

FOR SALE



9,860 Sf • 0.60 Ac • C1 • Two Retail Buildings

1212 & 414 W LANTANA ROAD

ASKING PRICE

\$3,100,000

OWNER-OCCUPIED SINCE

1959

EXCLUSIVELY LISTED BY PATRICK BASILE | CHRIS FUNK



THE OFFERING

1212 & 414 W Lantana Road | FOR SALE

Apex Capital Realty presents 1212 and 414 W Lantana Road, two retail buildings totaling 9,860 SF on 0.60 acres of C1-zoned land in Lantana. Both have been owner-occupied since 1959 by ACE Hardware and ACE Rental Place.

The frontage is the asset. Lantana Road carries the trade area's east west traffic, I-95 is minutes away, and the residential ring around it is among the stronger ones in central Palm Beach County. The improvements are dated and priced accordingly. The land, the zoning and the position are not.

Ownership is motivated and working to a defined closing deadline. A short-term seller leaseback is available.



C-1

ZONING - BOTH PLACES



1974 / 1966

YEAR BUILT



9,860 SF

TOTAL BUILDING AREA



0.60 ACRES

TOTAL LAND - TWO PARCELS



\$3,100,000
ASKING PRICE



SHORT TERM
SELLER LEASEBACK



1212 W LANTANA RD

THE ASSET • BUILDING ONE | ACE HARDWARE

The larger of the two buildings and the one carrying the corridor frontage.

Occupied by ACE Hardware since the family took the corner in 1959, and available with a short-term leaseback or delivered on a hard surrender date.



BUILDING AREA

6,990 SF

LAND

0.43 Acre

YEAR BUILT

1974

ZONING

C-1

CURRENT USE

Retail • hardware





414 W LANTANA RD

THE ASSET • BUILDING TWO | ACE RENTAL PLACE

Taken with 1212, the two parcels give a buyer 0.60 acres of C1 frontage on the same stretch of Lantana Road, and the option to reposition them as one site or two.



BUILDING AREA	2,870 SF
LAND	0.17 Acre
YEAR BUILT	1966
ZONING	C-1
CURRENT USE	Equipment rental

LOCATION MAP

THE SITE | SITE & ZONING

PARCELS	2
LAND AREA	0.60 Acre
IMPROVEMENTS	9,860 SF
ZONING	C-1

C-1 PERMITTED USES

Permitted-use schedule and development standards to be inserted from the Town of Lantana code. Buyer to confirm uses, setbacks and parking with the Town independently.

Hard corner-quality frontage on W Lantana Road, minutes from I-95, in an established and affluent trade area.



SALES COMPARABLES

ADDRESS	CITY ZONING	SALE DATE	PRICE	BLDG SF	\$/SF BLDG	LAND SF	\$/SF LAND	IN SET
1101 S Dixie Hwy (Dunkin')	Lantana - C1	02/17/2023	\$975,000	2,775	\$351	36,155	\$27	BOTH
1199 Hypoluxo Rd (Family Dollar)	Lantana - C1	07/06/2023	\$2,720,000	9,315	\$292	51,836	\$52	BOTH
608 N Dixie Hwy	Lantana - C1	08/04/2025	\$570,000	2,464	\$231	3,049	\$187	414
1800 S Dixie Hwy	Lake Worth - MU-DIXIE	02/13/2025	\$800,000	4,188	\$191	20,038	\$40	1212
414 W Lantana Rd (ACE Rental Place)	SUBJECT - C1 - 1968	TBD	\$835,000	2,870	\$291	7,501	\$111	ALLOC.
1212 W Lantana Rd (ACE Hardware)	SUBJECT - C1 - 1974	TBD	\$2,150,000	6,990	\$315	18,766	\$118	ALLOC.

414 W LANTANA ROAD

\$314/PSF

1212 W LANTANA ROAD

\$315/PSF

COMBINED ASK · 2 PARCELS

\$3,100,000

\$304/SF bldg · \$115/SF land 7.4% – 9.0% cap

LET'S SIMPLIFY YOUR DEAL!

REAL ESTATE + COMMERCIAL INSURANCE IN ONE SEAMLESS PROCESS

GET A QUOTE FROM APX INSURE TODAY!

EXCLUSIVELY LISTED BY

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ASKING PRICE

\$3,100,000

1212 & 414 W Lantana Road Lantana, Florida

9,860 SF • 0.60 AC • C1



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Miami, FL 33138

www.APEXCAPITALREALTY.com

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