

THE LAKE WORTH COMMERCE CENTRE

129 N FEDERAL HWY
LAKE WORTH BEACH, FL 33460



MIXED-USE OFFICE/RETAIL FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:
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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates, as exclusive advisor, presents 129 North Federal Highway, Lake Worth Commerce Centre, a prime investment opportunity located in the heart of historic downtown Lake Worth. This two-story, 8,667-square-foot retail and office property offers significant upside potential, situated on a high-visibility corner with frontage on both North Federal Highway and 2nd Avenue North. The property features four ground-floor retail suites totaling 5,679 square feet and four office suites on the second floor comprising 2,988 square feet. Tenants include popular destinations such as a pizzeria, a nightclub, and various office users.

Located in Lake Worth's vibrant and emerging downtown arts and entertainment district, this property offers excellent accessibility that benefits from 120 feet of frontage on 2nd Ave N and 100 feet on N Federal Hwy. It is within walking distance to downtown Lake Worth, offering easy access to local amenities and a lively pedestrian environment. The property is also conveniently located near major transportation routes just minutes from I-95, A1A and the beaches, providing easy connectivity with Palm Beach International Airport just a 14-minute drive away and Lake Worth Tri-Rail station only 1.3 miles away. The area is characterized by a growing population and strong demographics, making it an ideal location for retail and office tenants.



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

MARKET ADVISORS

C. TODD EVERETT, SIOR

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ASKING \$2,500,000

- Value-Add Below Market Rents!
- Walking distance to Lake Ave & Lucerne Ave Boutiques, Restaurants, Entertainment & Street Festivals including the renowned Annual Street Painting Festival attracting over 100,000 visitors each year!



Lake Worth Commerce Centre:

8,667 Total GLA
Diverse Retail & Office Tenant Mix
Historic 2-Story Building Built in 1928
Historic Vacant Bar on Ground Floor
- Oldest Bar in Palm Beach County!

***2 of the 3 Buildings were Reroofed
October 2024***



Vibrant Downtown Location:

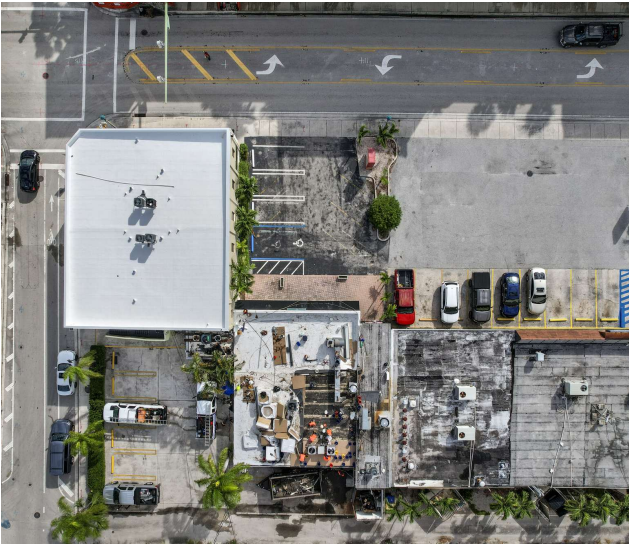
High-Exposure Signalized Intersection
220' Combined Frontage
High Pedestrian Accessibility
Walkable to Lake Ave & Lucerne Ave in
Downtown Lake Worth Beach



Exceptional Access:

1 Block to Lake Ave
Minutes from A1A and Beaches
Minutes from I-95
1.3 Miles to Tri-Rail Station

GROUND FLOOR RETAIL STOREFRONT & OFFICES ON THE 2ND FLOOR



EXCEPTIONAL DOWNTOWN LAKE WORTH LOCATION



LAKE WORTH BEACH & PALM BEACH DESTINATIONS



DEMOGRAPHIC PROFILE

KEY FACTS



281,054
Total Population



\$95,307
Average Household Income

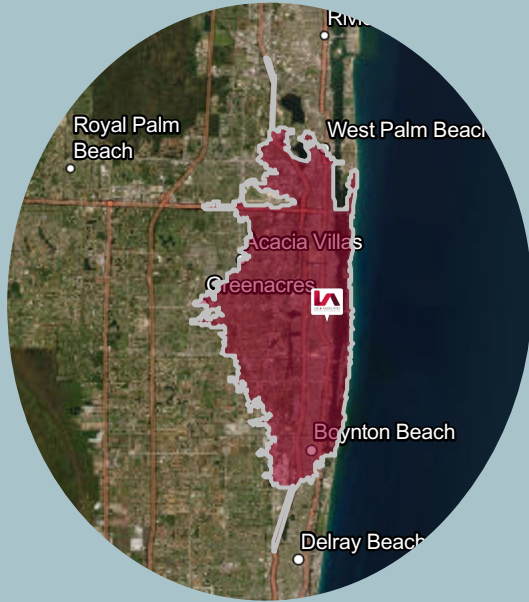


39.8
Median Age



2.5
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$2,116
Apparel



\$3,371
Dining Out

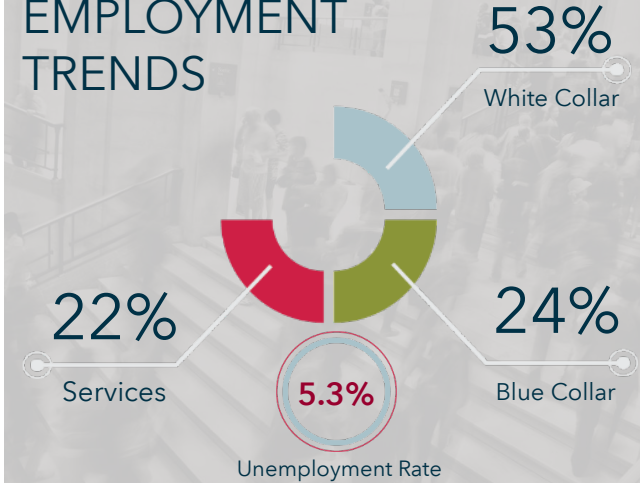


\$6,402
Groceries



\$6,335
Health Care

EMPLOYMENT TRENDS



BUSINESS



16,269
Total Businesses



133,687
Total Employees



18,685,949,301
Total Sales

HOUSING UNITS



DAYTIME POPULATION

