

FOR LEASE

±12,448 SF ON ±1.69 ACRES

6950 S Congress Avenue, Lake Worth, FL 33461



HARD CORNER - SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

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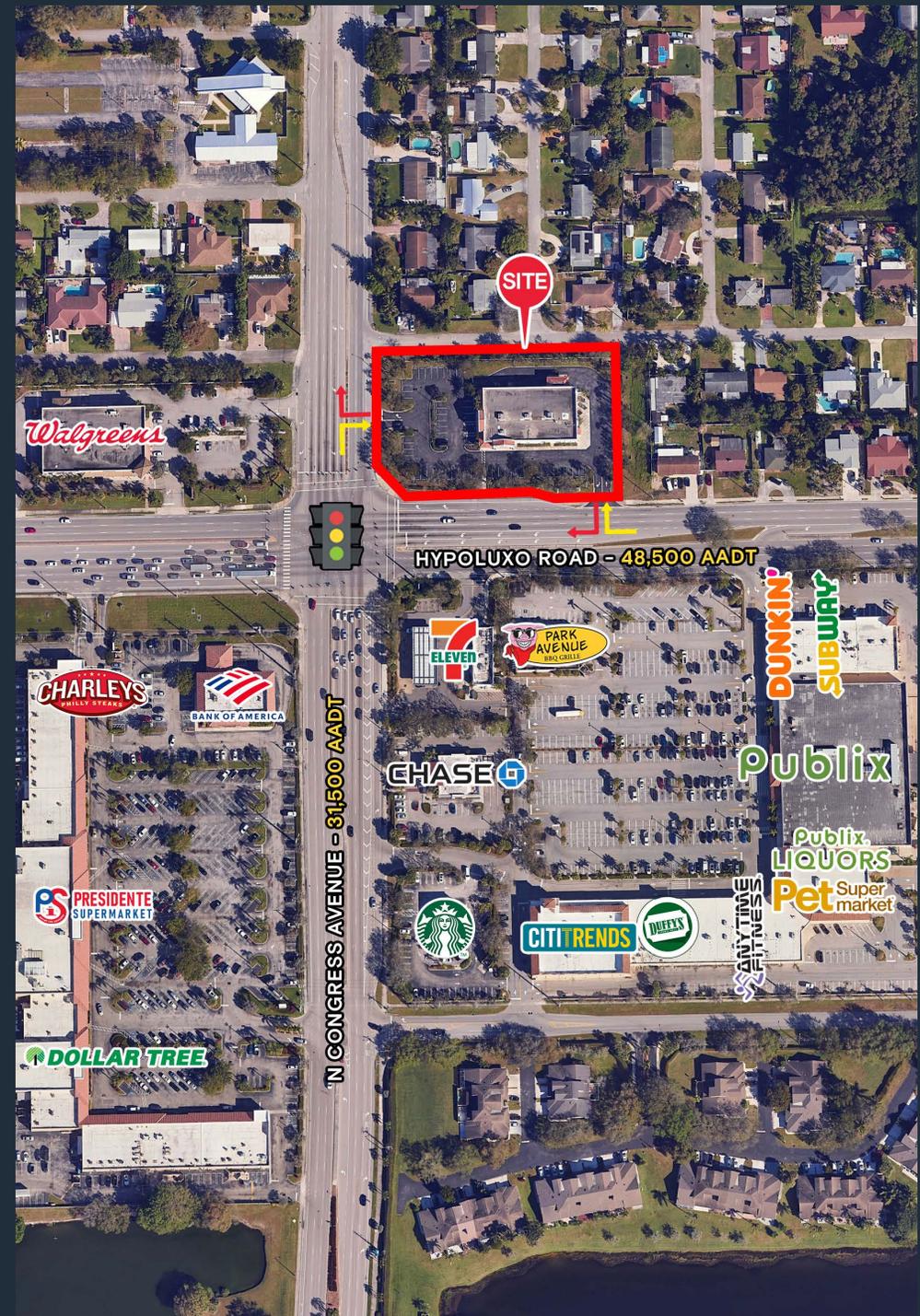
Property Overview

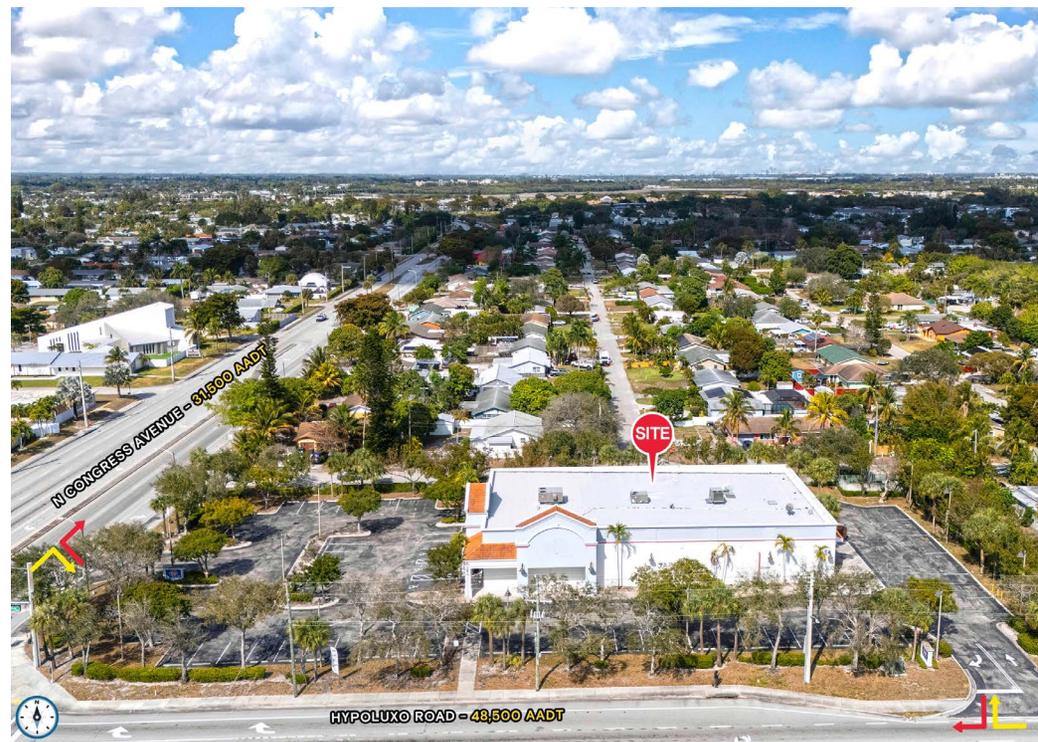
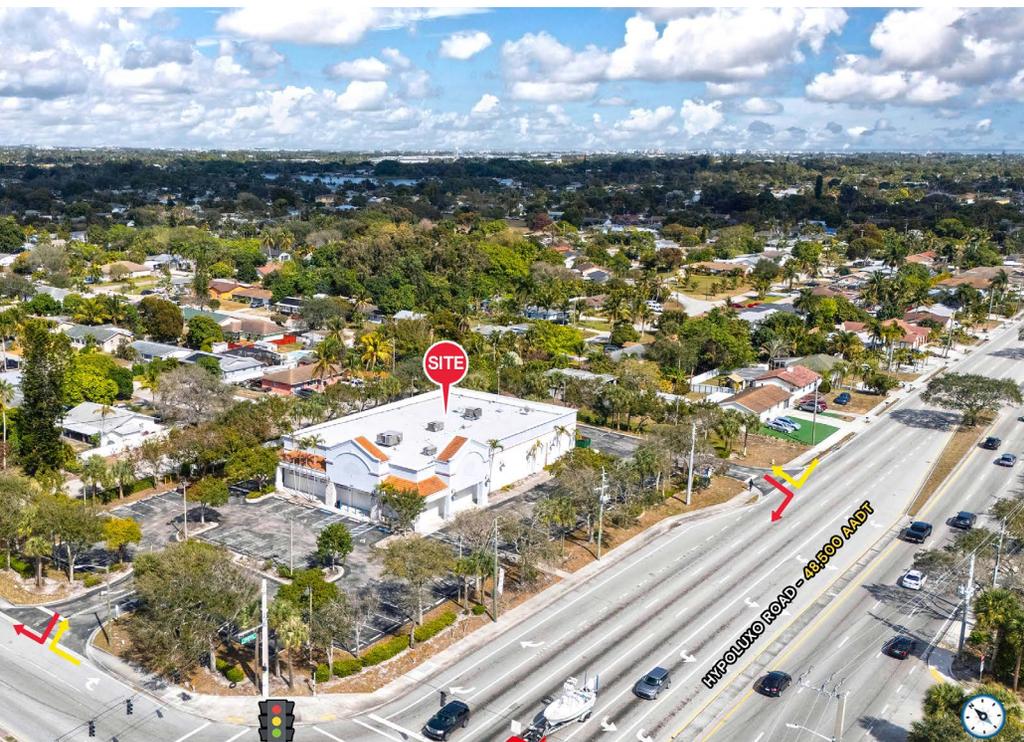
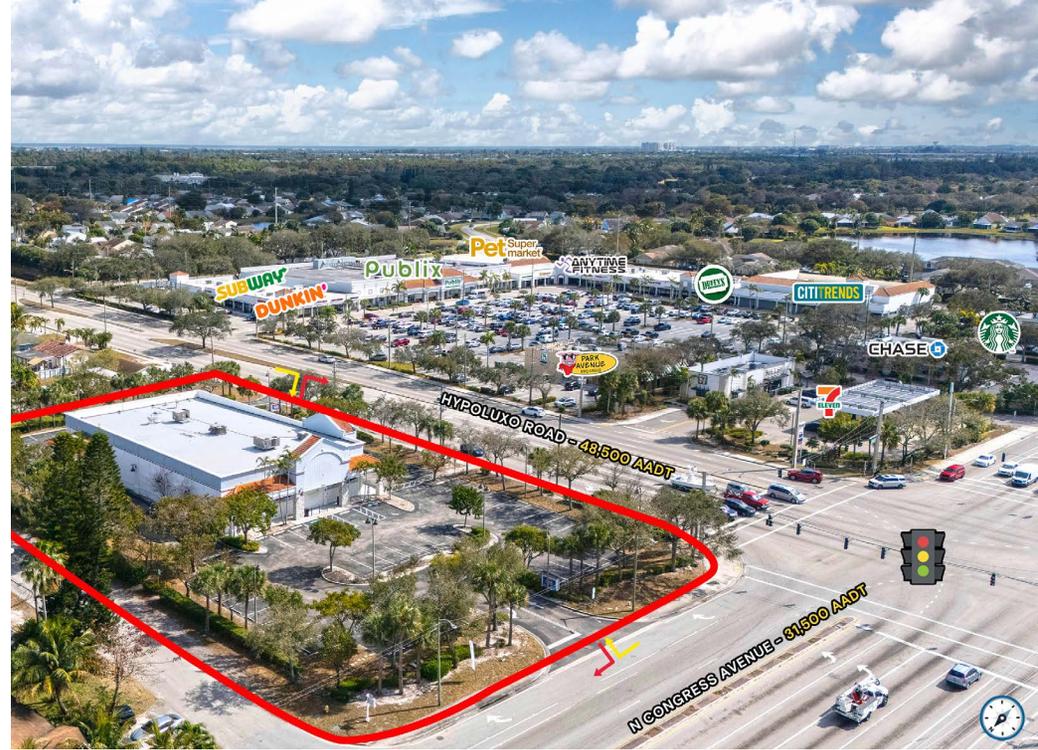
HIGHLIGHTS

- ±12,448 SF freestanding building on ±1.69 acres
- ±80,000 VPD at the busy intersection
- Zoned Community Commercial
- Strong Retail Node: intersection is surrounded by multiple national retailers including:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,296	136,707	338,109
HOUSEHOLDS	6,466	50,793	130,012
EMPLOYEES	3,518	33,904	76,813
AVERAGE HH INCOME	\$102,282	\$96,894	\$100,192
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	21,812	119,709	274,304
HOUSEHOLDS	7,618	43,670	101,901
EMPLOYEES	3,637	27,867	56,665
AVERAGE HH INCOME	\$100,537	\$99,090	\$101,377

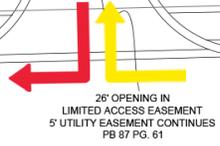
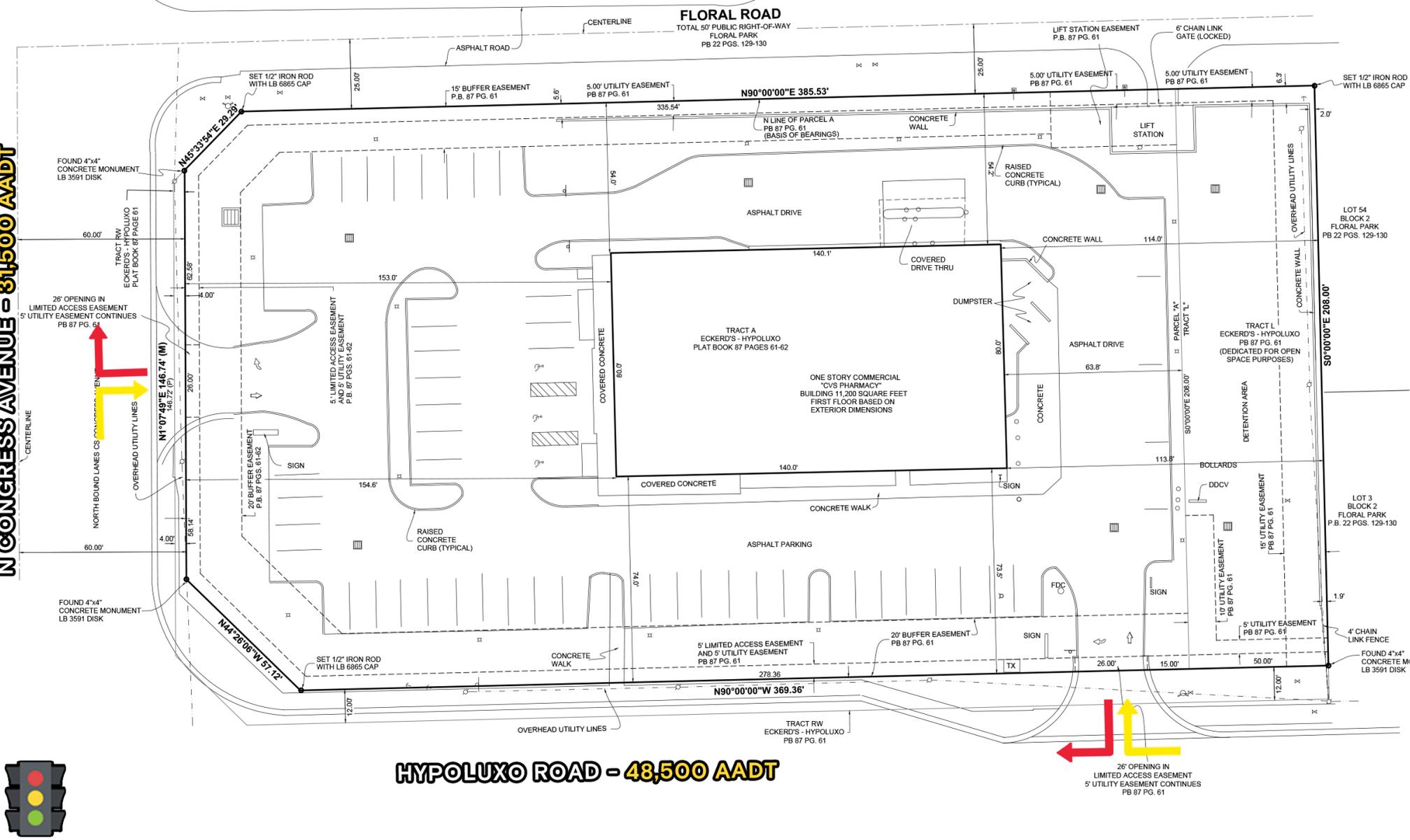


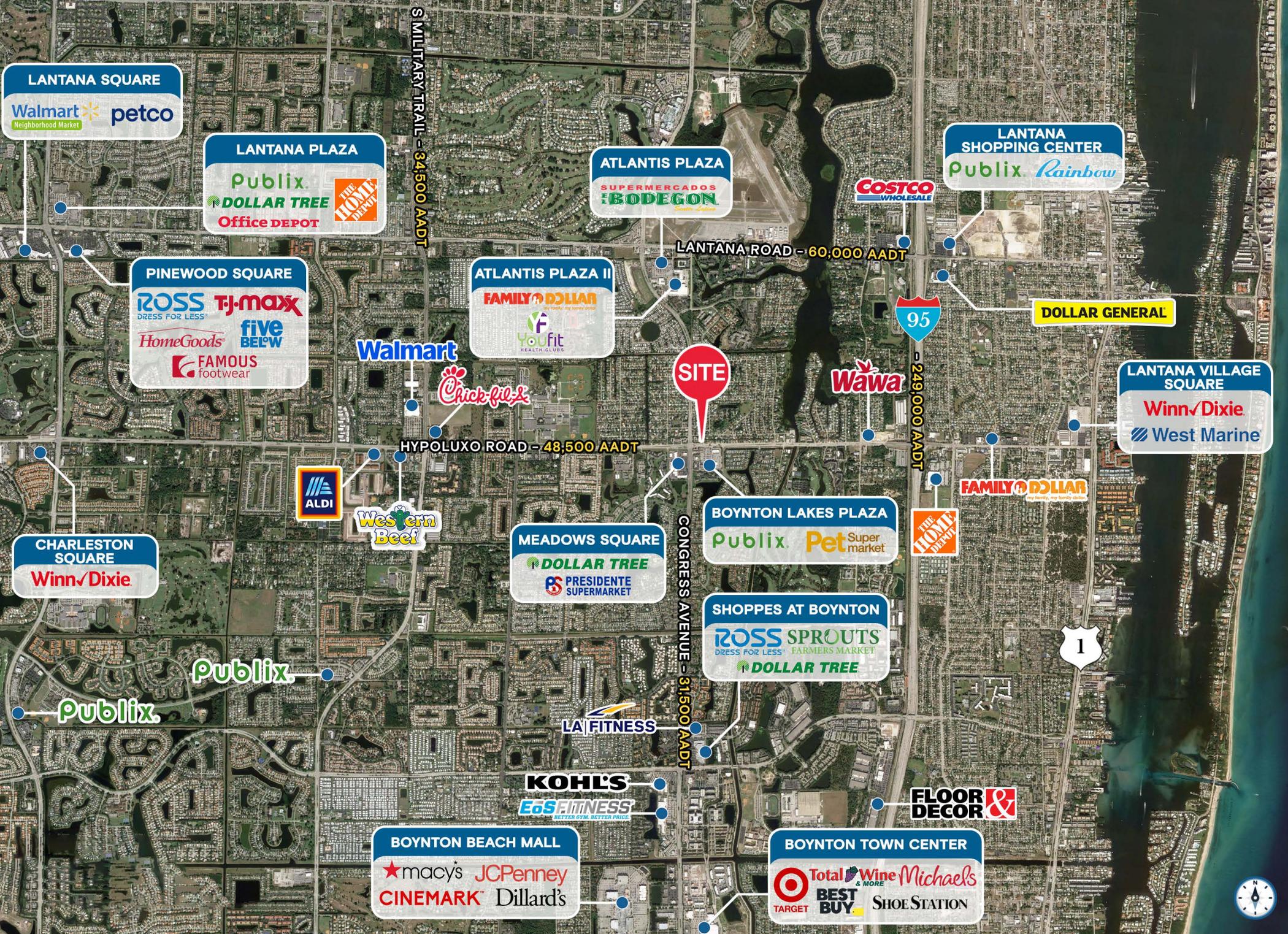


N CONGRESS AVENUE - 31,500 AADT

HYPOLUXO ROAD - 48,500 AADT

FLORAL ROAD
TOTAL 50' PUBLIC RIGHT-OF-WAY
FLORAL PARK
PB 22 PGS. 129-130







Contact Brokers

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