

**FOR LEASE: 406 LUCERNE AVE
LAKE WORTH BEACH, FL 33460**



PROPERTY FEATURES

- **2152 Square Foot Freestanding Commercial Building**
- **Signalized Corner Location with Street Frontage on N. Federal Hwy. and Lucerne Ave.**
- **High Traffic Location with over 24,000 VPD**
- **Lot Size: .2986 Acre or 13,000 SF**
- **Parking: 16 spots**
- **Downtown Zoning—(DT—City of Lake Worth Beach)**

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

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561-707-5120 CELL

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Property Summary

Property:	Freestanding
Location:	Located on the NW Corner of Lucerne Ave and N Federal Hwy Downtown Lake Worth Beach
Year Built:	1979
Zoning:	DT—Downtown Lake Worth Beach.
Use Code:	1100—Stores
PCN#:	38-43-44-21-15-026-0-150
Basic Building:	Masonry
Exterior Walls:	Stucco over Block
Roof:	Flat Roof—Built-up Tar and Gravel
Interior Walls:	Raw
HVAC:	Individual heating and cooling units, maintained by tenants
Ceiling Height:	10 ft +
Electric:	City of Lake Worth Beach Utilities
Public Utilities:	Water and Sewer are provided by Lake Worth Beach Water Utilities.
Signage:	On Building
Traffic Count:	24,000 +-
Parking:	16 Surface Spaces—5.64/1000sf
FAR:	.58
Walk Score:	Walkers Paradise
Flood Risk:	Moderate to Low Area

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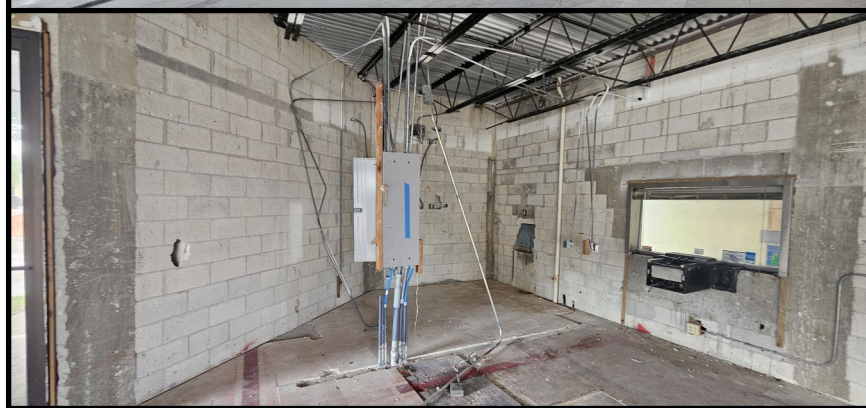
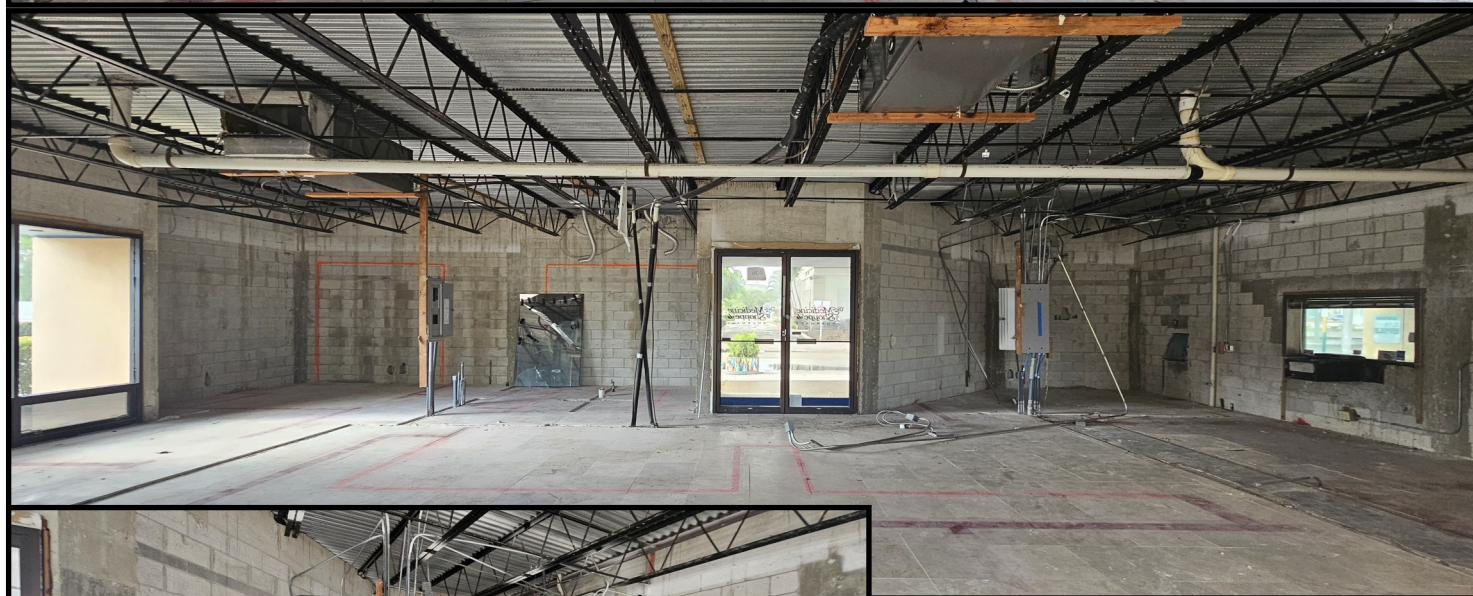
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Street Views



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Interior Pictures

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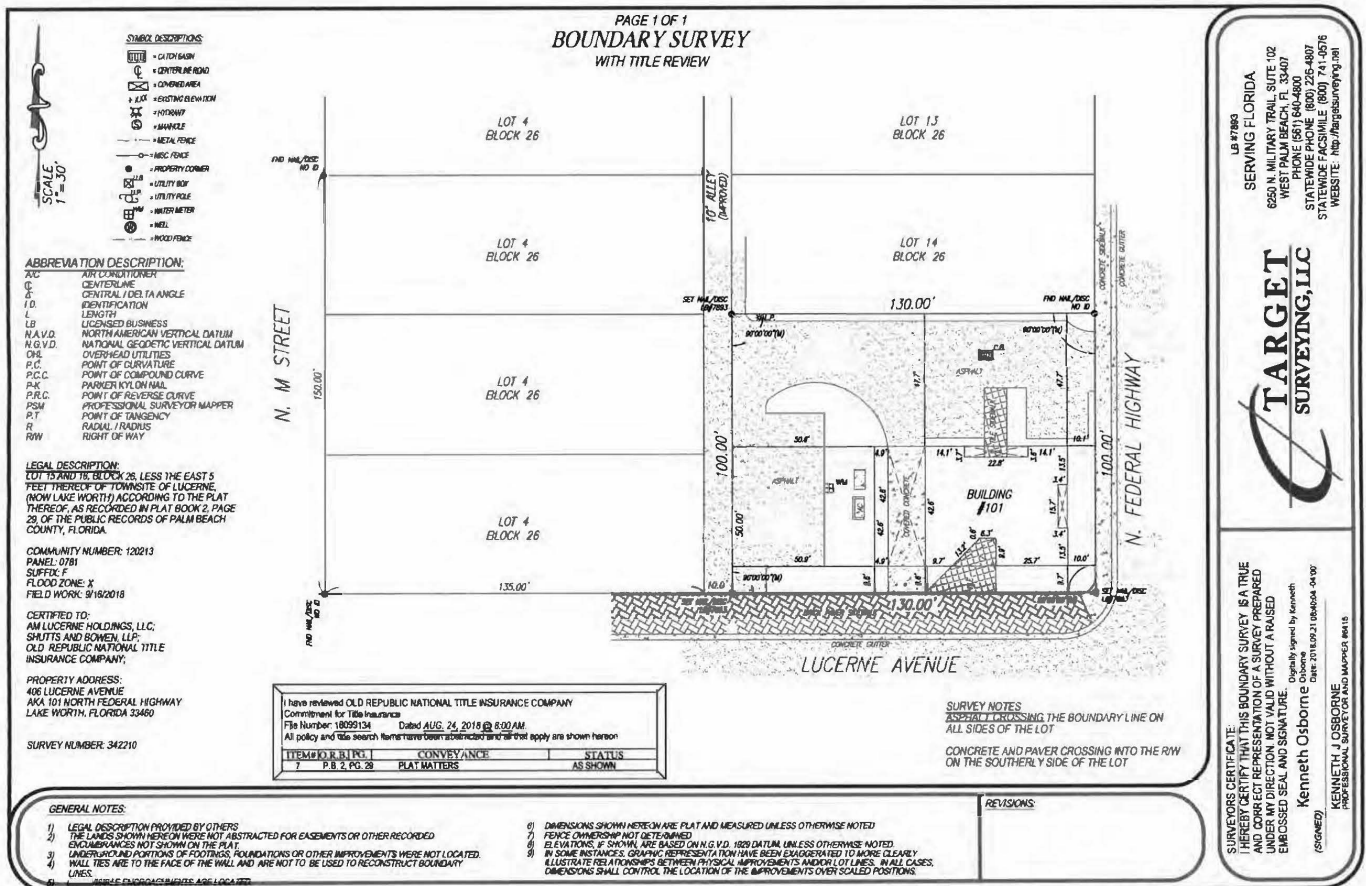
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SURVEY



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