

For Lease



10,580 SF
available



89,500 AADT

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Palm Springs Marketplace

3965 S. Congress Avenue, Lake Worth, FL 33461

Accelerating success.

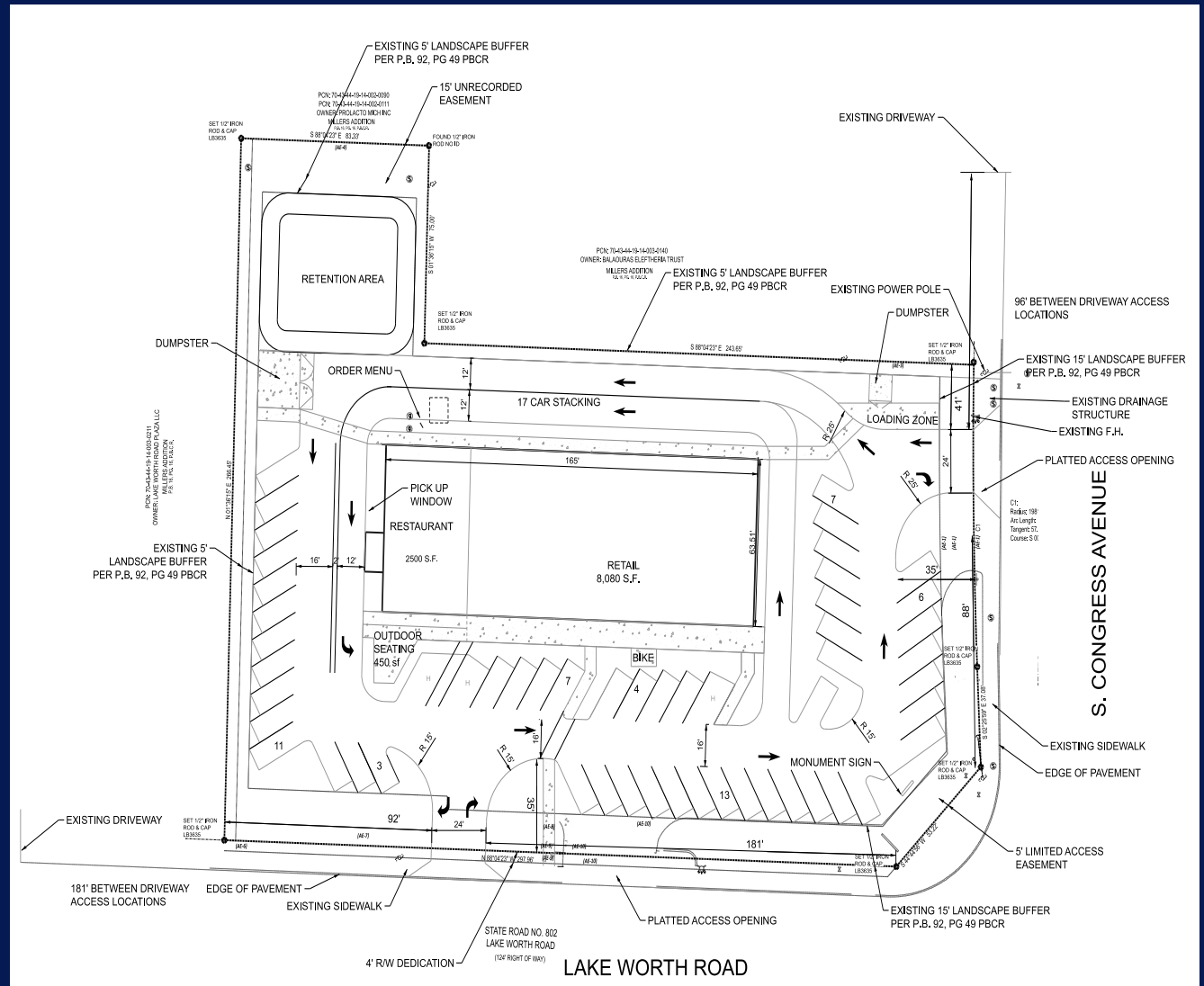
Location Overview

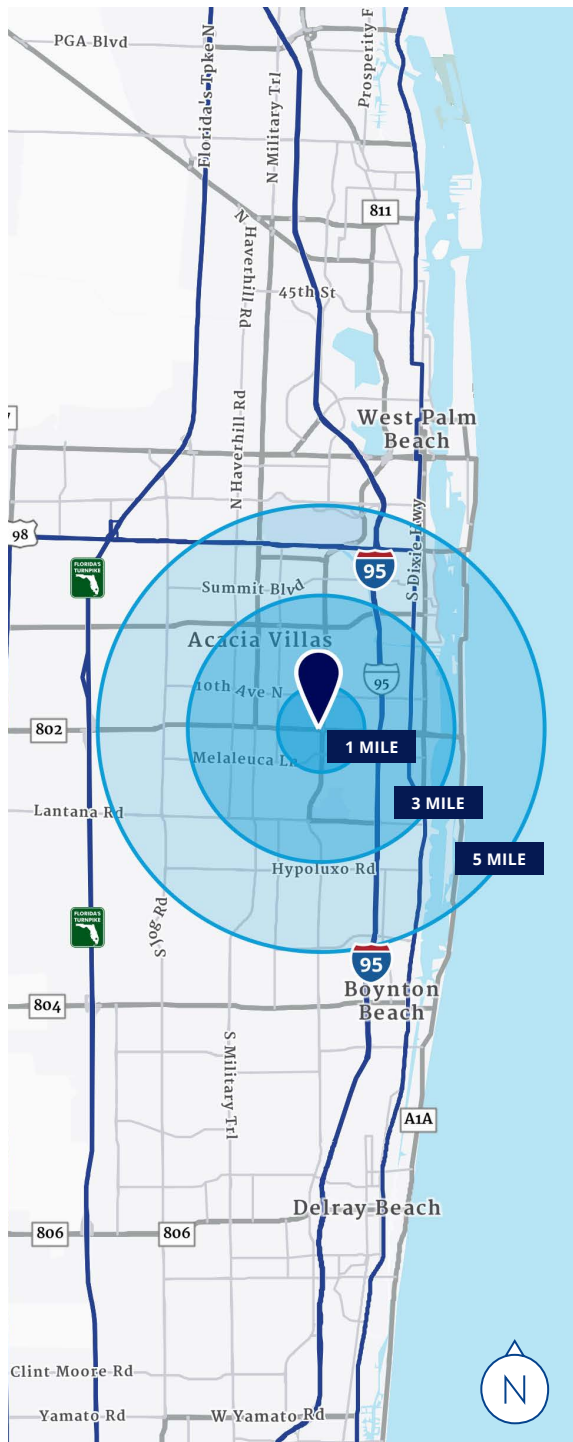
Nestled in a dense residential neighborhood, the property is surrounded by numerous parks and schools.

The subject property is conveniently situated on the southeast corner of Lake Worth Road and South Congress Avenue, just west of the Lake Worth Beach coastline.

- Endcap with drive-thru available
- Directly across from the Palm Beach State College's main campus with over 30,000 students (5th largest state college in Florida)
- Seeking all retail uses including but not limited to restaurants with outdoor seating
- Strong monument signage available

Property Survey





Market Update & Demographics



3-mile 2024
Population
163,437



3-mile 2029 projected
population
167,408



3-mile 2024 Avg.
household income
\$85,561



3-mile 2029 projected
Avg.household income
\$103,660

Population

0.48%

Annual rate increase for
the area

Households

0.65%

Annual rate increase for
the area

Families

0.64%

Annual rate increase for
the area

Current Annual Household Spending (3-mile radius)



Apparel & Services
\$1,934



Food at Home
\$5,837



Food Away from
Home
\$3,198



Computers &
Hardware
\$221



Healthcare
\$5,650



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