70.1%   |
| Black Alone                     | 10,481      | 15.9%   | 10,827   | 16.4%   | 11,927   | 17.6%   |
| American Indian Alone           | 153         | 0.2%    | 153      | 0.2%    | 169      | 0.2%    |
| Asian Alone                     | 2,289       | 3.5%    | 2,442    | 3.7%    | 2,857    | 4.2%    |
| Pacific Islander Alone          | 31          | 0.0%    | 38       | 0.1%    | 56       | 0.1%    |
| Some Other Race Alone           | 2,329       | 3.5%    | 2,474    | 3.7%    | 2,894    | 4.3%    |
| Two or More Races               | 1,875       | 2.8%    | 2,034    | 3.1%    | 2,371    | 3.5%    |
| Hispanic Origin (Any Race)      | 14,112      | 21.4%   | 15,022   | 22.7%   | 17,782   | 26.2%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

January 10, 2013



# Demographic and Income Profile

11957 Southern Blvd, Royal Palm Beach, FL, 33411  
Ring: 5 mile radius

Prepared by Jeff Chamberlin

Latitude: 26.681700105  
Longitude: -80.24302103

| Summary                         | Census 2010 |         | 2012     |         | 2017     |         |
|---------------------------------|-------------|---------|----------|---------|----------|---------|
| Population                      | 118,927     |         | 119,470  |         | 122,773  |         |
| Households                      | 41,680      |         | 41,975   |         | 42,763   |         |
| Families                        | 32,025      |         | 32,121   |         | 32,784   |         |
| Average Household Size          | 2.82        |         | 2.82     |         | 2.84     |         |
| Owner Occupied Housing Units    | 33,130      |         | 32,727   |         | 33,772   |         |
| Renter Occupied Housing Units   | 8,550       |         | 9,248    |         | 8,991    |         |
| Median Age                      | 39.5        |         | 40.0     |         | 40.5     |         |
| Trends: 2012 - 2017 Annual Rate | Area        |         | State    |         | National |         |
| Population                      | 0.55%       |         | 0.68%    |         | 0.68%    |         |
| Households                      | 0.37%       |         | 0.65%    |         | 0.74%    |         |
| Families                        | 0.41%       |         | 0.67%    |         | 0.72%    |         |
| Owner HHs                       | 0.63%       |         | 0.87%    |         | 0.91%    |         |
| Median Household Income         | 1.92%       |         | 3.42%    |         | 2.55%    |         |
| Households by Income            | 2012        |         | 2017     |         |          |         |
|                                 | Number      | Percent | Number   | Percent |          |         |
| <\$15,000                       | 2,541       | 6.1%    | 2,177    | 5.1%    |          |         |
| \$15,000 - \$24,999             | 2,986       | 7.1%    | 1,988    | 4.6%    |          |         |
| \$25,000 - \$34,999             | 3,333       | 7.9%    | 2,252    | 5.3%    |          |         |
| \$35,000 - \$49,999             | 4,912       | 11.7%   | 4,407    | 10.3%   |          |         |
| \$50,000 - \$74,999             | 8,852       | 21.1%   | 10,261   | 24.0%   |          |         |
| \$75,000 - \$99,999             | 7,301       | 17.4%   | 8,661    | 20.3%   |          |         |
| \$100,000 - \$149,999           | 7,760       | 18.5%   | 8,211    | 19.2%   |          |         |
| \$150,000 - \$199,999           | 2,073       | 4.9%    | 2,423    | 5.7%    |          |         |
| \$200,000+                      | 2,216       | 5.3%    | 2,382    | 5.6%    |          |         |
| Median Household Income         | \$68,722    |         | \$75,584 |         |          |         |
| Average Household Income        | \$85,490    |         | \$94,989 |         |          |         |
| Per Capita Income               | \$30,402    |         | \$33,456 |         |          |         |
| Population by Age               | Census 2010 |         | 2012     |         | 2017     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 6,564       | 5.5%    | 6,558    | 5.5%    | 6,703    | 5.5%    |
| 5 - 9                           | 8,142       | 6.8%    | 8,123    | 6.8%    | 8,277    | 6.7%    |
| 10 - 14                         | 9,733       | 8.2%    | 9,611    | 8.0%    | 9,897    | 8.1%    |
| 15 - 19                         | 9,336       | 7.9%    | 8,941    | 7.5%    | 8,716    | 7.1%    |
| 20 - 24                         | 6,656       | 5.6%    | 6,771    | 5.7%    | 6,340    | 5.2%    |
| 25 - 34                         | 11,910      | 10.0%   | 12,080   | 10.1%   | 12,345   | 10.1%   |
| 35 - 44                         | 17,474      | 14.7%   | 17,106   | 14.3%   | 16,992   | 13.8%   |
| 45 - 54                         | 20,338      | 17.1%   | 19,817   | 16.6%   | 18,817   | 15.3%   |
| 55 - 64                         | 14,392      | 12.1%   | 15,159   | 12.7%   | 16,372   | 13.3%   |
| 65 - 74                         | 8,132       | 6.8%    | 8,833    | 7.4%    | 11,118   | 9.1%    |
| 75 - 84                         | 4,489       | 3.8%    | 4,571    | 3.8%    | 5,076    | 4.1%    |
| 85+                             | 1,759       | 1.5%    | 1,902    | 1.6%    | 2,119    | 1.7%    |
| Race and Ethnicity              | Census 2010 |         | 2012     |         | 2017     |         |
|                                 | Number      | Percent | Number   | Percent | Number   | Percent |
| White Alone                     | 88,945      | 74.8%   | 88,115   | 73.8%   | 87,317   | 71.1%   |
| Black Alone                     | 18,358      | 15.4%   | 18,895   | 15.8%   | 20,776   | 16.9%   |
| American Indian Alone           | 277         | 0.2%    | 276      | 0.2%    | 311      | 0.3%    |
| Asian Alone                     | 4,422       | 3.7%    | 4,750    | 4.0%    | 5,636    | 4.6%    |
| Pacific Islander Alone          | 51          | 0.0%    | 61       | 0.1%    | 88       | 0.1%    |
| Some Other Race Alone           | 3,765       | 3.2%    | 3,987    | 3.3%    | 4,663    | 3.8%    |
| Two or More Races               | 3,108       | 2.6%    | 3,386    | 2.8%    | 3,984    | 3.2%    |
| Hispanic Origin (Any Race)      | 23,280      | 19.6%   | 24,778   | 20.7%   | 29,434   | 24.0%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

January 10, 2013

**Sec. 26-89. - CG General Commercial District.**

(1) *Purpose and intent.* The purpose and intent of this district is to provide for a variety of general retailing and personal service commercial activities in centrally located or easily accessible areas consistent with the village's comprehensive plan, as adopted and amended from time to time.

(2) *Uses permitted.* All uses are prohibited unless specifically listed herein as a permitted use in this district.

Abstract title and insurers.

Accountants and bookkeepers.

Actuaries.

Advertising/public relation agencies.

Aerial survey and photography.

Antique shop.

Appliance sales and repair.

Appraisers.

Architects.

Art and graphic supply.

Art gallery.

Attorneys.

Auditors.

Automobile alarm/audio sales and installation.

Automobile parts and accessory sales.

Bakery.

Bar or lounge, without live entertainment.

Barbershop.

Bath shop.

Beauty shop.

Bicycle shop.

Broadcasting studio.

Catalog sales.

Catering service.

Child day care center.

Chiropractors.

Clothing store.

Computer store.

Consignment shop.

Contractor's office.

Convenience store.

Copying service.

Craft shop.

Credit reporting.

Dentists.

Department store.

Drugstore or pharmacy.

Dry cleaning facility.

Electronics sales and facility.

Employment/recruitment services.

Engineers.  
Financial counseling.  
Financial institution without drive-through.  
Florist.  
Funeral home, without crematory.  
Furniture store.  
Gift shop.  
Glassware and flatware store.  
Government office and facilities.  
Governmental services.  
Graphics/drafting service.  
Grocery store.  
Hardware store.  
Health and exercise studio.  
Hobby shop.  
Home improvement center.  
Ice cream parlor.  
Insurance agencies and adjusters.  
Interior designer.  
Investigation agency.  
Investment/brokerage services.  
Jewelry store.  
Laser therapy—Aesthetic and/or therapeutic.  
Laundromat.  
Leather goods store.  
Library.  
Liquor and package store.  
Locksmith.  
Lodges, fraternal and service organizations.  
Luggage shop.  
Manufacturers' agents.  
Market research.  
Messenger and delivery service.  
Movie theater (indoor).  
Music/video shop.  
Nail salons.  
New and used vehicle sales and service (indoor).  
Newsstand.  
Notary public.  
Optical store.  
Opticians.  
Optometrists.  
Paint store.  
Personal counseling.  
Pet grooming.  
Pet sales.  
Pet supply store.

Photographic supply and camera shop.  
Physicians.  
Podiatrists.  
Public and private utilities (may exceed district height limitations by variance only).  
Real estate agencies.  
Real estate management.  
Restaurant, without drive-through.  
Secretarial services.  
Shoe repair.  
Shoe store.  
Sporting goods store.  
Stenographers.  
Surgeons.  
Tailor, seamstress.  
Tanning salons.  
Tax consultants.  
Theater ticket agencies.  
Tobacco shop.  
Travel agencies.  
Veterinarian's clinic with boarding.  
Window treatment store.

(3) *Special exception uses.*

Amusement arcade (see additional regulations under definition at [section 26-22](#)).  
Automobile and/or water craft repair and/or service.  
Automobile and/or water craft brokerage; displays.  
Automobile rental agencies.  
Automobile window tinting sales and/or installation.  
Automotive service stations.  
Bar, lounge or restaurant, with live entertainment.  
Bowling alley.  
Business, trade or vocational school.  
Car wash, self-service or other.  
Church or place of worship.  
Drugstore or pharmacy, with drive-through  
Financial institution with drive-through.  
Green market (see additional requirements at [section 26-70](#)).  
Hotel and/or motel.  
Kennels with or without runs.  
Living quarters for a residential employee or caretaker in conjunction with permitted principal use.  
New and used vehicle sales (outdoor).  
Parking garage.  
Public and private academic institution.  
Planned commercial development (see additional requirements, [section 26-61](#)).  
Recreational facilities, commercial (outdoor or indoor).  
Resort and convention center.  
Restaurant with drive-through.  
State licensed massage therapist establishment.

Tire sales and installation.

Veterinarian's clinic with outside run.

(4) *Site development standards.*

- (a) Minimum Parcel Size: Forty thousand (40,000) square feet.
- (b) Minimum Parcel Width: One hundred fifty (150) feet.
- (c) Minimum Yard Setbacks:

| Yard            | Setback<br>(feet) |
|-----------------|-------------------|
| Front           | 50                |
| Rear            | 30                |
| Side (interior) | 0                 |
| Side (corner)   | 50                |

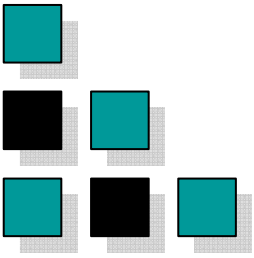
- (d) Maximum Building Height: Thirty-two (32) feet and not more than two (2) stories.
- (e) Minimum Pervious Area: Twenty-five (25) percent of total lot area, except that, when the lot abuts a water retention canal maintained in accordance with water management district regulations, at least twenty (20) percent pervious area is required.
- (f) Maintenance of Common Facilities: Nonpublic areas and facilities for the common use of occupants of a general commercial development, but not in individual ownership of such occupants, shall be maintained in a satisfactory manner without expense to the general taxpayers of the village under entities such as homeowners', condominium or utility associations.

(5) *Special regulations.*

- (a) Off-street parking: See [chapter 23](#) for off-street parking requirements.
- (b) Landscaping: See [section 15-130](#) (Minimum landscape requirements).
- (c) Signs: See Royal Palm Beach Sign Ordinance, [chapter 20](#)

(Ord. No. 220, § 510, 5-20-86; Ord. No. 260, § 1, 4-17-89; Ord. No. 431, § 2, 2-20-92; Ord. No. 455, § 1, 8-20-92; Ord. No. 507, § 24, 10-3-96; Ord. No. 528, § 2, 9-18-97; Ord. No. 561, § 2, 12-17-98; Ord. No. 584, § 3, 5-4-00; Ord. No. 667, § 18, 5-13-03; Ord. No. 715, § 2, 4-21-05; Ord. No. 754, § 15, 10-19-06; Ord. No. 828, § 5, 11-19-09; Ord. No. 830, § 2, 3-18-10; Ord. No. 841, § 4, 12-16-10)

See editor's note following [§ 26-85](#)



## DISCLAIMERS

772-220-4096 SLC COMMERCIAL

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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