



SINGLE TENANT NET LEASE 7.5% CAP

1116 Hypoluxo Road

Lantana, FL 33462



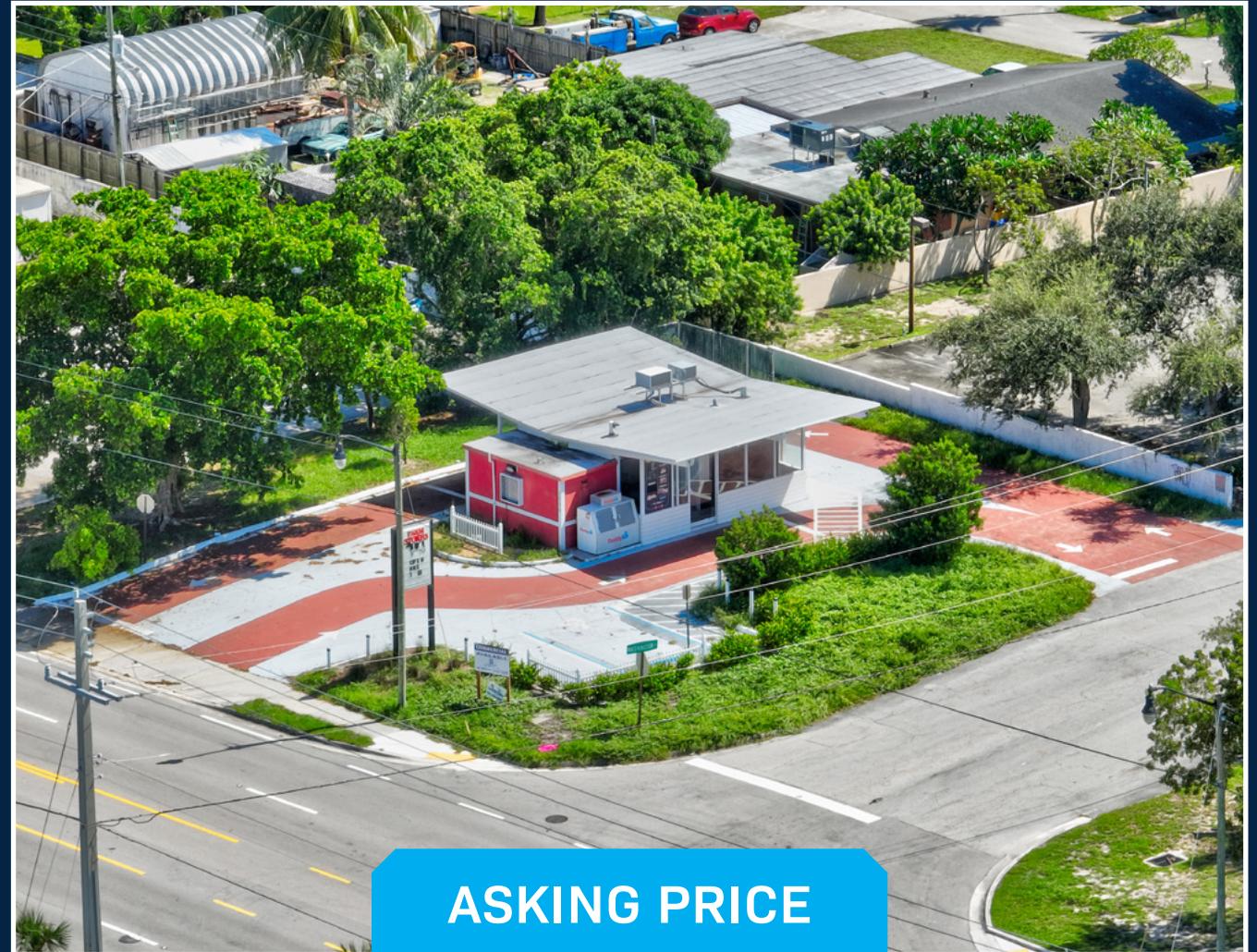
FOR SALE

EXECUTIVE SUMMARY

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.

PROPERTY HIGHLIGHTS

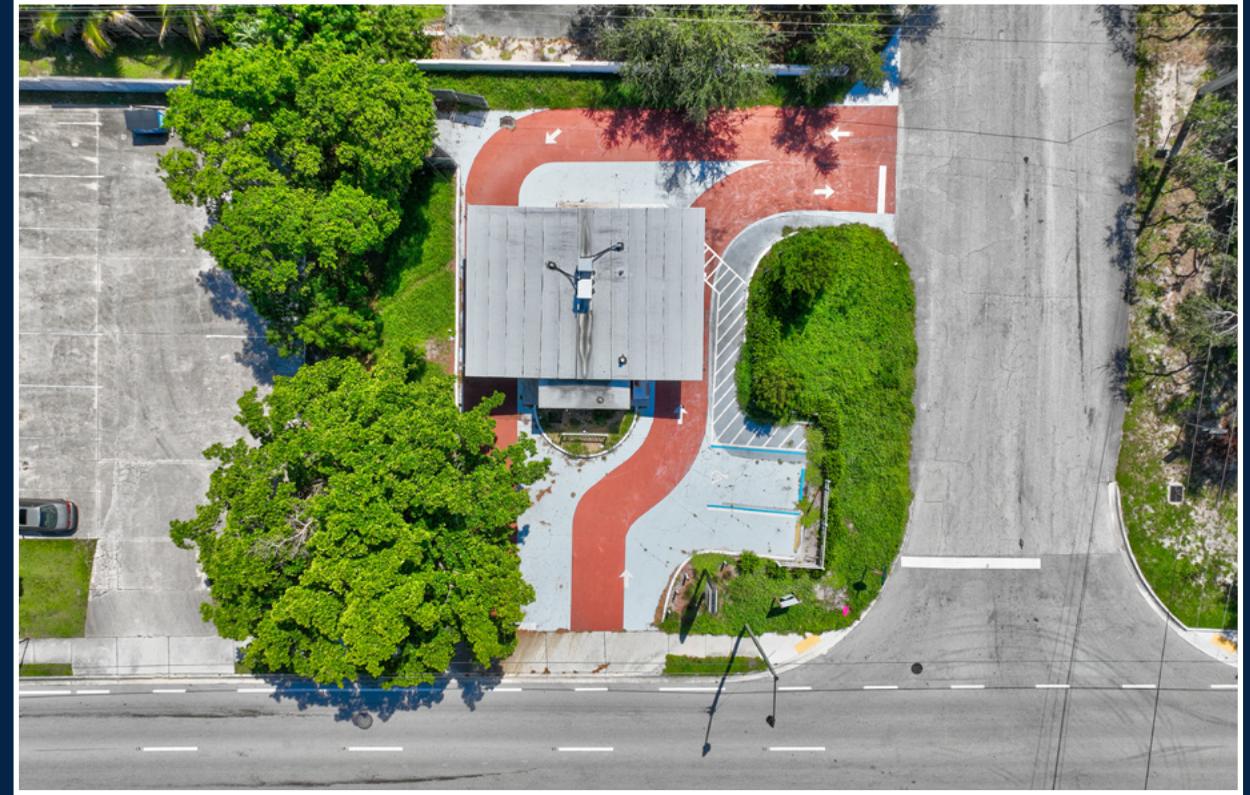
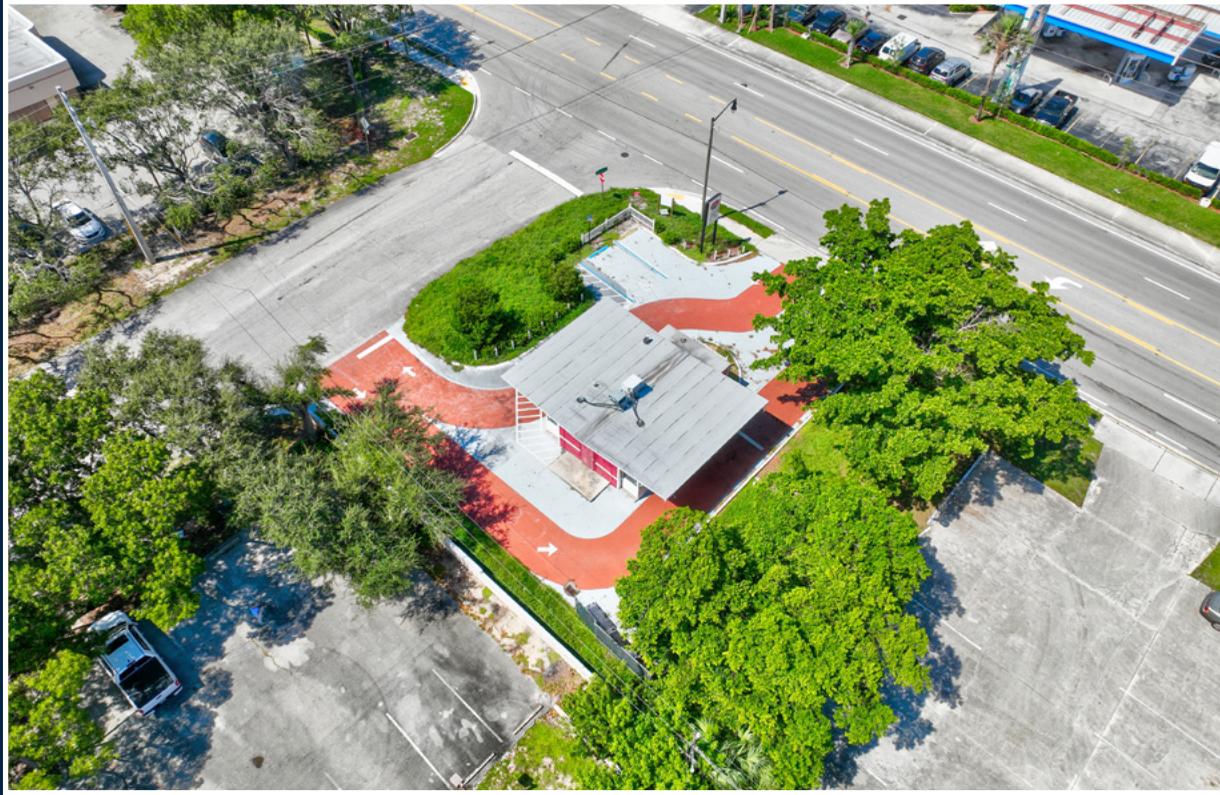
ADDRESS	1116 Hypoluxo Rd, Lantana, FL 33462
BUILDING SIZE	704 SF
LOT SIZE	Approximately 0.24 acres
CURRENT USE	Restaurant
TENANT	Tru Island Grill
TENANT TERM	June 2025 - June 2030
NOI	\$54,000 Annually
CAP RATE	7.5%



ASKING PRICE

\$720,000

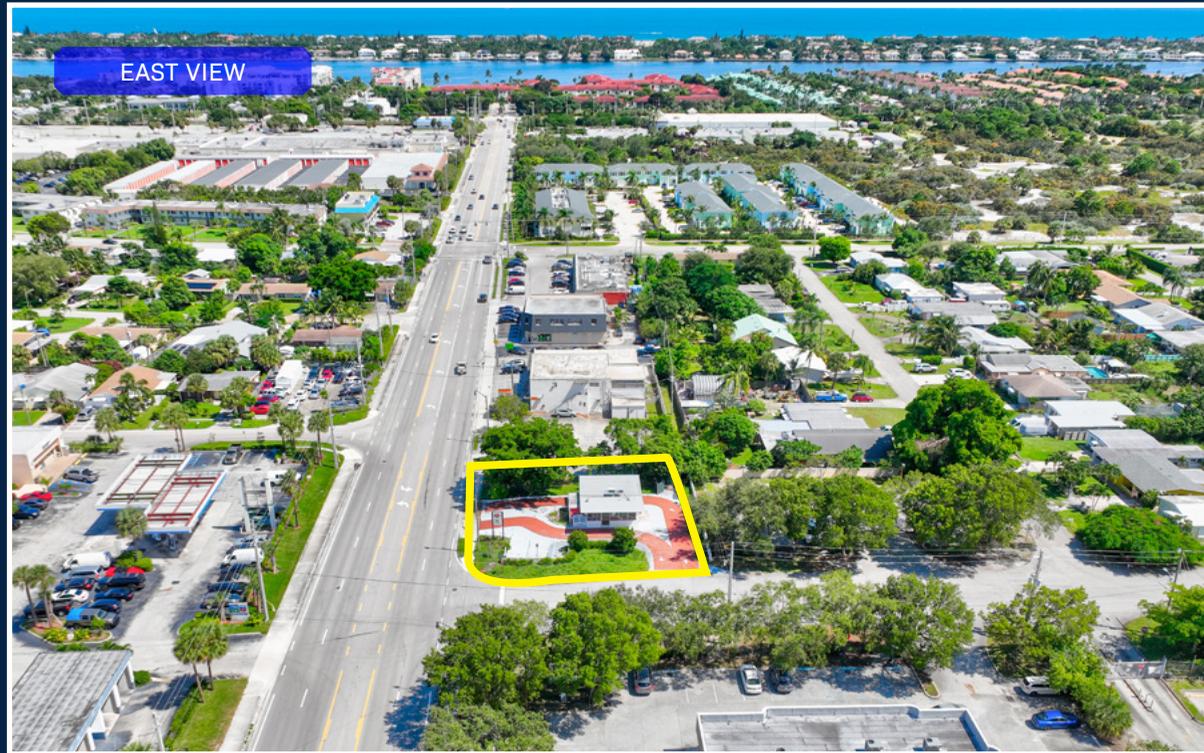
INVESTMENT HIGHLIGHTS



- **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.
- **Lease Abstract:** Available Upon Request.

- **Tenant:** Tru Island Grill
- **Projected Net Operating Income (NOI):** \$50,000 Annually
- **Estimated Cap Rate:** 7.5%
- **Tenant Information:** The Tenant, Tru Island Grill, is a Caribbean-/Island-flavored grill concept focused on providing both a culinary scene and social/entertainment venue. The operator also founded Truth Lounge & Nightclub in Fort Lauderdale.

MARKET OVERVIEW



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.

RETAIL MAP





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