



# FOR LEASE



## THE MID - RETAIL BAYS

1601 N DIXIE HWY, LAKE WORTH BEACH, FL 33460





# Location Overview

1601 N Dixie Hwy, Lake Worth Beach, FL 33460



## PROPERTY SUMMARY

**THE MID RETAIL BAYS:** The last few retail storefronts at The MID have never been occupied, offering tenants the opportunity to be the first to shape their storefront presence in a high-growth, highly visible corridor. With flexible configurations and direct visibility to Dixie Highway, each bay provides a prime opportunity for service-based retailers, boutique shops, wellness users, or office uses seeking a prominent spot in the Lake Worth community.

The project's current tenant mix includes a boutique clothier, photography studio, dog groomer, nail spa, massage studio, and business services operator, establishing a diverse and complementary environment for new entrants.

- Units additionally offer a residential unit connected to the retail bays – ideal for entrepreneurial or creative professionals seeking integrated work-and-reside space.
- Come join a strong tenant mix of service oriented tenants: pet groomer, wellness spa, photography studio and a clothing boutique.

## LOCATION HIGHLIGHTS

- Dense trade area: 91,000 households within 5 miles
- 100% frontage along high-traffic N Dixie Highway (SR 805) – 21,000 vehicles per day
- 0.6 miles to Downtown Lake Worth Beach and the Lake Avenue restaurant/retail corridor
- 1.1 miles to I-95 via 10th Avenue North interchange
- Within 15 minutes of Downtown West Palm Beach
- Surrounded by established neighborhoods and steady retail/residential redevelopment
- Nearby anchors: Publix, Starbucks, Palm Beach State College, Lake Worth Beach
- Short lease terms are available



Josh Rone, MSIRE  
Associate Advisor  
O: 239.851.3833  
josh.rone@svn.com  
FL #SL3548806



Carter Smith  
Associate Advisor  
O: 646.621.9463  
carter.smith@svn.com  
FL #SL3626073







## For Lease

### THE MID - RETAIL BAYS

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BUILDING NAME	THE MID - RETAIL BAYS
PROPERTY TYPE	Retail Street Retail
PROPERTY SUBTYPE	38-43-44-16-06-016-
APN	0010
BUILDING SIZE	17,450 SF
PARKING RATIO	2.7
BUILDING CLASS	A
YEAR BUILT	2021

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**Current tenant** mix includes a boutique clothier, photography studio, dog groomer, wellness spa, massage studio, and business services operator, establishing a diverse and complementary environment for new entrants.

**OFFERING:** 4/10 ground-floor retail bays available for lease

**SUITE SIZES:** 786 SF - 1,225 SF (cold dark shell, first-generation spaces)

**FRONTAGE:** Full exposure along N Dixie Highway

**DELIVERY CONDITION:** Cold dark shell - custom build-out opportunities

**MINIMUM TERM:** 1 year (negotiable)

**LIVE AND WORK AT THE MID:** Select units also offer the potential for live/work functionality, connecting to a 2-bed/2-bath residential unit - ideal for entrepreneurial or creative professionals seeking integrated work-and-reside space.



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## SPACE AVAILABILITY



### LEASE INFORMATION

- **FRONTAGE:** 100% along N Dixie HWY Corridor
- **DELIVERY CONDITION:** 2<sup>nd</sup> Gen & Vanilla Box Condition
- **LEASE TERM:** 1 year (minimum)

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
UNIT 104	Available	786 SF	Gross	\$25.00 SF/yr	-
UNIT 106	Available	912 SF	Gross	\$25.00 SF/yr	-
UNIT 108	Available	786 SF	Gross	\$25.00 SF/yr	-
UNIT 110	Available	1,225 SF	Gross	\$25.00 SF/yr	-
UNIT 202	Available	1,225 SF	Gross	\$25.00 SF/yr	-



### PROPERTY OUTLINE & PARKING



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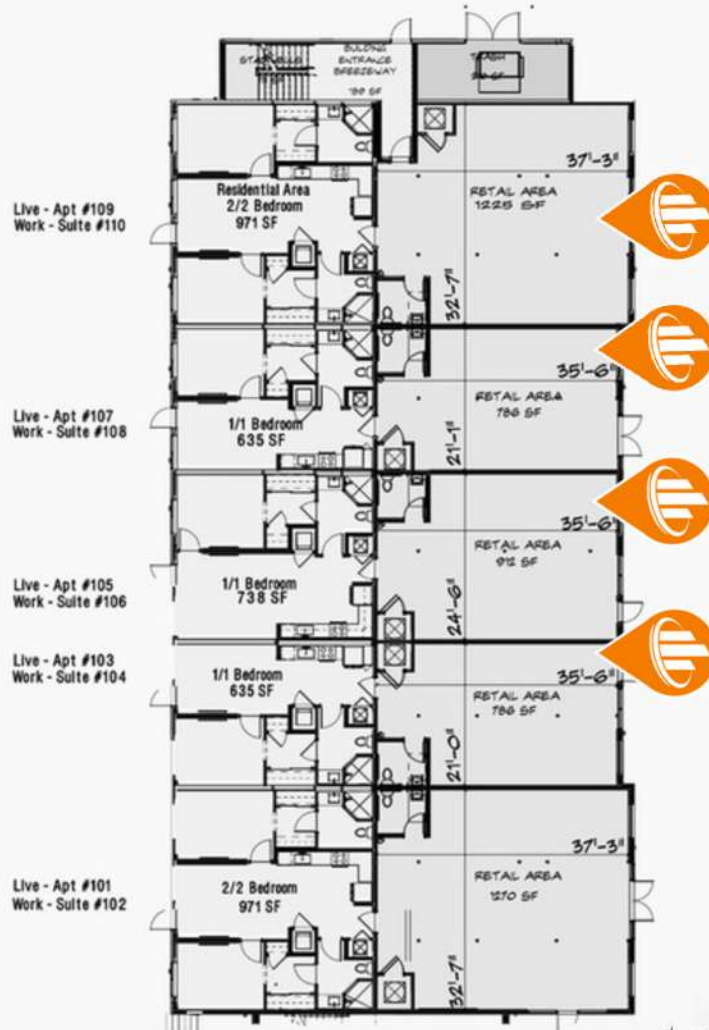


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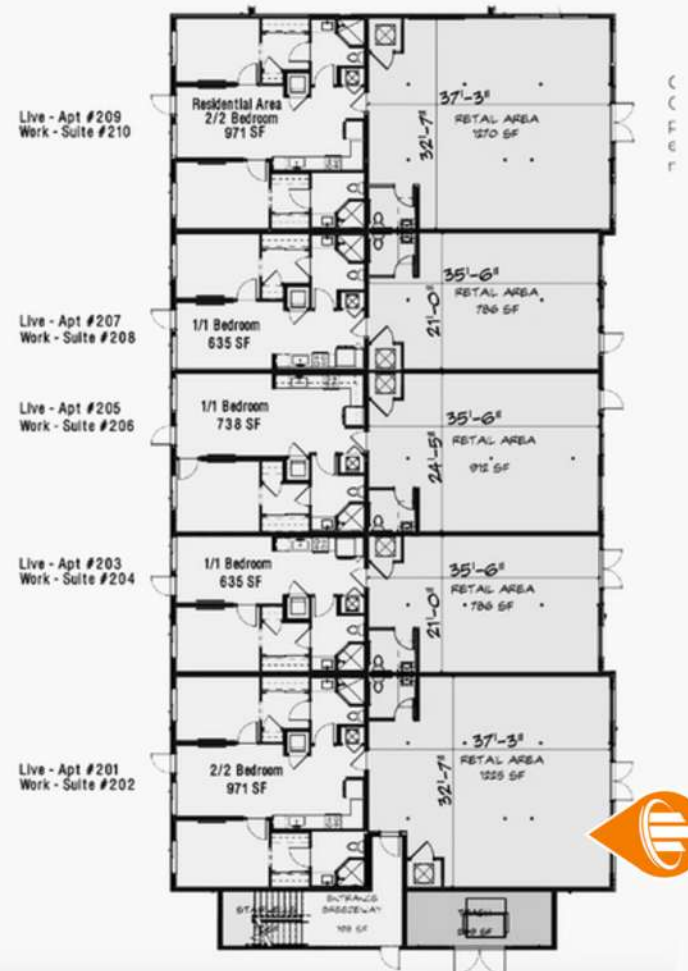




**Building #1**



**Building #2**



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## Additional Photos THE MID -RETAIL BAYS



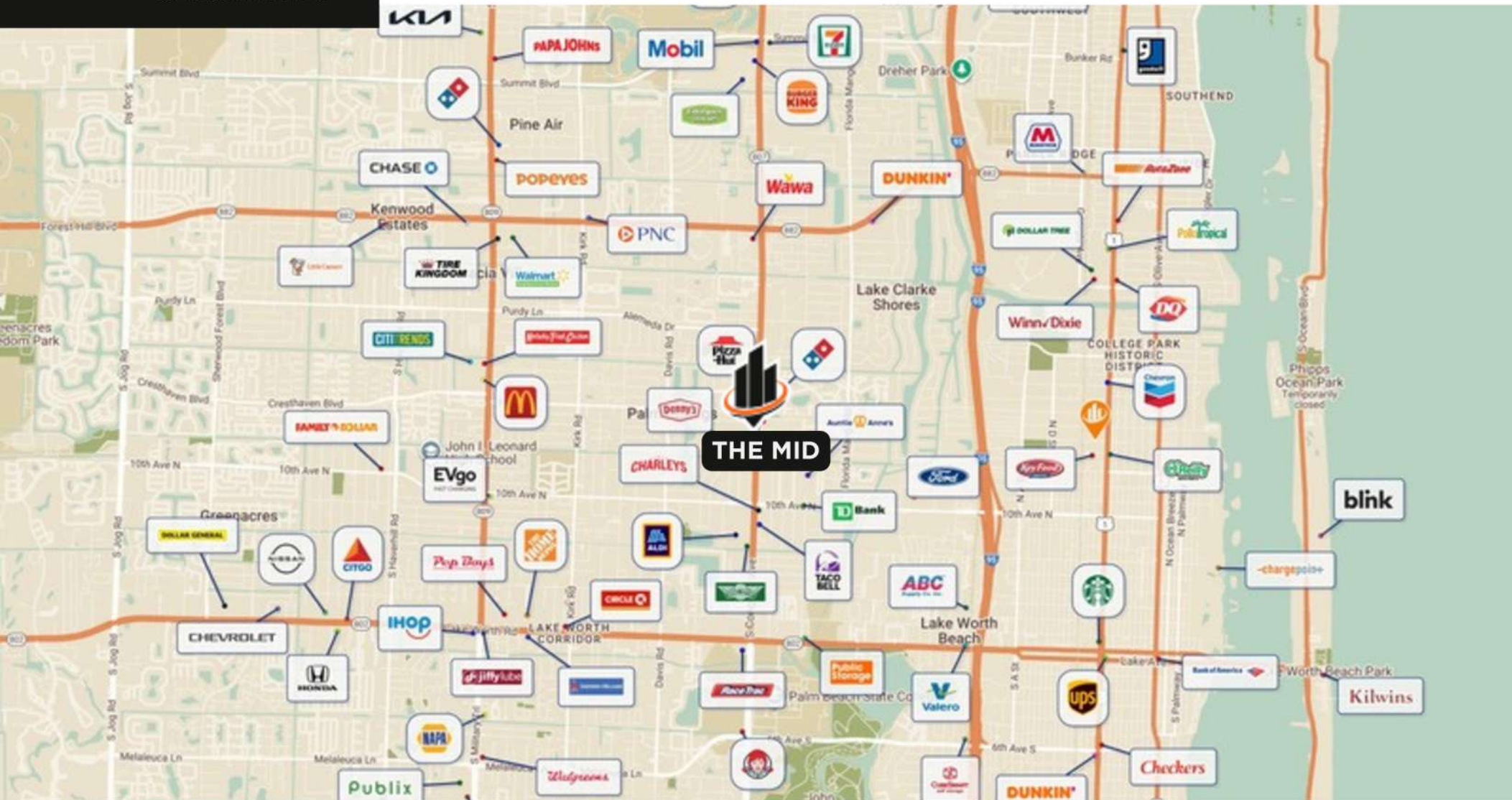
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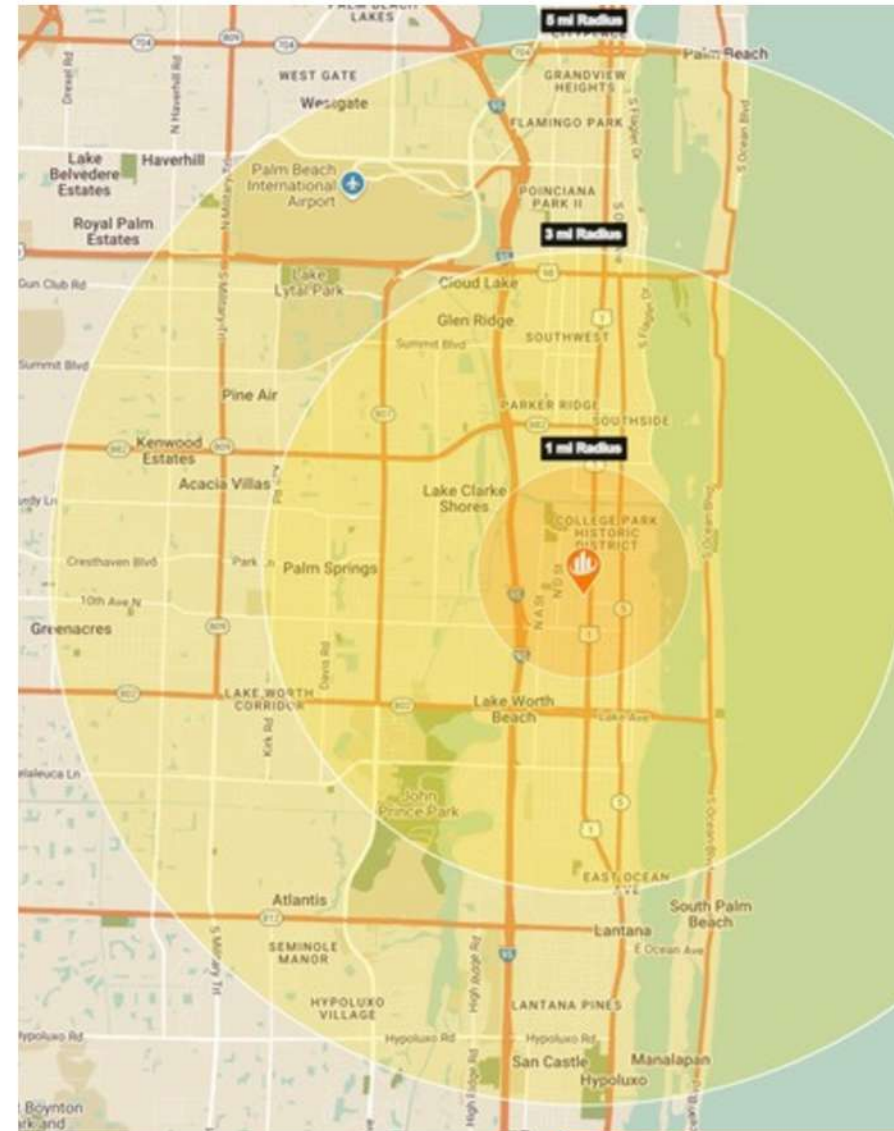


# Demographics & Trade Area Analysis

THE MID - RETAIL BAYS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	17,043	104,922	252,980
<b>AVERAGE AGE</b>	40	41	40
<b>AVERAGE AGE (MALE)</b>	39	40	40
<b>AVERAGE AGE (FEMALE)</b>	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,532	39,479	91,845
<b># OF PERSONS PER HH</b>	2.6	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$86,963	\$88,509	\$87,120
<b>AVERAGE HOUSE VALUE</b>	\$389,185	\$397,385	\$363,046

*Demographics data derived from AlphaMap*



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## MEET THE TEAM

Biography



Josh Rone, MSIRE  
Associate Advisor

Josh Rone is a commercial real estate advisor focused on office and retail leasing across Broward and Miami-Dade Counties. He primarily represents landlords and ownership groups, with a selective approach to tenant representation when aligned with long-term strategy. Josh began his career in the CRE industry with an ENR 400 construction management firm before transitioning into brokerage. He earned a Master of Science in International Real Estate (MSIRE) from FIU's Hollo School of Real Estate in Brickell, Miami and maintains a strong network of South Florida investors, developers, and operators throughout Florida. In addition to his brokerage work, Josh is the founder and a board member of the FIU MSIRE Alumni Initiative—a curated group of 200+ commercial real estate professionals who hold Commercial Real Estate Master's degrees from the Chapman Graduate School of Business. Known for his market insight, relationship-first approach, and persistence in driving deals to the finish line, Josh brings a strategic, informed perspective to every assignment.

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Carter Smith  
Associate Advisor

Carter Smith is a dedicated and results-driven commercial real estate advisor specializing in the acquisition and disposition of middle-market industrial properties. With over a decade of experience in the commercial real estate industry, Carter brings a comprehensive skill set in investment sales, commercial leasing, and property management, ensuring a well-rounded understanding of both the transactional and operational aspects of the industry. Currently a member of the Retail Office Industrial (ROI) Group at SVN Commercial Partners, Carter focuses on the thriving industrial real estate market in Broward County, FL. His expertise lies in leveraging market trends and data-driven insights to maximize portfolio value for his clients. Carter's journey began in Washington, D.C., where he worked as a Senior Commercial Leasing Agent for a prominent landlord while attending night classes at Montgomery College, from which he graduated in 2014. He has successfully closed over 90 transactions totaling \$25 Million. This experience sharpened his ability to combine strategic thinking with hands-on management, forming a strong foundation for his success in commercial real estate. Known for his strong market knowledge, results-oriented mentality, and commitment to building long-term client relationships, Carter thrives on helping investors achieve their goals by staying ahead of market trends and delivering tailored solutions. His blend of experience, dedication, and expertise makes him a valuable asset to his clients.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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# Collective Strength, Accelerated Growth

325 ONE 1ST AVE, STE 305  
MIAMI, FL 33137



[HTTPS://SVNCP.COM](https://svncp.com)