

FREESTANDING BUILDING FOR LEASE – DOWNTOWN LAKE WORTH

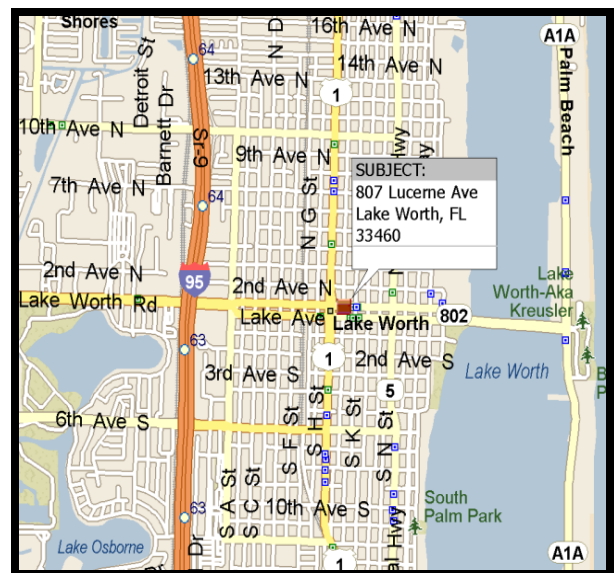


809 Lucerne Avenue, Lake Worth, Florida

PROPERTY HIGHLIGHTS:

- ***3,066 SF retail/office building for lease.***
- ***Great location on the southeast quadrant of Lucerne Avenue and Dixie Highway in Lake Worth.***
- ***2 miles from I-95 at 10th Avenue North or 6th Avenue South.***
- ***Within walking distance of many restaurants and amenities in the heart of Downtown Lake Worth.***
- ***Ideal for commercial, office or retail uses.***
- ***Lease Rate: \$25.00 psf modified gross or \$6,387.50 per month plus Sales Tax and utilities.***

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Property Information Sheet

Property

Description:

3,066 SF freestanding commercial building for lease. This is part of Lucerne Commerce Row. This is a series of 4 side by side freestanding buildings fronting Lucerne Avenue, in downtown Lake Worth.

Location:

Located on the south side of Lucerne Avenue in Lake Worth, Florida. This is the 3rd building east of Dixie Highway. This location offers excellent exposure to traffic when the traffic light at Dixie turns red and traffic backs up in front of the building.

Parking:

The building owner owns the parking lot across the street, on the north side of Lucerne Avenue, which are for the exclusive use of the tenant its customers and employees.

Zoning:

(DT) Downtown Zoning District, Lake Worth. This zoning allows a broad range of office and commercial uses by right; including but not limited to: low intensity commercial, office, retail, personal services, cultural and artisanal arts and essential services.

Layout:

The front entrance has two glass doors and four large floor-to ceiling windows. The north half of the building consists of open retail space with nice ceramic tile flooring and an open ceiling grid. There are 3 private offices in a row along the west wall in the back half of the space. One office has a restroom with a shower. There is one large restroom and a separate kitchen area with storage cabinets, a sink and refrigerator, balance open area with a large double door opening into a service alley behind the building.

Lease Rate:

\$25.00 PSF modified gross or \$6,387.50 per month plus Sales Tax and utilities.

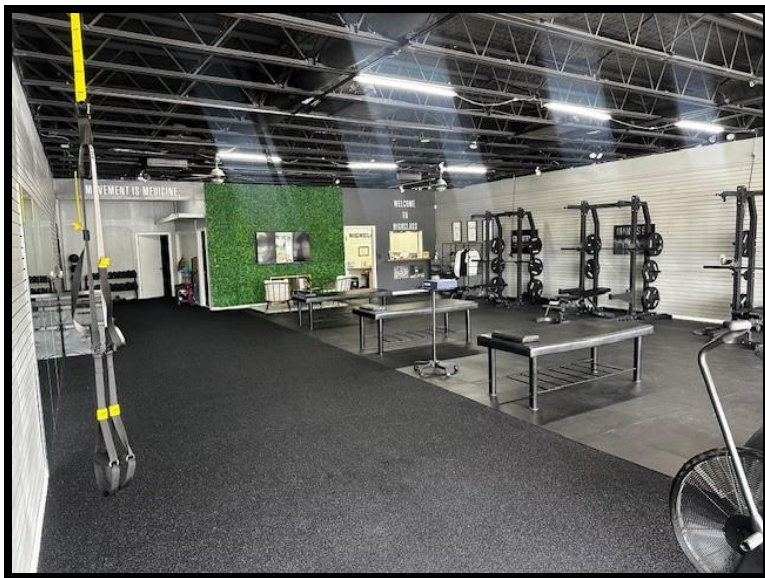
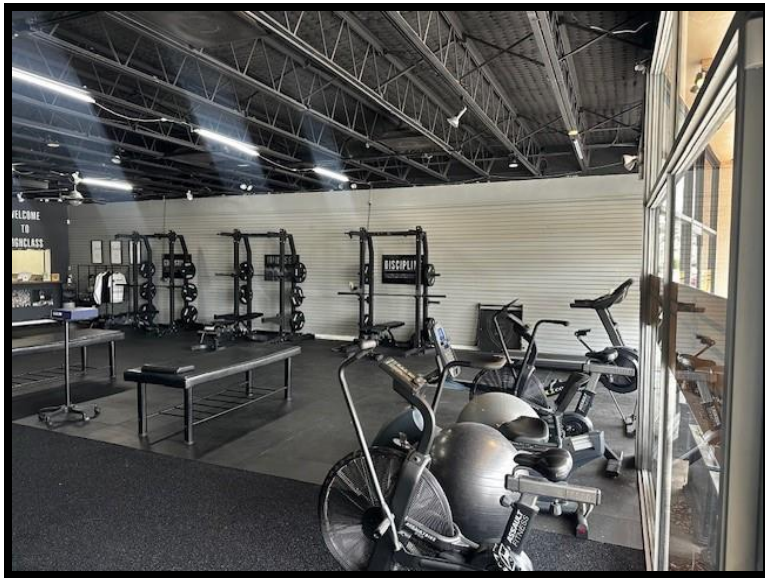
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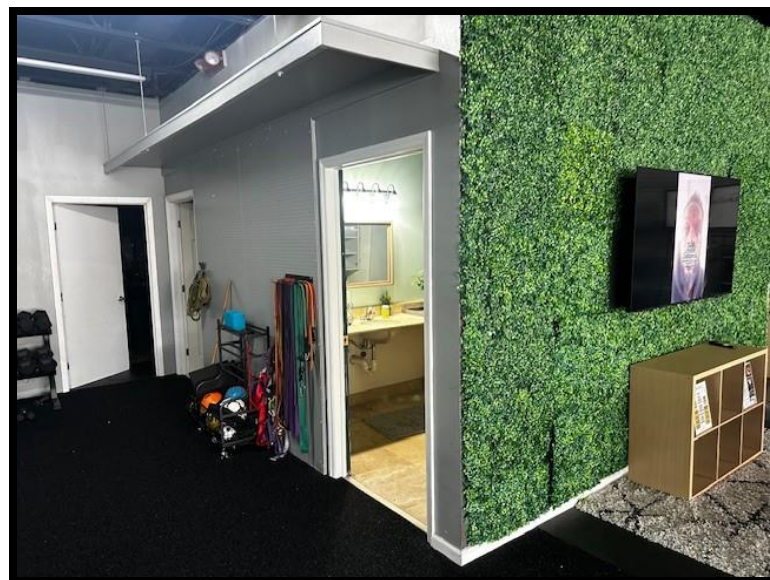
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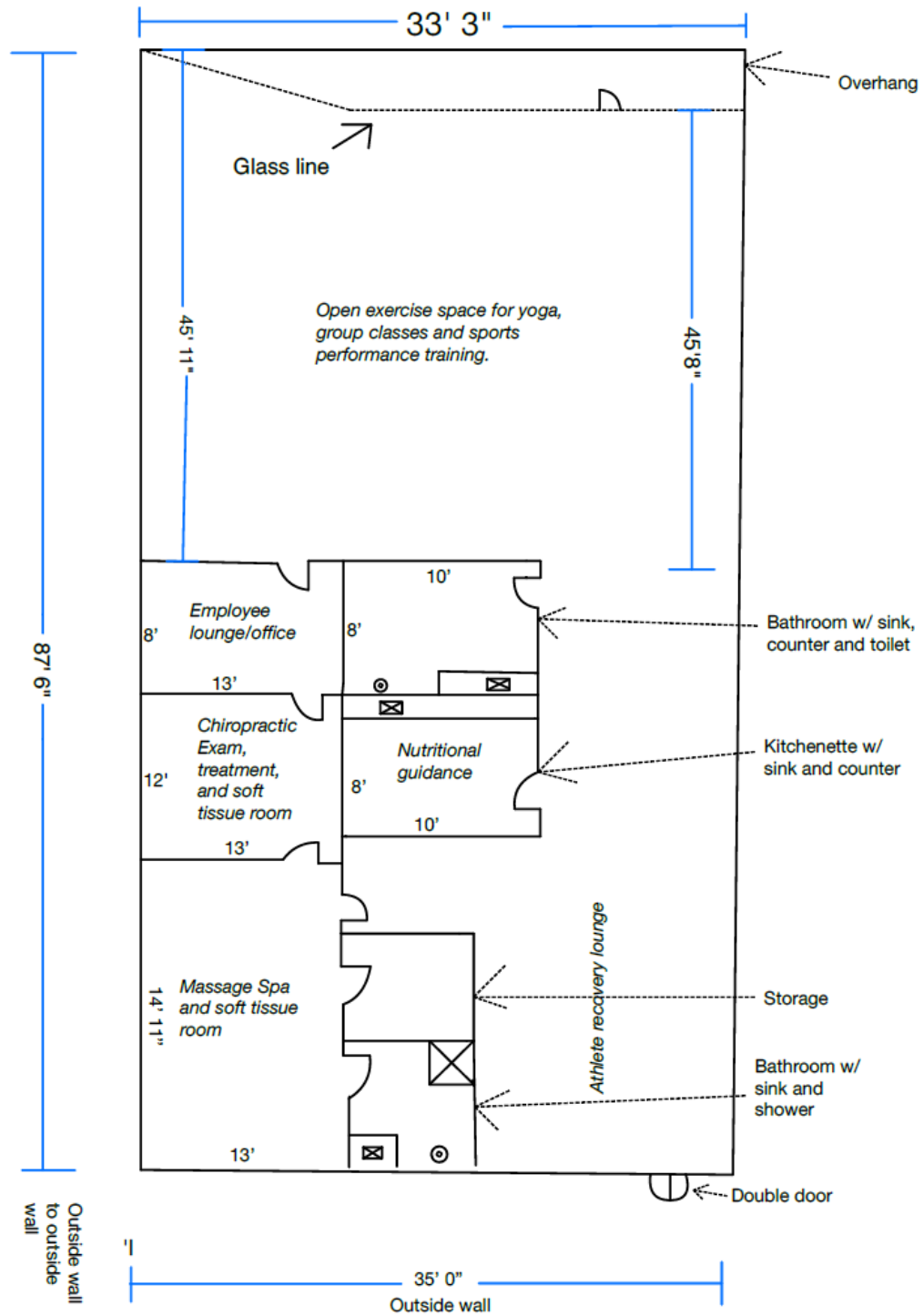
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809 Lucerne Avenue - Photos









DT – Downtown Zoning District, Town of Lake Worth

Sec. 23.3-14. - DT—Downtown.

- a) *Intent.* The "downtown (DT) district" is designed for the commercial core of Lake Worth, primarily along Lake and Lucerne Avenues from Golfview to the Florida East Coast Railroad right-of-way. The DT district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.
- b) Use restrictions and development regulations for residential uses in the DT district. For projects that are all residential, see section 23.3-13(b). Multiple-family residential uses may be established and expanded in the DT district subject to the provisions of section 23.3-12.
- c) *Use restrictions for nonresidential uses in the DT district.* Refer to the permitted use table at section 23.3-6 for a complete list of uses.
 - 1. *Principal nonresidential uses permitted by right.*
 - A. Commercial - low intensity.
 - B. Office - low intensity.
 - C. Retail - low intensity.
 - D. Personal services - low intensity.
 - E. Cultural and artisanal arts - low intensity.
 - F. Institutional - low intensity.
 - G. Open air retail sales only on private property and not on any sidewalk along Lake Avenue or Lucerne Avenue (see definition).
 - H. Essential services.
 - I. Hotels and motels, subject to the following requirement:

Each guest room and bath unit shall have a minimum area of one hundred seventy (170) square feet measured from the interior face of the exterior walls and from the interior face of the demising walls of the unit.
 - 2. *Principal uses permitted as either administrative or conditional uses.*
 - A. Commercial - medium to high intensity.
 - i. Commercial drive-through (excluding all restaurant uses) west of Dixie

Highway.

- B. Office - medium to high intensity.
 - C. Retail - medium to high intensity.
 - D. Personal services - medium to high intensity.
 - E. Cultural and artisanal arts - medium to high intensity.
 - F. Institutional - medium to high intensity.
 - G. Parking facilities including temporary.
 - H. Places of worship.
 - I. Hotels and motels, subject to the following requirement:
Each guest room and bath unit shall have a minimum area of one hundred seventy (170) square feet measured from the interior face of the exterior walls and from the interior face of the demising walls of the unit.
3. *Accessory uses permitted by right.*
- A. Home occupations.
 - B. Any use accessory to and customarily incidental to a principal use permitted by right.
4. *Accessory uses permitted as either administrative or conditional uses.*
- A. Day care centers and nursery school uses accessory to places of worship.
 - B. Residential apartments as related uses in structures with office or retail uses as primary use on the ground floor located in the "Core Area" as defined in section 23.1-5. Minimum living area shall be as follows:
 - (1) Efficiency units: Four hundred (400) square feet.
 - (2) One-bedroom units: Six hundred (600) square feet.
 - (3) Two-bedroom units: Seven hundred fifty (750) square feet.
 - (4) Three-bedroom units: Nine hundred (900) square feet.
 - (5) Four-bedroom units: One thousand three hundred fifty (1,350) square feet.
 - C. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.