

HISTORICAL

DOWNTOWN
LAKE WORTH BEACH

OWNER/USER
OR INVESTOR

BEACH TOWN RETAIL STOREFRONT

716 LAKE AVE
LAKE WORTH BEACH, FL 33460



FOR SALE - \$2,500,000

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

C. Todd Everett, SIOR

Principal

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MARKET ADVISORS

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PROPERTY OVERVIEW



PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates, as exclusive advisor, presents for sale a 7,460 vacant retail storefront located in the heart of Historic Downtown Lake Worth, where small beach town charm meets the vibrant cultural mosaic of a bustling, fast-paced metro market. This property offers a unique owner user or investment opportunity with a vacant storefront ready for occupancy, capitalizing on Downtown Lake Worth's dynamic energy. The property features approximately 77 feet of prime storefront exposure along the iconic Lake Avenue, commanding attention in a bustling thoroughfare renowned for its pedestrian-friendly ambiance and eclectic mix of boutique shopping, dining options, live entertainment venues, and community events, and creating an irresistible draw for locals and tourists alike.

Beyond its premier location, this property benefits from ample street parking and adjacency to a free public parking lot located at the rear of the building, providing added convenience for 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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ASKING: \$2,500,000.00



Beach Town Retail Storefront:

7,460 SF Vacant Retail Boutique Space
77' Frontage on Lake Ave
Adjacent Public Parking Lot

Ideal for Owner/User or Investor
seeking to capitalize on Downtown
Lake Worth's dynamic energy!



Historic Downtown Lake Worth:

Epicer 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.

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	716 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

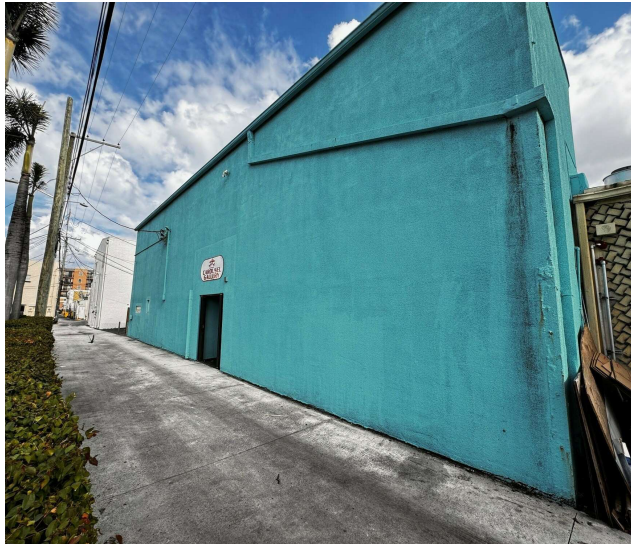
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CAC / DT - DOWNTOWN
LOT SIZE	0.16 Acres
APN #	38-43-44-21-15-508-0120
LOT FRONTAGE	77 ft
TRAFFIC COUNT STREET	Lake Ave
TRAFFIC COUNT FRONTAGE	77

BUILDING INFORMATION

BUILDING SIZE	7,460 SF
OCCUPANCY %	0%
TENANCY	Single
CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1945
YEAR LAST RENOVATED	1985
NUMBER OF BUILDINGS	1



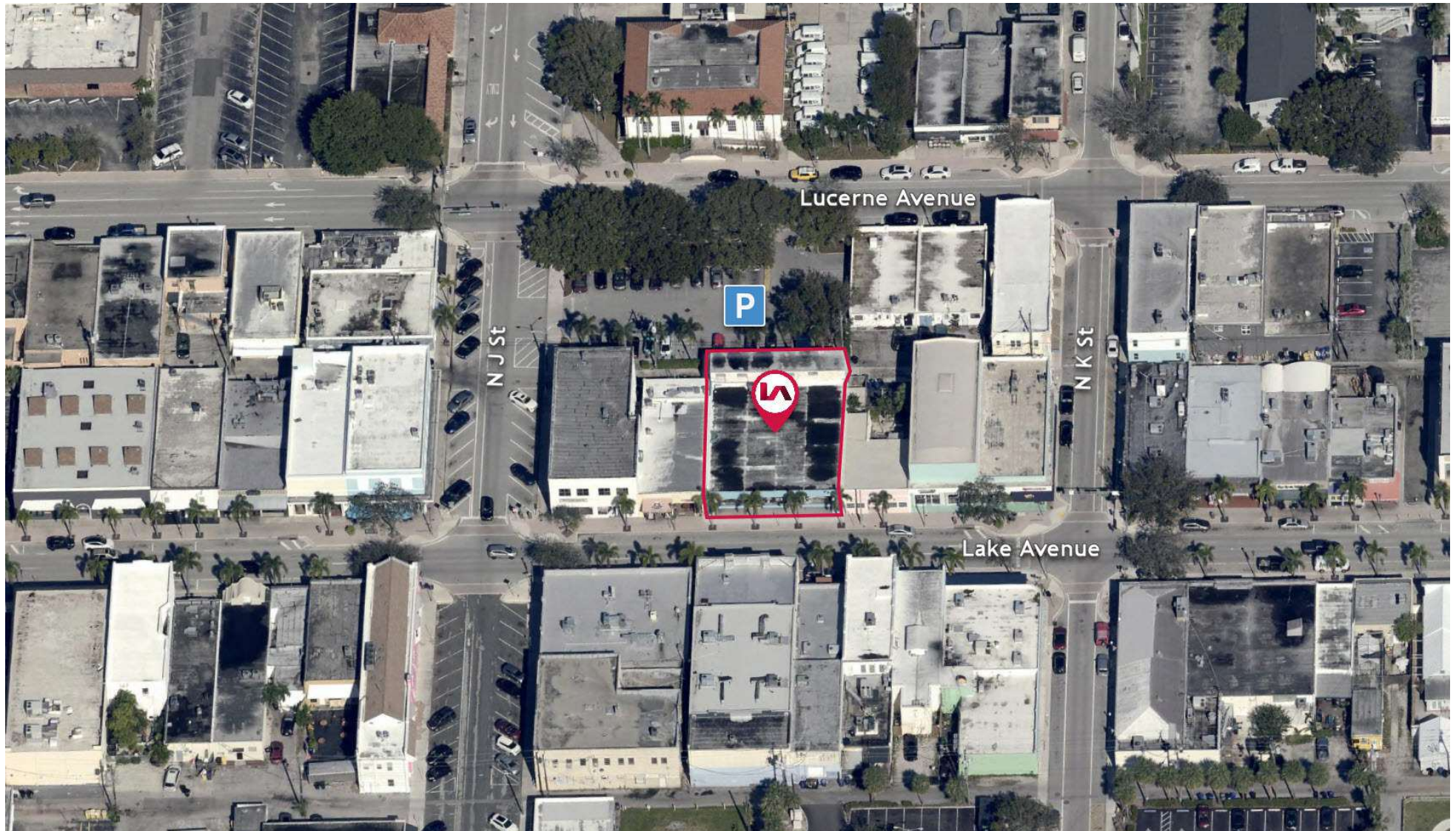
VACANT STOREFRONT AVAILABLE FOR NEW USER



A PLACE IN LAKE WORTH BEACH HISTORY



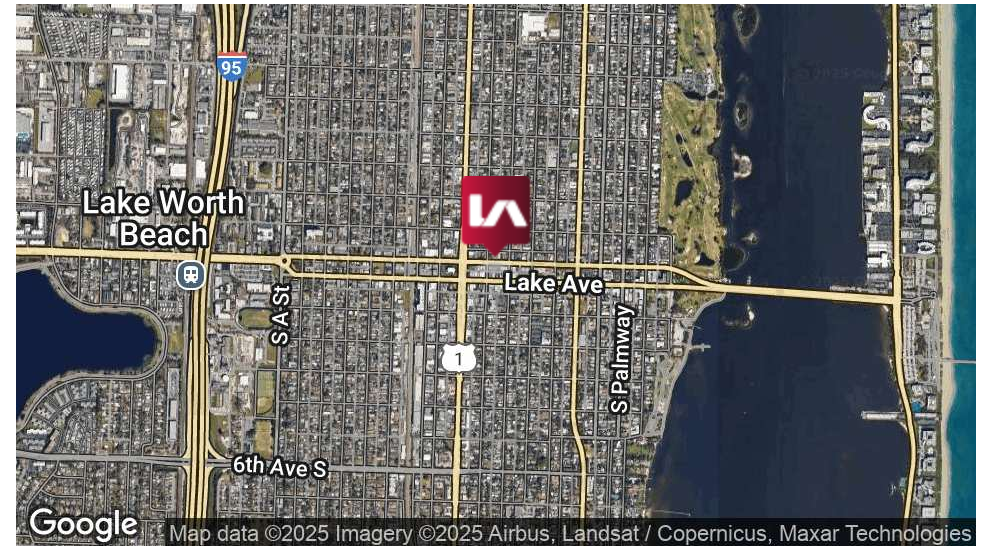
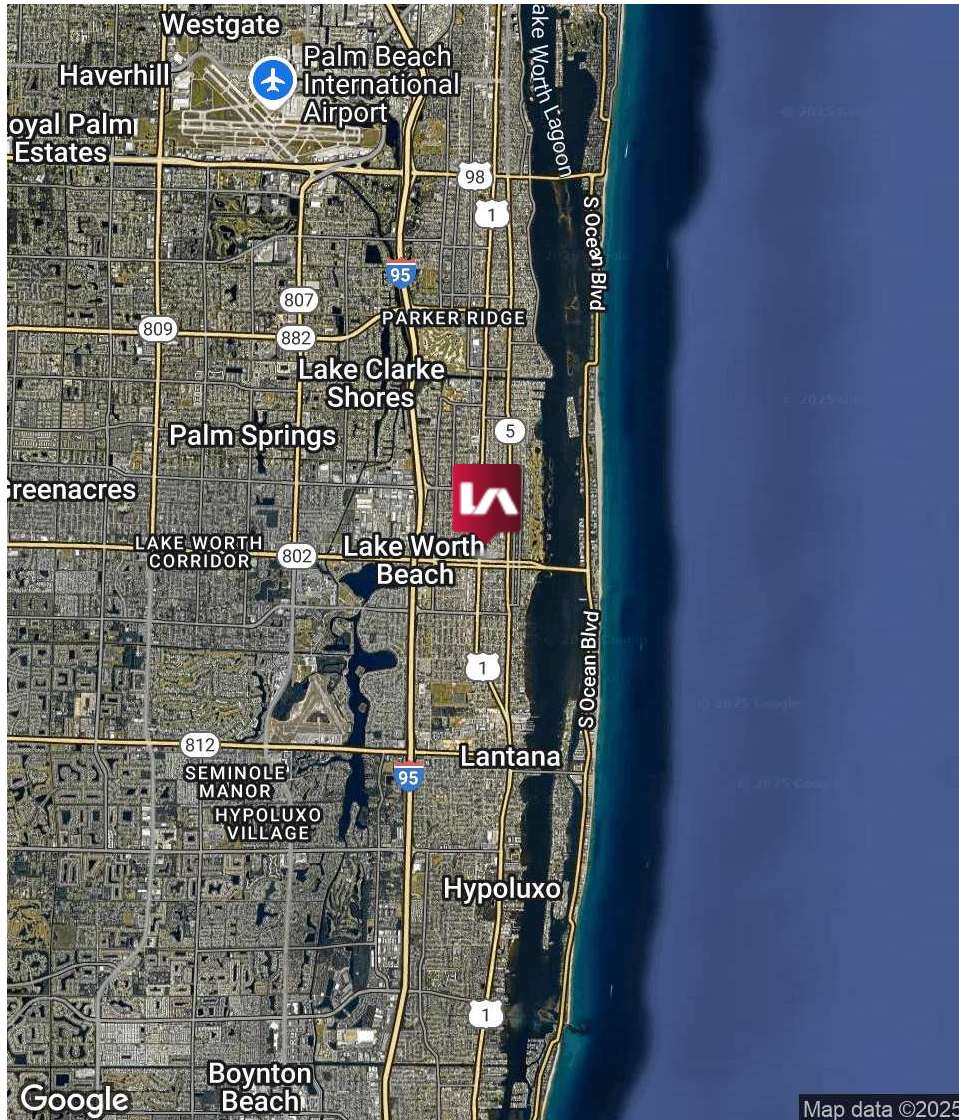
AERIAL PHOTO





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

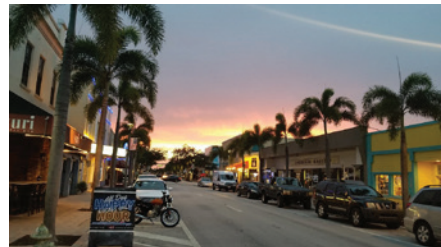


DOWNTOWN LAKE WORTH

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

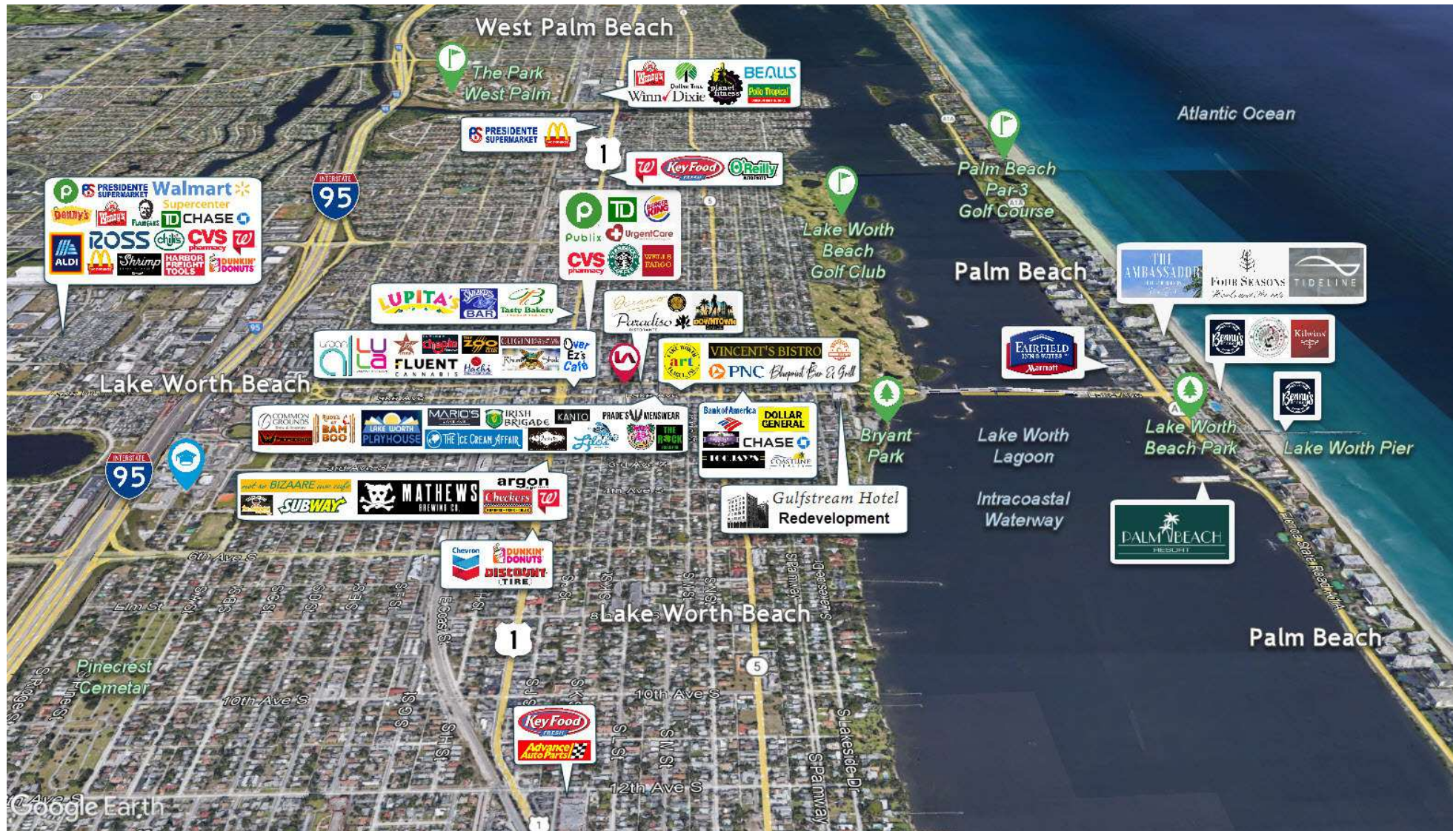
Lake and Lucerne Avenues

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, overlaid with a semi-transparent red filter. The text 'MARKET TAPESTRY & DEMOGRAPHICS' is written in large, white, bold, sans-serif capital letters across the center-left. A red location pin with a white 'M' inside is positioned over a building at the intersection. A blue square with a white 'P' is located above the pin. The street names 'Lucerne Avenue' and 'Lake Avenue' are visible in white text. A vertical street name 'N K St' is also visible on the right side of the image.

MARKET TAPESTRY & DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS



36,789
Total Population



\$75,801
Average Household Income

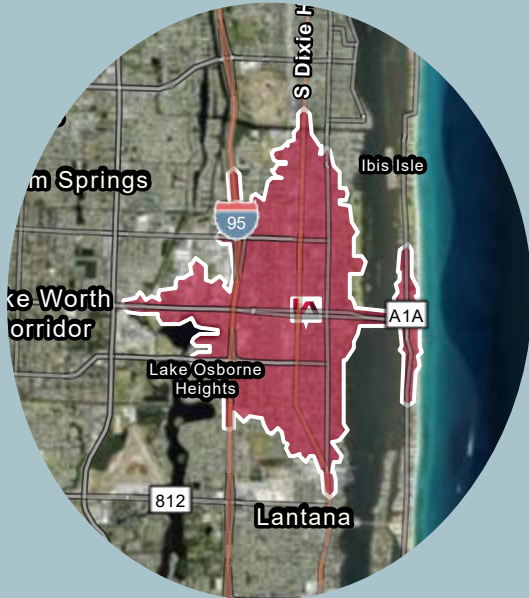


35.9
Median Age



2.6
Average Household Size

Drive time of 5 minutes



Average
Consumer Spending



\$1,681
Apparel



\$2,776
Dining Out

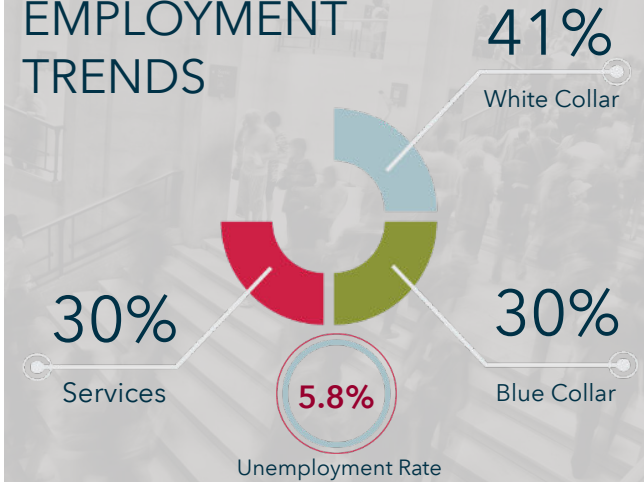


\$5,119
Groceries



\$5,069
Health Care

EMPLOYMENT TRENDS



BUSINESS



1,534
Total Businesses



8,607
Total Employees



1,450,687,450
Total Sales

HOUSING UNITS

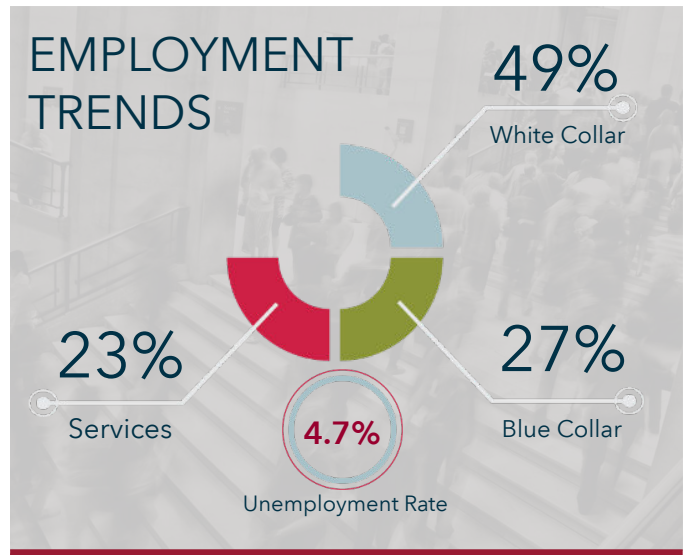
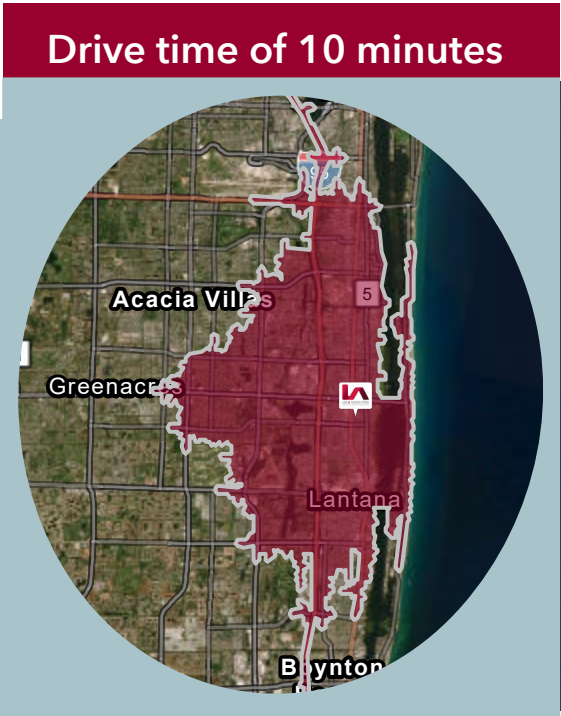
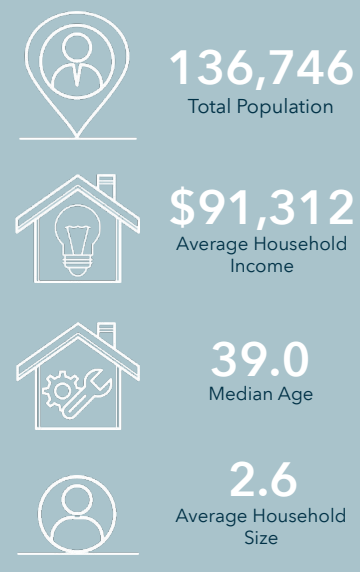


DAYTIME POPULATION

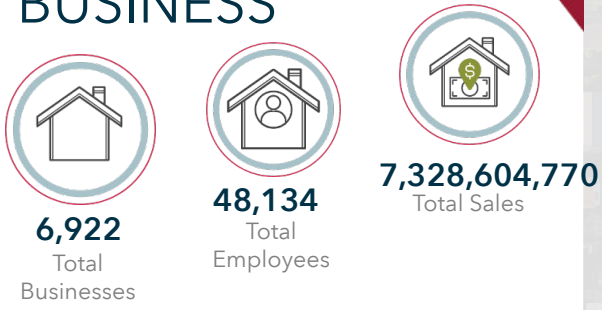


DEMOGRAPHIC PROFILE

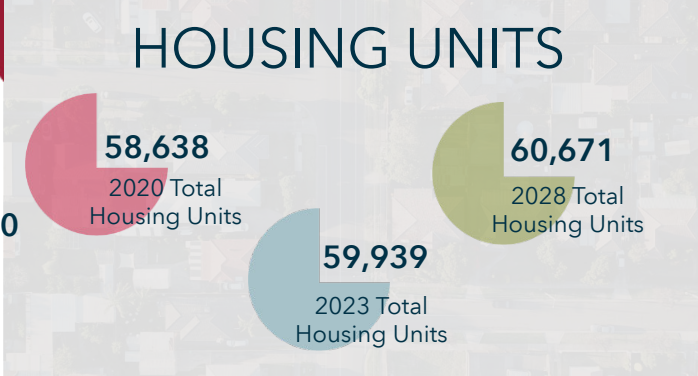
KEY FACTS



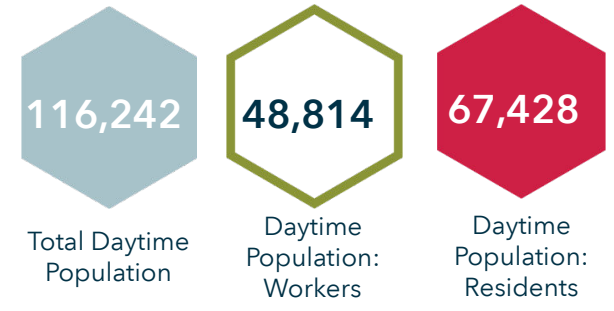
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



408,268
Total Population



\$87,338
Average Household Income

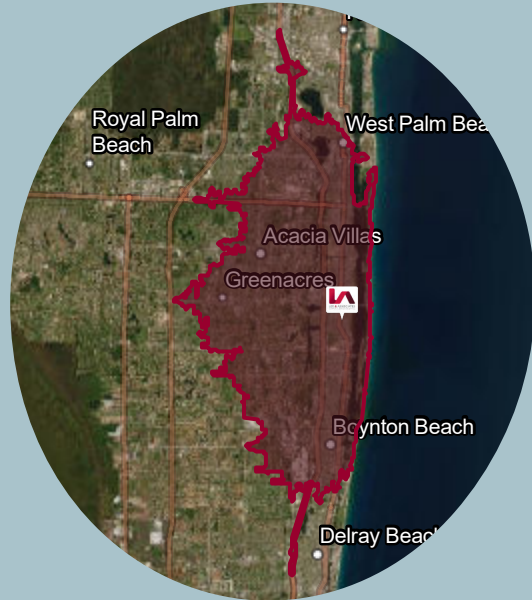


39.8
Median Age



2.5
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,852
Apparel



\$3,086
Dining Out

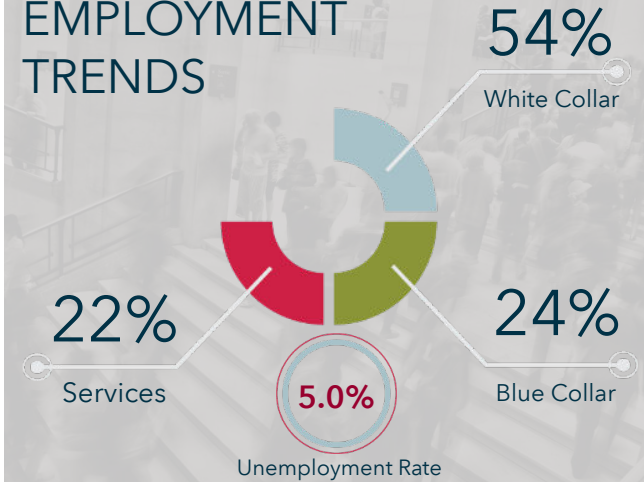


\$5,711
Groceries



\$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

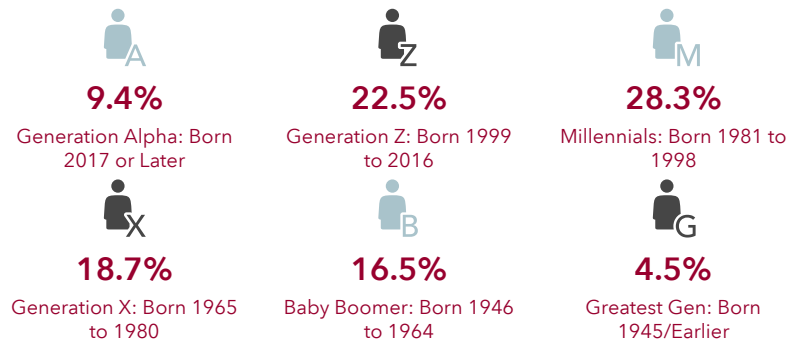


TAPESTRY SEGMENTATION

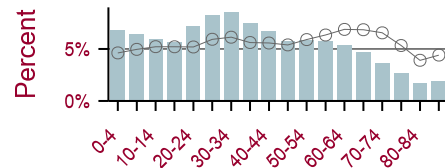
Tapestry LifeMode

	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

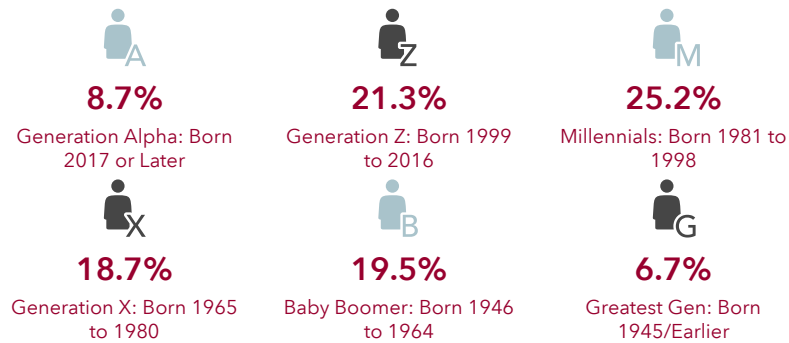


TAPESTRY SEGMENTATION

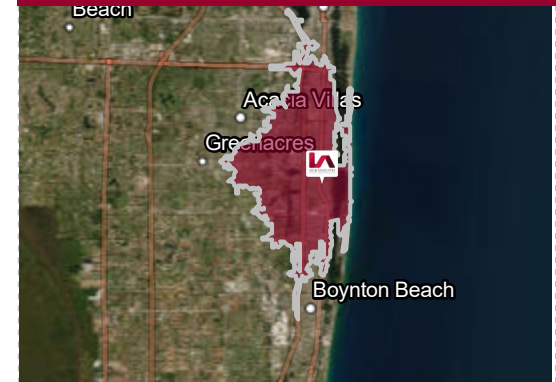
Tapestry LifeMode

	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

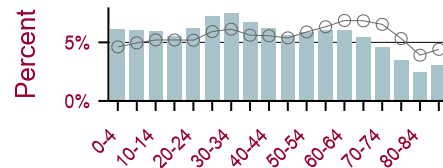
POPULATION BY GENERATION



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

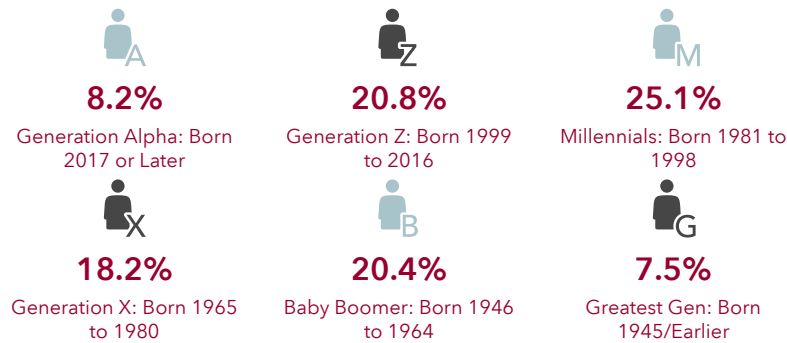


TAPESTRY SEGMENTATION

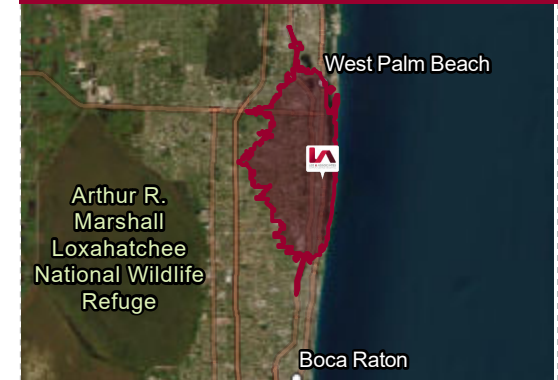
Tapestry LifeMode

	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

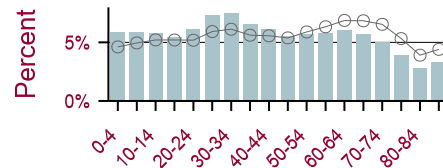
POPULATION BY GENERATION



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

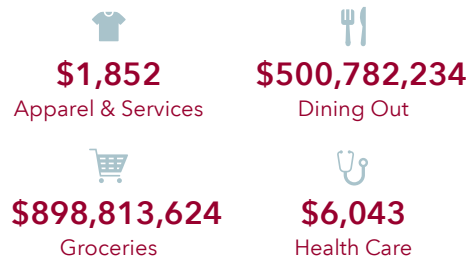


11C Metro Fusion
11,097 households

7.1%
of Households



ANNUAL HOUSEHOLD SPENDING



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