



FOR SALE

**1116 HYPOLUXO ROAD,
LANTANA, FL 33462**

Vacant Drive- Thru Retail



PROPERTY OVERVIEW

APEX Capital Realty proudly presents a unique investment opportunity at **1116 Hypoluxo Road, Lantana, FL.**

This one of a kind vacant retail property, formerly a "Farm Stores" drive-thru store, is now available for redevelopment or rebranding tailored to a variety of drive-thru oriented businesses.

The property's strategic location and inherent flexibility make it an ideal choice for investors looking to capitalize on Lantana's growing commercial landscape.



OFFERING SUMMARY

Address:	1116 Hypoluxo Road, Lantana, FL 33462
Building Size:	704 SF
Lot Size:	Approximately 0.24 acres
Zoning:	NZ—Not Zoned (40-Lantana)
Former Use:	Drive-thru retail ("Farm Stores")
Asking Price:	\$799,995
Proforma NOI:	\$70,000 Annually

INVESTMENT HIGHLIGHTS



- **Adaptive Reuse Potential:** The site offers significant flexibility due to its NZ—Not Zoned status, allowing for a wide range of commercial uses.
- **Strategic Location:** Located in a high-traffic area within Lantana, FL, the property benefits from visibility and accessibility, crucial for business operations that rely on consumer traffic.
- **Ready for Immediate Development:** With no existing tenant commitments, the property can be quickly transitioned to meet the needs of new occupiers, reducing the time to revenue.

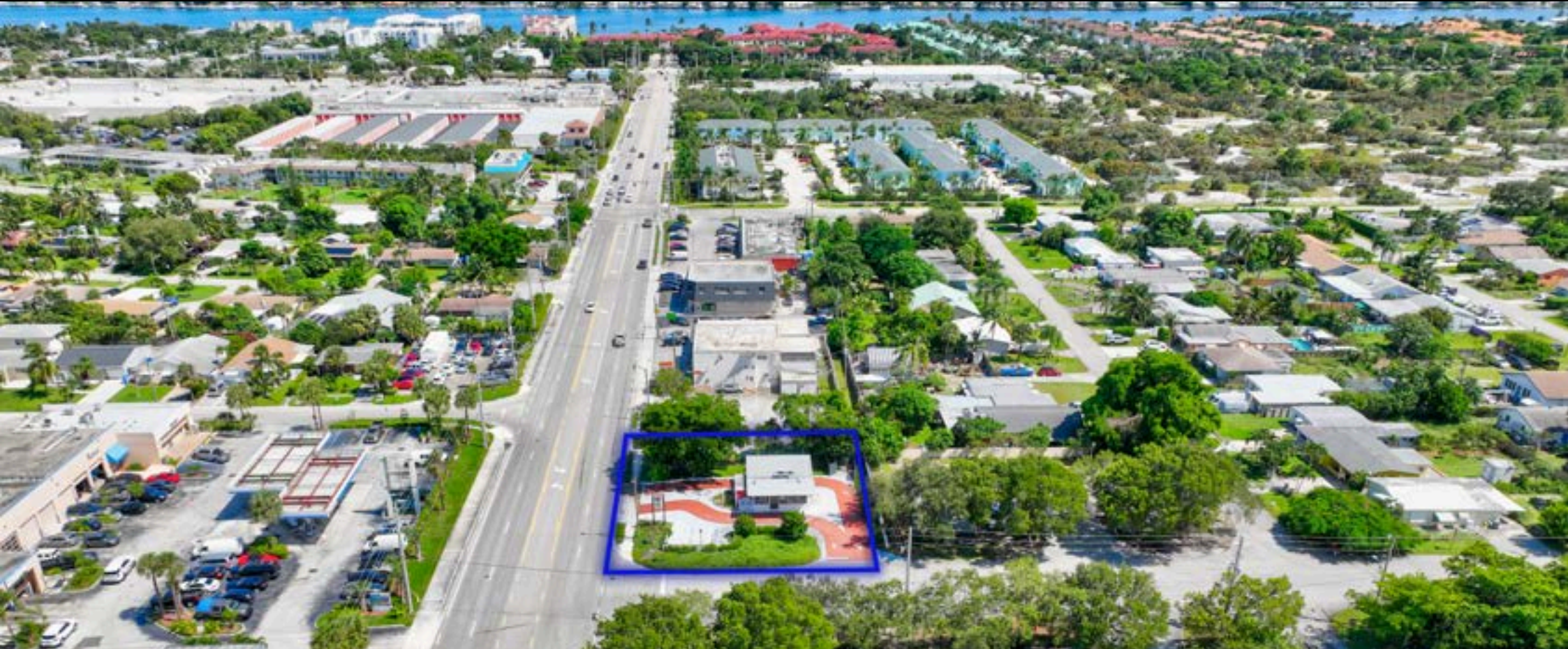
PRO FORMA ANALYSIS

- **Projected Net Operating Income (NOI):** \$70,000 Annually
- **Estimated Cap Rate:** 7.36 %
- Based on competitive market rents and the inherent potential of the site, this pro forma analysis suggests a solid return on investment with proper management and development.

NORTH VIEW



EAST VIEW



Lantana, FL, is a burgeoning market within Palm Beach County, known for its waterfront appeal and proximity to major urban centers like West Palm Beach and Boca Raton. The area is witnessing growth in residential and commercial developments, offering promising demographics and increasing demand for commercial real estate, particularly properties that can accommodate quick-service business models.

POTENTIAL BUSINESS USES



The unique zoning of this property allows for a variety of business models, particularly those benefiting from a drive-thru configuration:

- **Quick-Service Restaurants (QSRs):** Ideal for fast-food chains looking to expand or new franchisees entering the market.
- **Coffee Shops:** Leverage the existing drive-thru setup for a high-volume, fast-service coffee shop.
- **Pharmacies:** Suitable for a drive-thru pharmacy offering convenience to customers.
- **Retail Outlets:** Specialty retail stores that could utilize a drive-thru for product pickups.
- **Banking Services:** A mini-branch with drive-thru tellers could provide quick banking services.

RETAIL MAP





For more details or to schedule a property tour, please contact:

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