

FOR SALE

\$1,200,000

SINGLE-TENANT
INVESTMENT
PROPERTY

BEACH TOWN HIGH STREET RETAIL STOREFRONT

705 LAKE AVE
LAKE WORTH BEACH, FL 33460



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

C. Todd Everett, SIOR

Principal

M: 561.414.8567

cteverett@lee-associates.com

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MARKET ADVISORS

C. TODD EVERETT, SIOR

Principal

561.414.8567

cteverett@lee-associates.com

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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PROPERTY OVERVIEW

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exclusive high-street retail investment storefront in the heart of vibrant Downtown Lake Worth Beach. Strategically located on the iconic Lake Avenue, this property boasts a fully leased $\pm 2,500$ SF retail storefront commanding a presence in one of South Florida's most sought-after beach town markets. The property maintains a long term lease to a popular local treasure, Eclective, a one-of-a-kind boutique that celebrates individuality and creativity through a thoughtfully curated selection of home decor, vintage treasures, and artisan goods. With a focus on supporting local artists and independent makers, the boutique has become a community favorite, appealing to both locals and visitors seeking something truly special.

Nestled in the vibrant Historic Downtown Lake Worth Beach, this portfolio enjoys unparalleled visibility and foot traffic within a walkable, pedestrian-friendly setting. Beyond its premier location, this property benefits from ample street parking and adjacency to a free public parking lots for added convenience to customers. As a focal point of Downtown Lake Worth, the area hosts a myriad of annual events, including the acclaimed Street Painting Festival and Reggae Fest, which celebrate art and Caribbean culture. Additionally, monthly highlights such as Farmers Markets, art walks, and street festivals enrich the vibrant tapestry of community life, making this locale an enticing destination for discerning businesses and investors seeking to capitalize on the dynamic energy of Downtown Lake Worth.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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Principal
561.414.8567
cteverett@lee-associates.com

ASKING: \$1,200,000.00



Beach Town Hight Street Storefront:

- 2,500 RSF Single Tenant Retail
- Thriving, Long-Term Local Tenant
- Frontage on Lake Ave
- Adjacent Public Parking Lot



Historic Downtown Lake Worth:

- Epicenter of Bustling Downtown
- Small Beach Town Charm
- Steady Foot Traffic
- Boutique Shopping and Dining Galleries and Theaters
- Downtown Events Include:
Weekly Farmers Markets, Monthly Art Walks, Street Festivals, Annual Street Painting Festival, Reggae Fest, & more!



Exceptional Access and Attractions:

- Fronting Main Thoroughfare to I-95.
- Walking Distance to Beaches, Parks, and Popular Attractions Ensures Steady Vehicular and Pedestrian Traffic.

705 LAKE AVE - ±2,500 SF RETAIL STOREFRONT



TENANT PROFILE - ECLECTIVE



ECLECTIVE (705 LAKE AVE)

True to its name, Eclective is a one-of-a-kind boutique that celebrates individuality and creativity through a thoughtfully curated selection of home decor, vintage treasures, and artisan goods. Nestled in the heart of Downtown Lake Worth Beach, this charming shop is a treasure trove for those looking to discover unique, handcrafted pieces that reflect the town's artistic and eclectic spirit. From bohemian-style furnishings to hand-poured candles, handcrafted jewelry, and one-of-a-kind collectibles, Eclective offers a shopping experience that is both inspiring and personal. With a focus on supporting local artists and independent makers, the boutique has become a community favorite, appealing to both locals and visitors seeking something truly special.

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Beach Town Retail Storefront Investment
STREET ADDRESS	705 Lake Ave
CITY, STATE, ZIP	Lake Worth Beach, FL 33460
COUNTY	Palm Beach County
MARKET	South Florida
SUB-MARKET	Lake Worth
CROSS-STREETS	Lake Ave & Lucerne Ave at N L St
NEAREST HIGHWAY	US-1 & I-95
NEAREST AIRPORT	Palm Beach Int'l Airport

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CAC / DT - DOWNTOWN
LOT SIZE	0.08 Acres
APN #	38-43-44-21-15-019-0190
LOT FRONTAGE	25 ft
TRAFFIC COUNT STREET	Lake Ave
TRAFFIC COUNT FRONTAGE	25

BUILDING INFORMATION

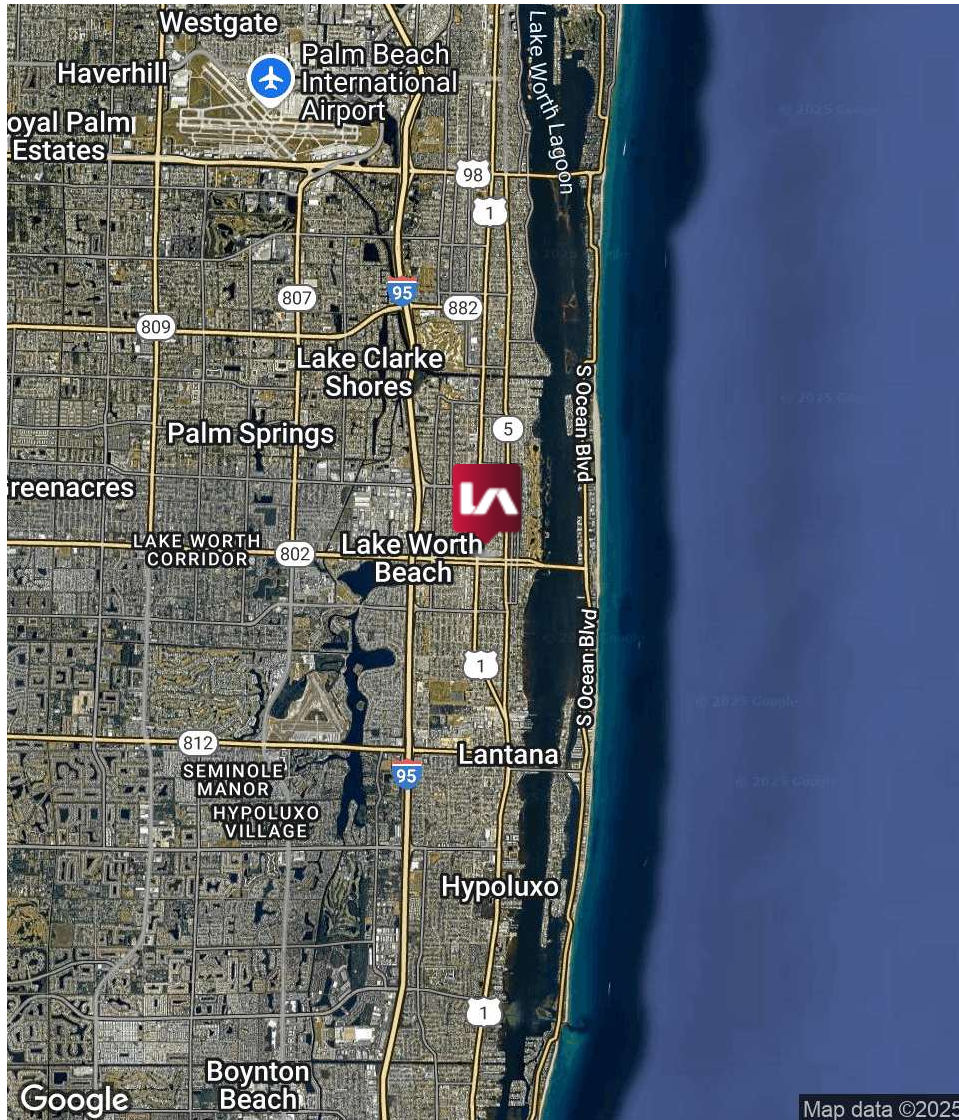
BUILDING SIZE	2,500 SF
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	1926
NUMBER OF BUILDINGS	1





LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Located in the heart of Downtown Lake Worth fronting Lake Avenue, surrounded by vibrant cultural diversity, historic charm, and thriving artistic scene, featuring galleries, theaters, and live music venues. The area offers an eclectic mix of dining options, lively nightlife, and community events, all within walking distance of scenic beaches and parks.

CITY INFORMATION

CITY:	Lake Worth Beach
MARKET:	South Florida
CROSS STREETS:	Lake Ave & Lucerne Ave at N L St
NEAREST HIGHWAY:	US-1 & I-95

IN THE EPICENTER OF DOWNTOWN LAKE WORTH

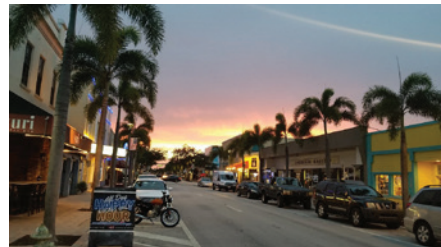


DOWNTOWN LAKE WORTH

A VIBRANT COMMUNITY THRIVING WITH SHOPPING, DINING, STREET FESTIVALS, ART & CULTURE

Downtown Lake Worth thrives on its cultural diversity, attracting individuals from various backgrounds and lifestyles to form a vibrant and inclusive community. This diversity lends a unique character to the area, fostering an atmosphere of acceptance and celebration of different cultures. Moreover, the downtown district pulsates with artistic expression, boasting an array of galleries, street murals, and art festivals that captivate both residents and visitors alike. This rich artistic tapestry adds depth and vibrancy to the streets, creating an immersive experience that showcases the city's creative spirit.

Complementing its cultural allure, Downtown Lake Worth exudes historic charm, with colorful buildings, quaint cottages, and unique boutiques dotting its streets. This blend of old-world charm and modern creativity lends an enchanting ambiance to the area, drawing visitors to explore its hidden gems and historical landmarks. Furthermore, the downtown scene buzzes with entertainment venues, ranging from theaters and live music venues to cozy cafes and lively bars, ensuring there's always something happening to delight the senses. With its blend of culture, art, history, and entertainment, Downtown Lake Worth offers a dynamic urban experience that captivates residents and visitors alike.



Lake Worth Beach STREET PAINTING FESTIVAL

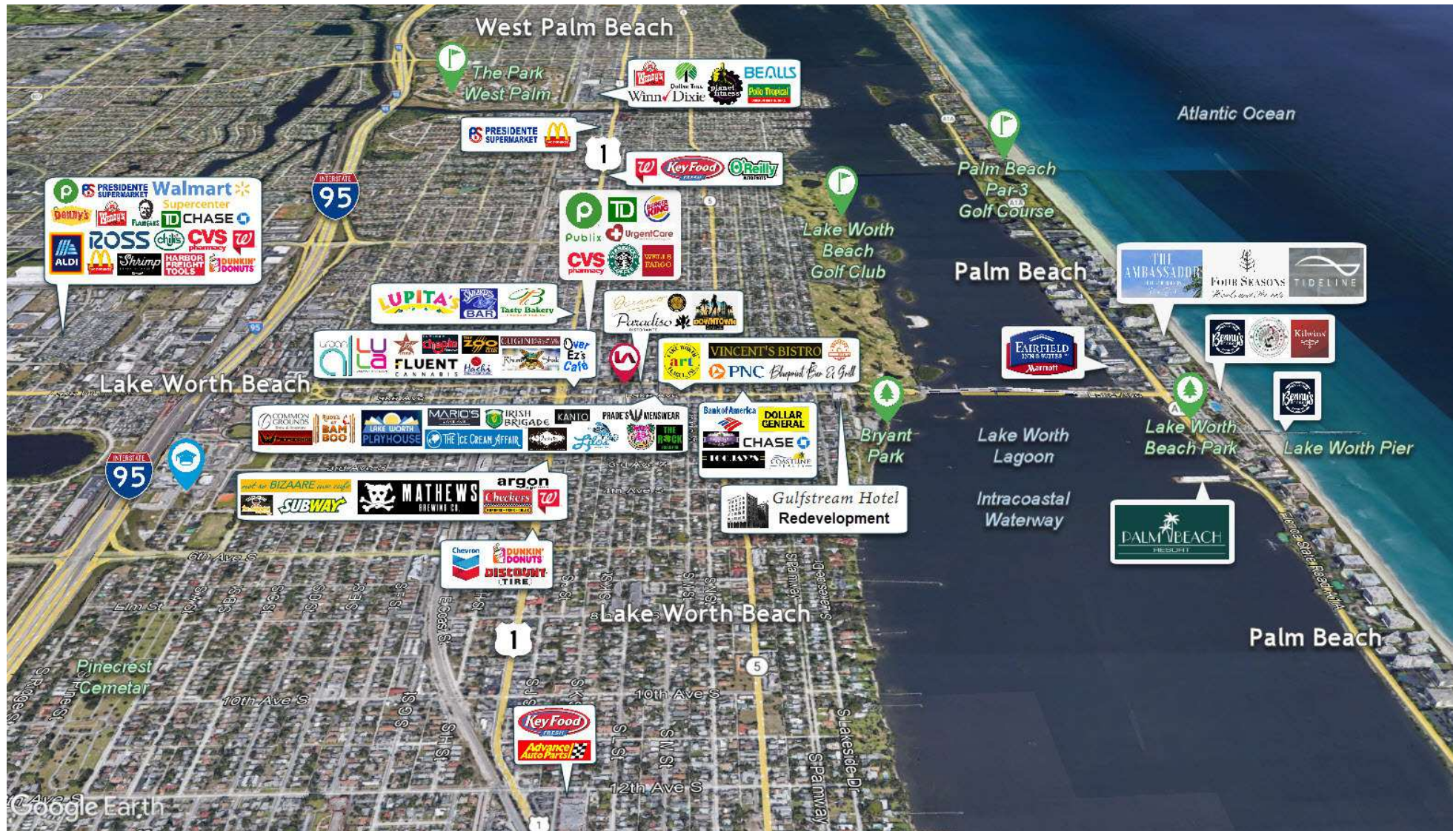
Lake and Lucerne Avenues

More than 600 Artists convert the Avenues into artistic masterpieces.

Attracts more than 100,000 visitors and growing every year!

Downtown Lake Worth hosts several regularly occurring special events throughout the year. Among these are the Lake Worth Street Painting Festival, an annual event where artists transform the streets into vibrant works of art; the Lake Worth Reggae Fest, a celebration of Caribbean culture featuring live music, food, and dance; the Lake Worth Farmers Market, which takes place weekly, offering locally grown produce, artisanal goods, and live entertainment; and the Lake Worth Beach Bonfires, where visitors can gather around beachfront fire pits for a cozy evening under the stars. Additionally, the downtown area often hosts monthly art walks, street festivals, and cultural celebrations, adding to its lively atmosphere and sense of community.

SURROUNDED BY AMENITIES AND ATTRACTIONS



A PLACE IN LAKE WORTH BEACH HISTORY

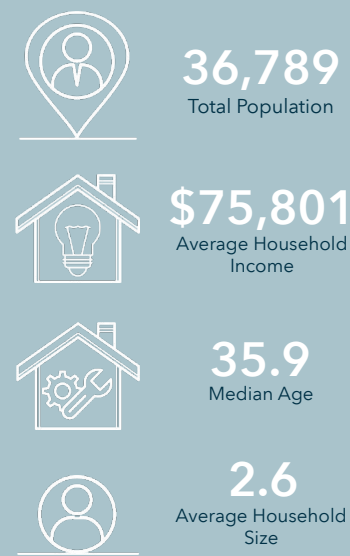


An aerial photograph of a city street intersection, likely in Lake Worth Beach, FL. The image is overlaid with a semi-transparent red filter. A large, stylized white letter 'A' is positioned in the center. A red location pin with a white 'M' inside is placed on a building at the intersection. A blue 'P' for parking is also visible. Street names 'Lucerne Avenue' and 'Lake Avenue' are labeled. The text 'MARKET TAPESTRY & DEMOGRAPHICS' is written in large, bold, white capital letters across the center.

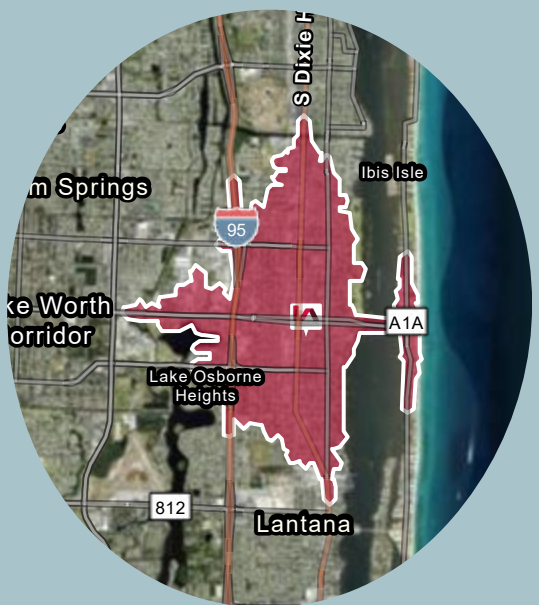
MARKET TAPESTRY & DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS



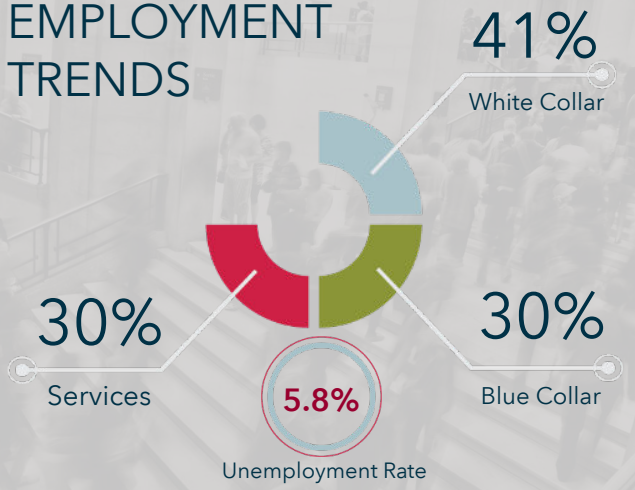
Drive time of 5 minutes



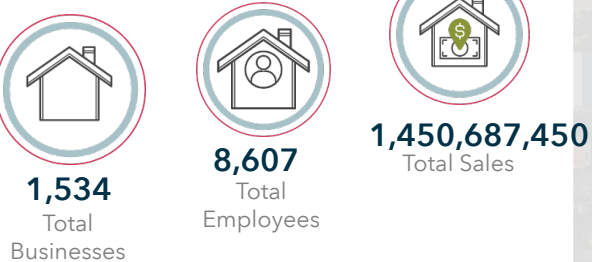
Average Consumer Spending



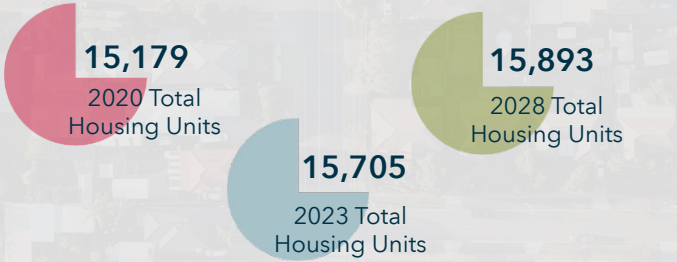
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



136,746
Total Population



\$91,312
Average Household Income

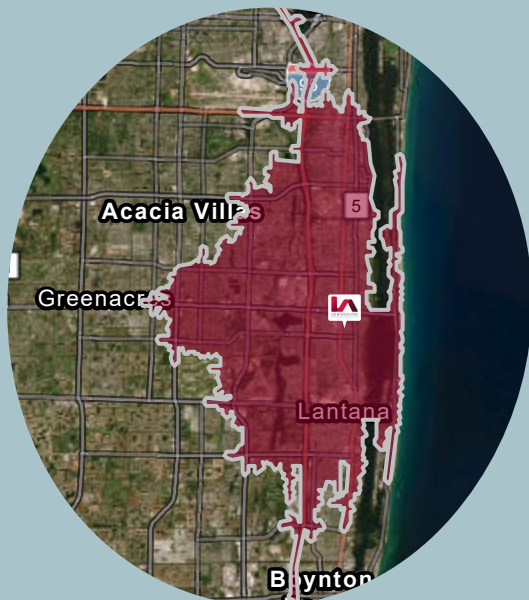


39.0
Median Age



2.6
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,952
Apparel



\$3,241
Dining Out

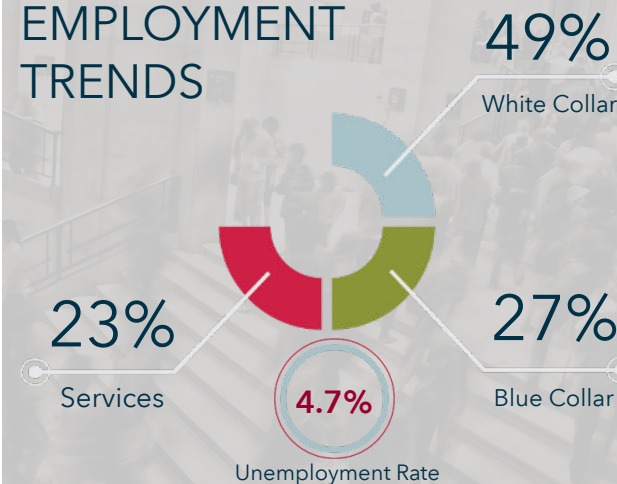


\$6,019
Groceries



\$6,288
Health Care

EMPLOYMENT TRENDS



BUSINESS



6,922
Total Businesses



48,134
Total Employees

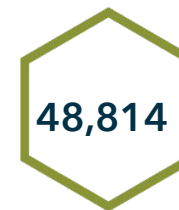


7,328,604,770
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



408,268
Total Population



\$87,338
Average Household Income

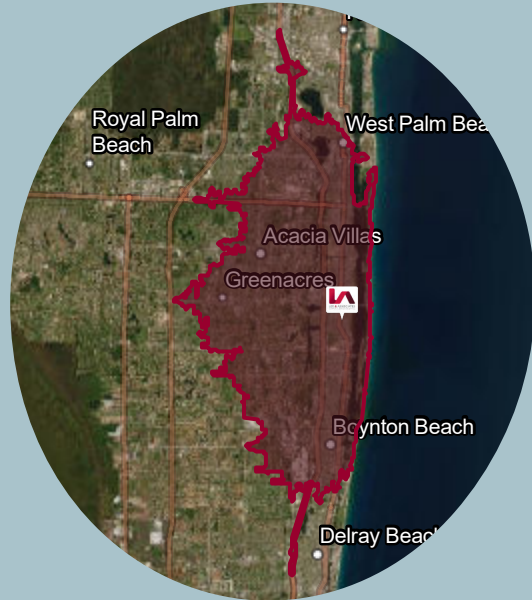


39.8
Median Age



2.5
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,852
Apparel



\$3,086
Dining Out

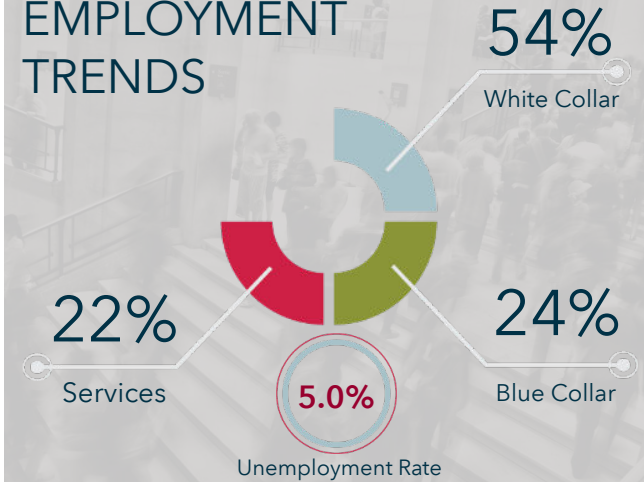


\$5,711
Groceries



\$6,043
Health Care

EMPLOYMENT TRENDS



BUSINESS



21,976
Total Businesses



181,765
Total Employees



26,028,357,554
Total Sales

HOUSING UNITS



DAYTIME POPULATION



MARKET TAPESTRY

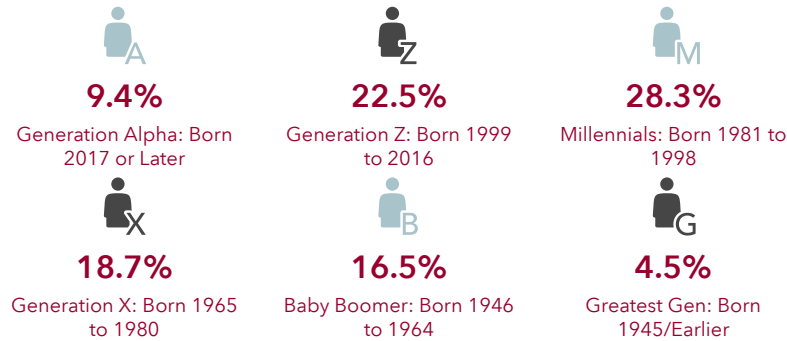


TAPESTRY SEGMENTATION

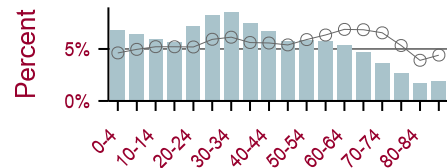
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	9.9%	0
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	465	3.35%	11.4%	30
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	1,661	11.96%	7.1%	169
Middle Ground (L8)	2,857	20.58%	10.9%	189
Senior Styles (L9)	427	3.08%	5.8%	53
Rustic Outposts (L10)	891	6.42%	8.2%	78
Midtown Singles (L11)	2,851	20.53%	6.2%	331
Hometown (L12)	796	5.73%	6.1%	93
Next Wave (L13)	3,936	28.35%	3.9%	731
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION



AGE PROFILE

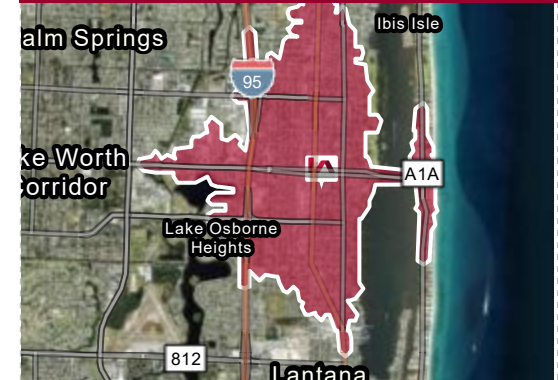


Palm Beach County

ANNUAL HOUSEHOLD SPENDING



Drive time of 5 minutes



Tapestry segments

13C NeWest Residents 3,936 households	28.3% of Households	▼
11D Set to Impress 2,851 households	20.5% of Households	▼
8E Front Porches 1,186 households	8.5% of Households	▼

MARKET TAPESTRY

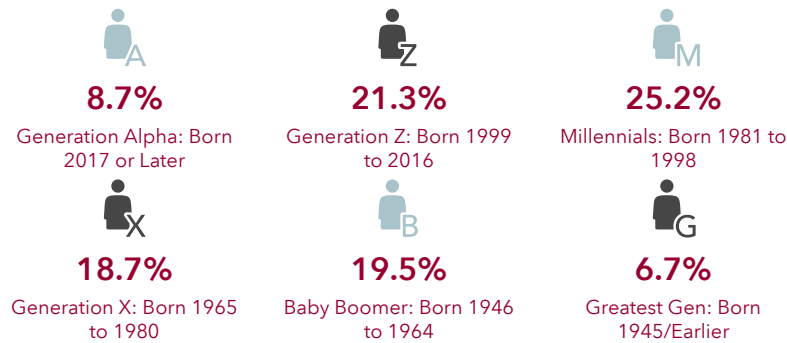


TAPESTRY SEGMENTATION

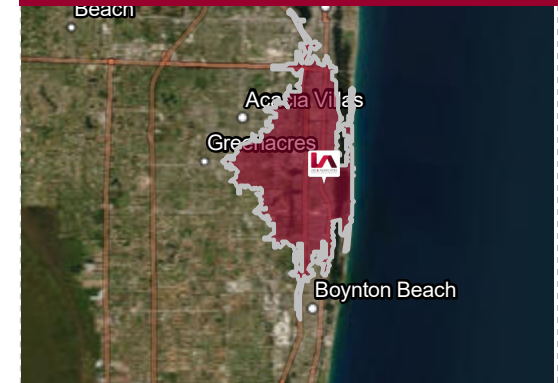
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	339	0.66%	9.9%	7
Upscale Avenues (L2)	456	0.89%	5.7%	16
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	873	1.70%	7.5%	23
GenXurban (L5)	5,293	10.32%	11.4%	91
Cozy Country Living (L6)	1,018	1.99%	12.0%	17
Ethnic Enclaves (L7)	11,050	21.55%	7.1%	304
Middle Ground (L8)	7,943	15.49%	10.9%	142
Senior Styles (L9)	7,118	13.88%	5.8%	240
Rustic Outposts (L10)	1,364	2.66%	8.2%	32
Midtown Singles (L11)	7,146	13.94%	6.2%	225
Hometown (L12)	1,130	2.20%	6.1%	36
Next Wave (L13)	7,550	14.72%	3.9%	379
Scholars and Patriots (L14)	0	0.00%	1.6%	0

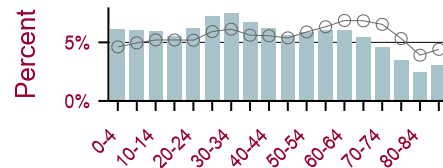
POPULATION BY GENERATION



Drive time of 10 minutes



AGE PROFILE



Palm Beach County

Tapestry segments



7C Urban Edge Families
7,063 households

13.8%
of Households



13C NeWest Residents
6,704 households

13.1%
of Households



9C The Elders
3,646 households

7.1%
of Households

ANNUAL HOUSEHOLD SPENDING



MARKET TAPESTRY

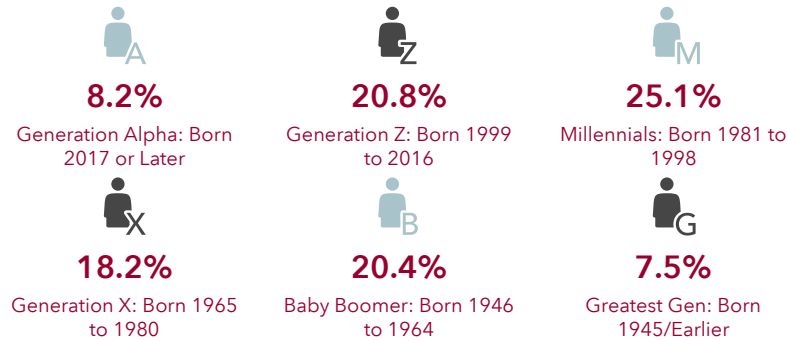


TAPESTRY SEGMENTATION

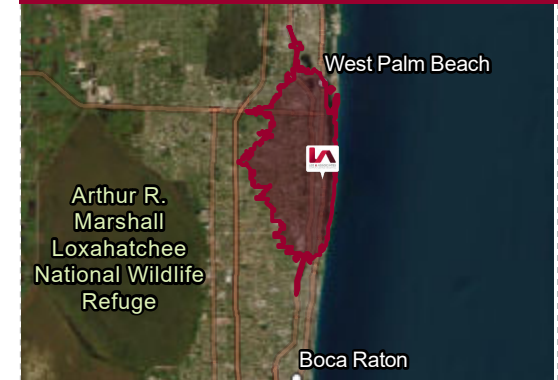
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	3,237	2.06%	9.9%	21
Upscale Avenues (L2)	456	0.29%	5.7%	5
Uptown Individuals (L3)	5,989	3.81%	3.8%	100
Family Landscapes (L4)	9,312	5.92%	7.5%	79
GenXurban (L5)	9,508	6.04%	11.4%	53
Cozy Country Living (L6)	1,035	0.66%	12.0%	5
Ethnic Enclaves (L7)	33,537	21.31%	7.1%	301
Middle Ground (L8)	16,066	10.21%	10.9%	94
Senior Styles (L9)	30,803	19.57%	5.8%	338
Rustic Outposts (L10)	2,882	1.83%	8.2%	22
Midtown Singles (L11)	22,333	14.19%	6.2%	229
Hometown (L12)	7,102	4.51%	6.1%	73
Next Wave (L13)	14,313	9.09%	3.9%	234
Scholars and Patriots (L14)	820	0.52%	1.6%	32

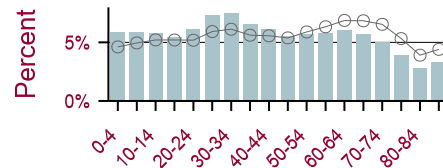
POPULATION BY GENERATION



Drive time of 15 minutes



AGE PROFILE



Palm Beach County

Tapestry segments



7C Urban Edge Families
21,725 households

13.8%
of Households



9C The Elders
15,037 households

9.6%
of Households

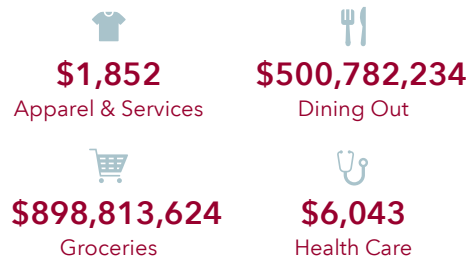


11C Metro Fusion
11,097 households

7.1%
of Households



ANNUAL HOUSEHOLD SPENDING



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705 Lake Ave, Lake Worth Beach, FL 33460



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

C. Todd Everett, SIOR
cteverett@lee-associates.com
D 561.414.8567

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For more information, please contact one of the following individuals:

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Principal
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cteverett@lee-associates.com