

HISTORICAL

DOWNTOWN
LAKE WORTH BEACH
HIGH STREET RETAIL

OWNER-USER
OR INVESTOR

2ND FLOOR
APARTMENTS
OR OFFICE
SUITES

MIXED-USE HIGH STREET RETAIL IN VIBRANT BEACH TOWN

800 LAKE AVE
LAKE WORTH BEACH, FL 33460

FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

700 W Hillsboro Blvd, Suite 4-203, Broward/Palm Beach, FL 33441 | 954.399.6299 | leesouthflorida.com



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PROPERTY OVERVIEW

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a versatile high-street retail mixed-use investment property in the epicenter of Historic Downtown Lake Worth Beach, where small beach town charm meets a vibrant cultural mosaic of a bustling fast paced metro market. With exceptional corner frontage along iconic Lake Avenue at N J St, this property commands presence in one of South Florida's most sought-after beach town markets. The 9,750 SF multi-tenant property with a second-floor multifamily units and ground floor marquee retail tenant spaces once occupied by one of the most popular watering holes in the neighborhood, featuring retail storefront windows, walk-in refrigerator and kitchen sink for food preparation, and small outdoor patio seating area, now vacant and ready for an Owner-User or Investor seeking upside potential. The second floor apartments can easily be converted into dynamic office suites offering ultimate tenant-mix flexibility.

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 proximity to free public parking lots for added convenience to customers and tenants. 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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ASKING: \$3,500,000.00



Mixed-Use Beach Town Retail Property - OWNER USER or INVESTOR:

- 9,750 SF 2-Story Mixed-Use Building
- **High-Exposure Corner** Property
- Marquee Retail Tenant Spaces
- **Ground Floor High Street Retail** with Vacant Storefront Ideal for Owner-User or Investor Seeking Upside Potential.
- Vacant Corner Retail Unit Features Walk-In Refrigerator, Kitchen Sink, Outdoor Patio Seating Area.
- **2nd Floor Apartment Units** can be **Converted to Office** Space for Ultimate Flexibility and Diversified Income.



Historic Downtown Lake Worth:

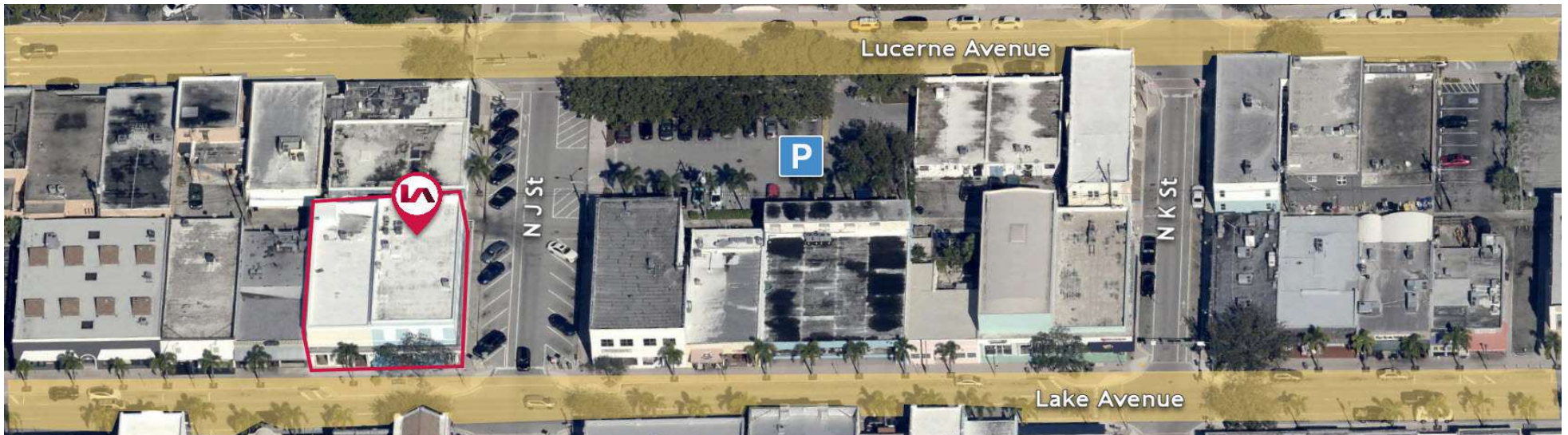
- Epicenter of Bustling Downtown
- Small Beach Town Charm
- Steady Foot Traffic
- Boutique Shopping and Dining, Galleries and Theaters
- Downtown Events Include: Weekly Farmers Markets, Monthly Art Walks, Street Festivals, Annual Street Painting Festival, Reggae Fest, & more!



Exceptional Access and Attractions:

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

CORNER PROPERTY WITH PARKING ACCESS



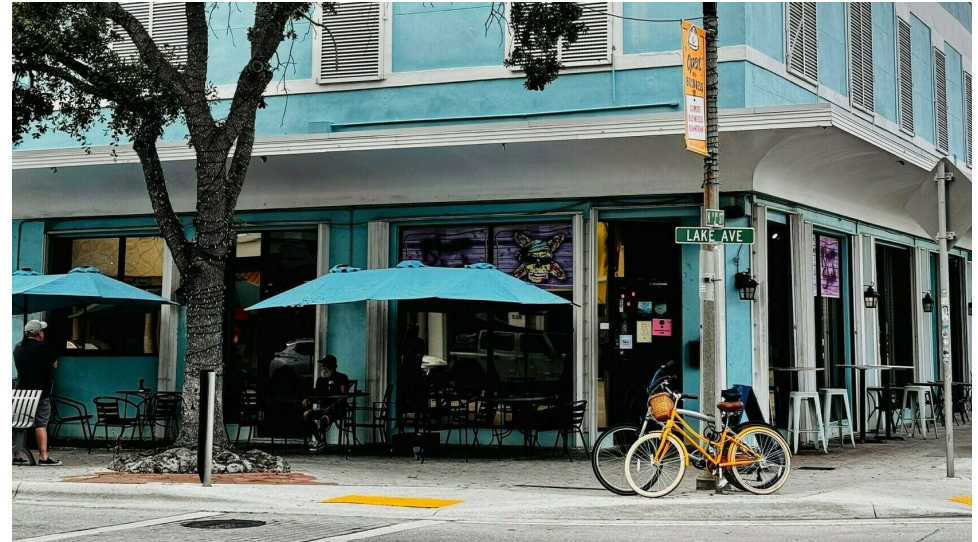
PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Mixed-Use High Street Retail in Vibrant Beach Town
STREET ADDRESS	800 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

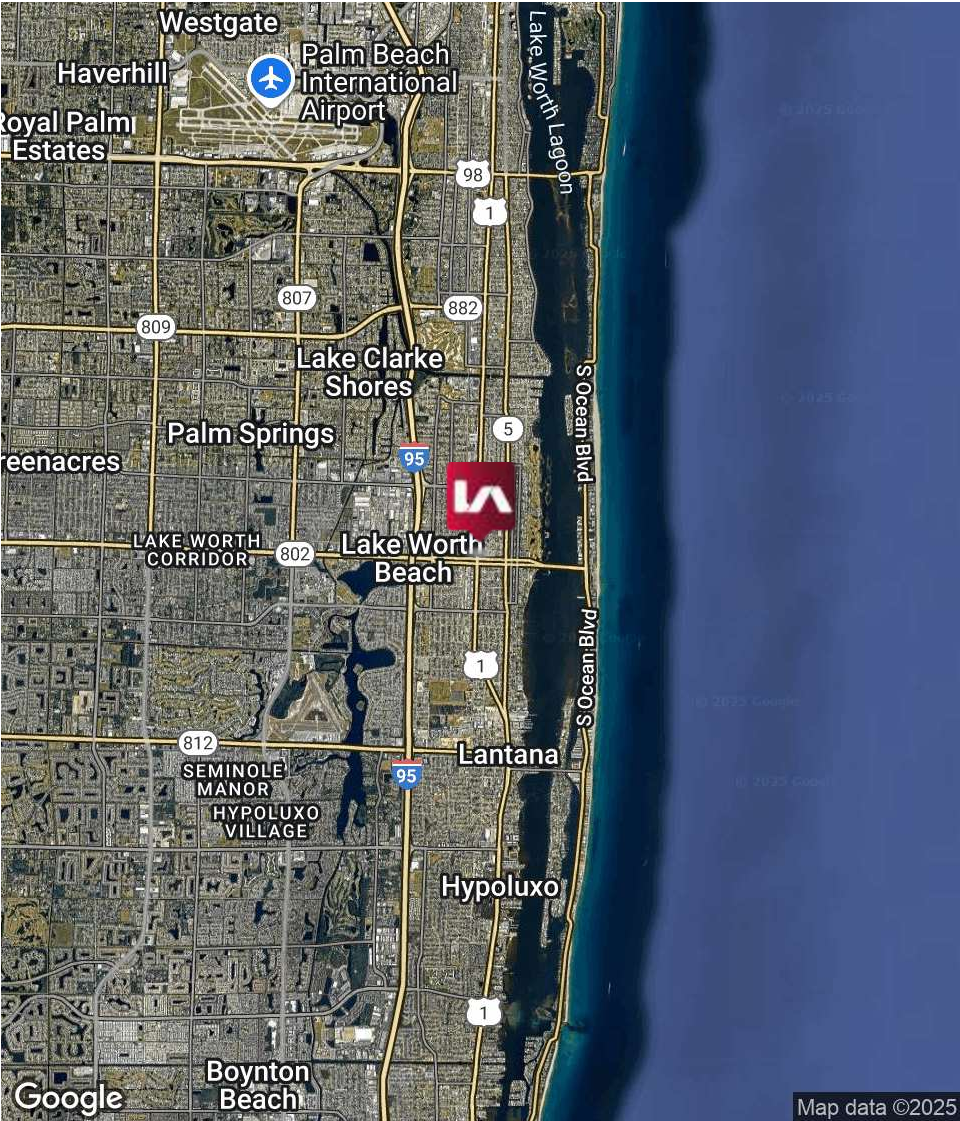
ZONING	CAC / DT - DOWNTOWN
LOT SIZE	0.16 Acres
APN #	38-43-44-21-15-507-0090
LOT FRONTAGE	77 ft
TRAFFIC COUNT STREET	Lake Ave
BUILDING INFORMATION	
BUILDING SIZE	9,750 SF
TENANCY	Multiple
NUMBER OF FLOORS	2





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
SUBMARKET:	Lake Worth
CROSS STREETS:	Lake Ave & Lucerne Ave at N L St

EPICENTER OF DOWNTOWN LAKE WORTH BEACH



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 & ATTRACTIONS



A PLACE IN LAKE WORTH BEACH HISTORY





MARKET TAPESTRY & DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS



36,789
Total Population



\$75,801
Average Household Income

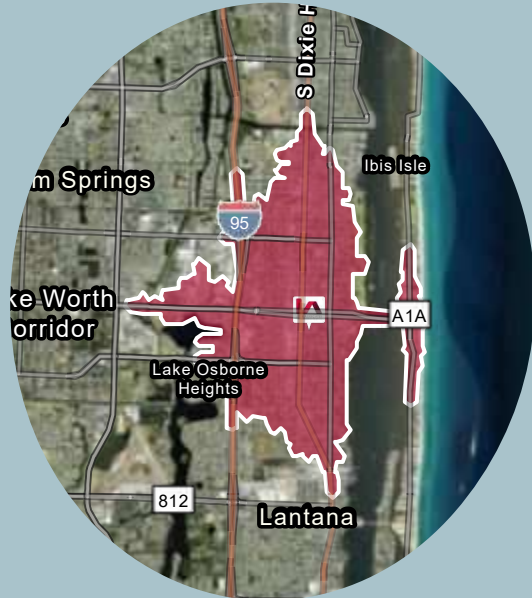


35.9
Median Age



2.6
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$1,681
Apparel



\$2,776
Dining Out

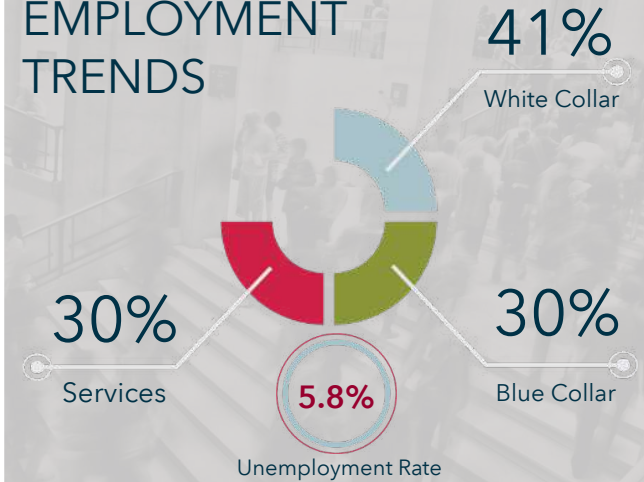


\$5,119
Groceries



\$5,069
Health Care

EMPLOYMENT TRENDS



BUSINESS



1,534
Total Businesses



8,607
Total Employees

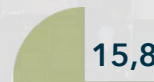


1,450,687,450
Total Sales

HOUSING UNITS



15,179
2020 Total Housing Units



15,893
2028 Total Housing Units



15,705
2023 Total Housing Units

DAYTIME POPULATION



27,700
Total Daytime Population



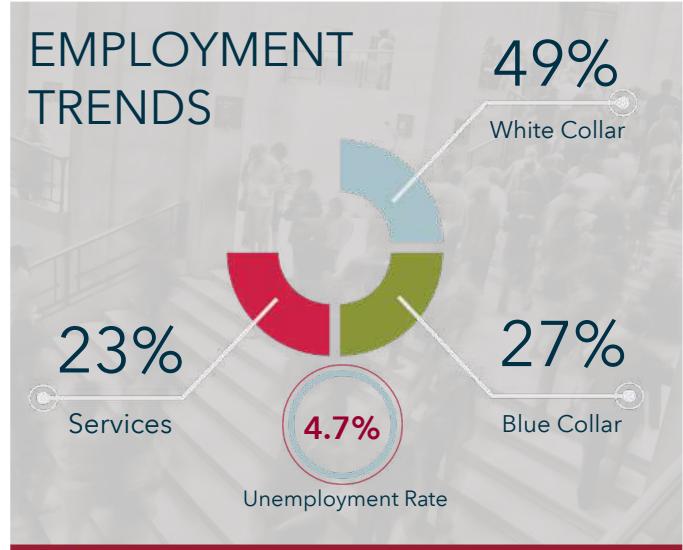
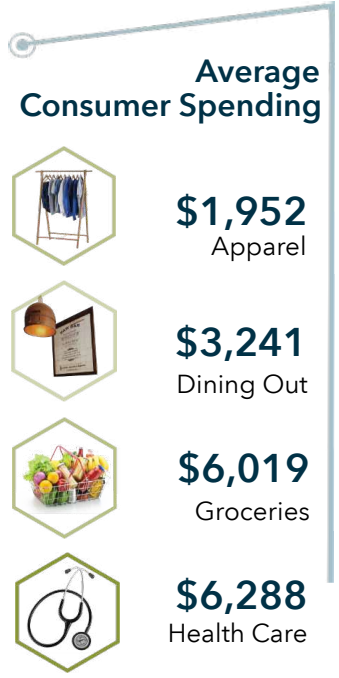
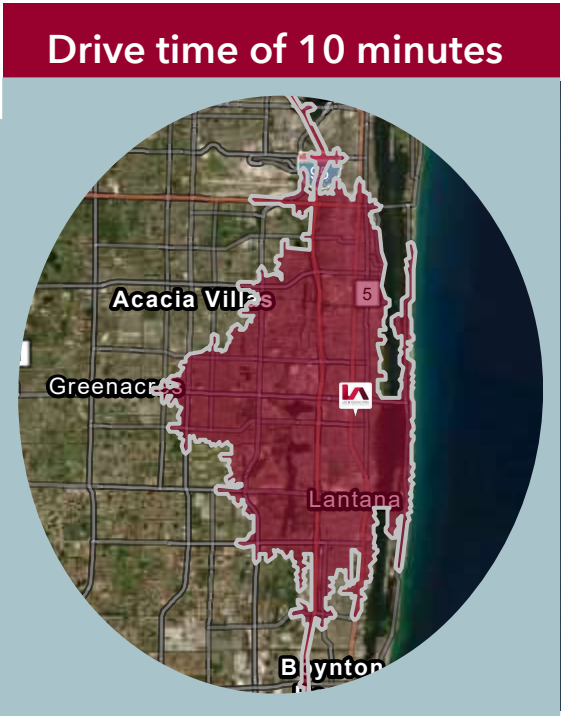
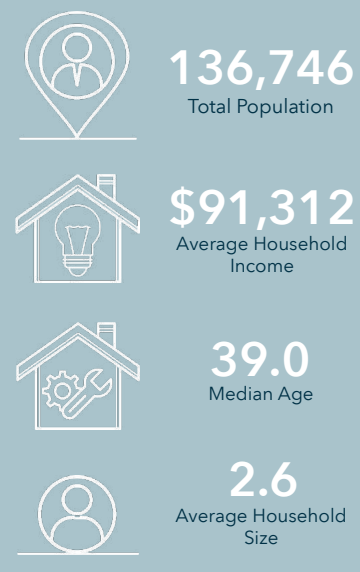
8,890
Daytime Population: Workers



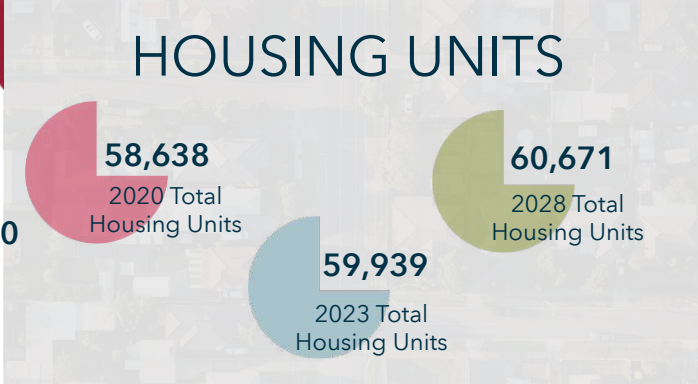
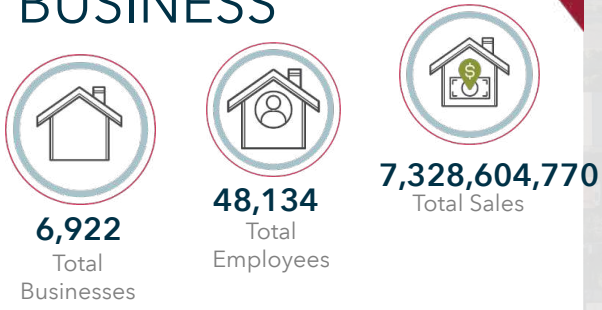
18,810
Daytime Population: Residents

DEMOGRAPHIC PROFILE

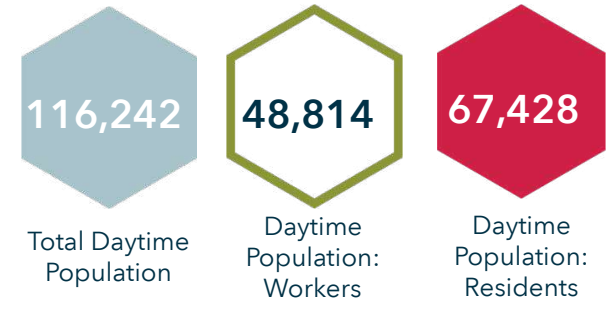
KEY FACTS



BUSINESS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



408,268
Total Population



\$87,338
Average Household Income

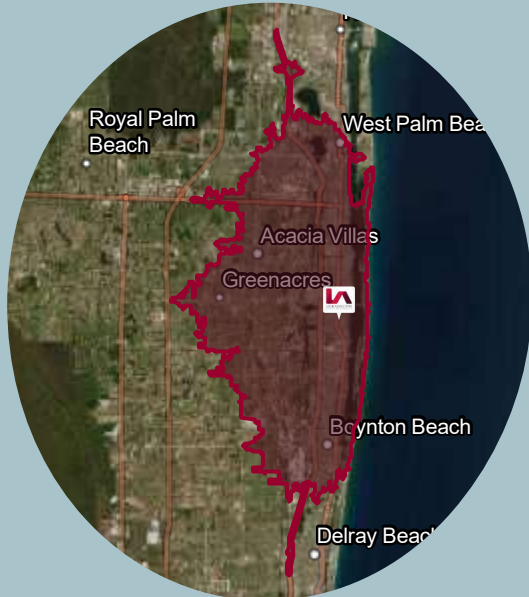


39.8
Median Age



2.5
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,852
Apparel



\$3,086
Dining Out

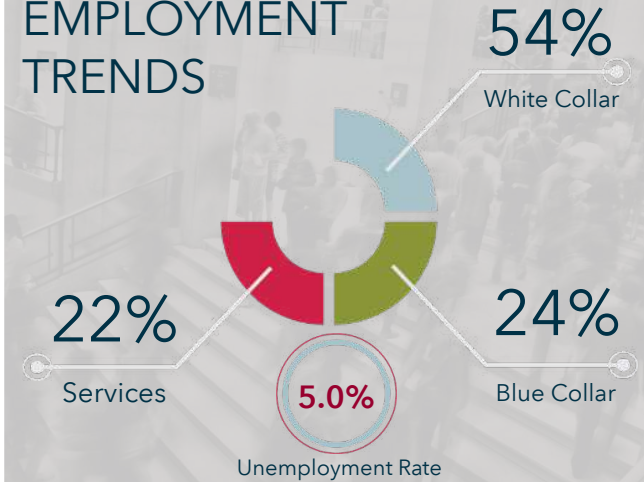


\$5,711
Groceries



\$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

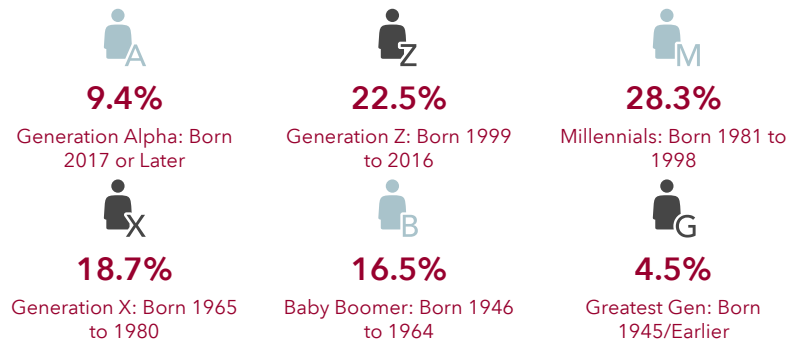


TAPESTRY SEGMENTATION

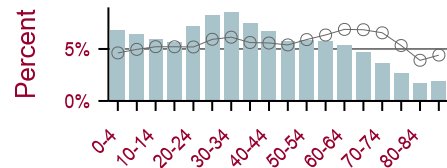
Tapestry LifeMode

	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

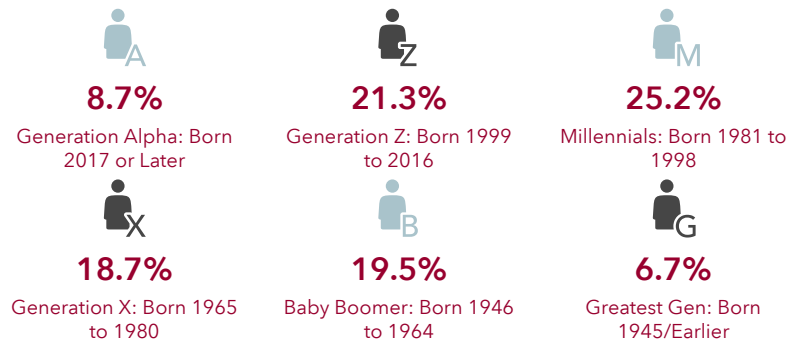


TAPESTRY SEGMENTATION

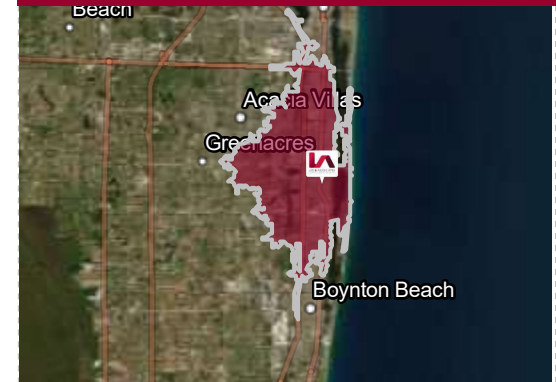
Tapestry LifeMode

	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

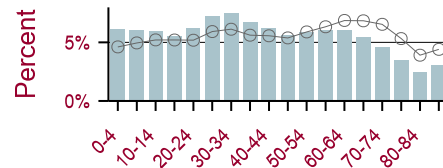
POPULATION BY GENERATION



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

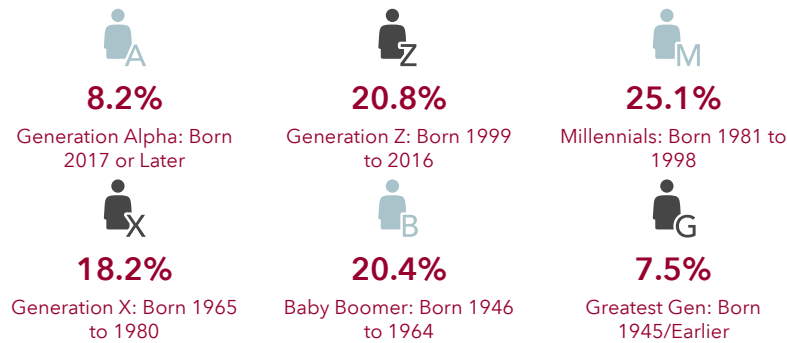


TAPESTRY SEGMENTATION

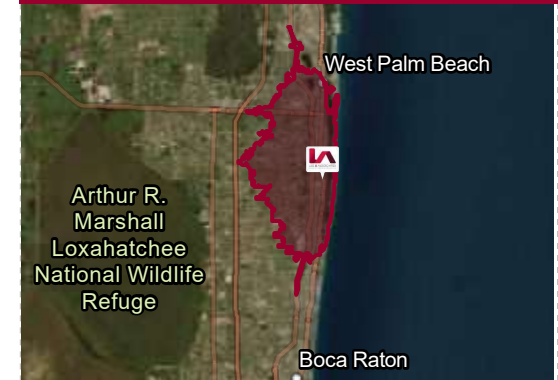
Tapestry LifeMode

	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

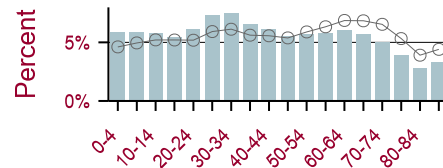
POPULATION BY GENERATION



Drive time of 15 minutes



AGE PROFILE



Palm Beach County

Tapestry segments

Urban Edge Families 21,725 households	13.8% of Households	▼
The Elders 15,037 households	9.6% of Households	▼
Metro Fusion 11,097 households	7.1% of Households	▼

ANNUAL HOUSEHOLD SPENDING



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800 Lake Ave, Lake Worth Beach, FL 33460



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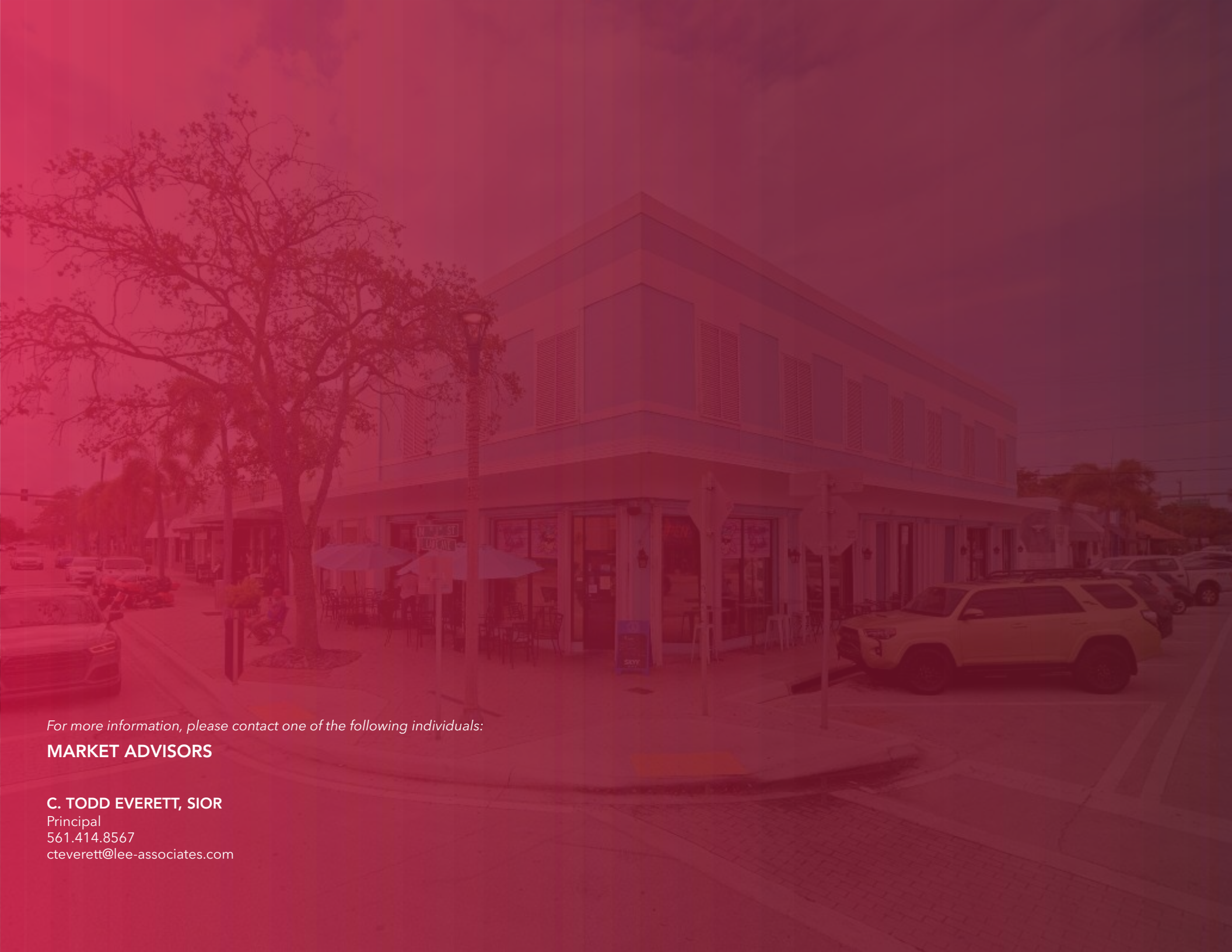
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This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional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

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