

FOR LEASE

# LAKE POINT CENTRE

6901 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33411



## PROPERTY DESCRIPTION

Lake Point Centre is located at the northeast corner of Okeechobee Boulevard and Jog Road, one of the most active intersections in Palm Beach County. The property is anchored by Walmart Neighborhood Market, Fresenius Kidney Care, Leslie's Pool Supplies, USPS, Tropical Smoothie, and more.

## PROPERTY HIGHLIGHTS

- Join Walmart Neighborhood Market, Walgreens Pharmacy, and Tropical Smoothie
- High street visibility on Okeechobee Boulevard
- Easy access to Florida's Turnpike
- Approximately 61,500 vehicles pass the site daily
- Second generation med spa available

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	975 SF
Building Size:	119,443 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Postal Count Population	7,990	66,299	190,296
Median Age	46.0	39.6	35.8
Average HH Income	\$67,715	\$64,392	\$72,583

**BRYAN COHEN**

561.471.0212

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## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type: NNN

Total Space: 975 SF

Lease Term: Negotiable

Lease Rate: Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
C-12	Available	975 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Berry Fresh Cafe	B-1	4,415
Golden Crust	B-2	2,163
China Wok	C-1	1,200
Pizza	C-3	1,200
Dentist	C-5	1,200
State Farm Insurance	C-7	1,300
Leslie's Pool Supplies	C-9	3,028
Ankle & Foot Associates	C-11	1,625
AVAILABLE	C-12	975
Man Cave For Men	C-14	1,300
Studio Menswear	C-15	1,550
Inlet Liqours	C-17	2,600
Walmart Neighborhood Market	C-19	51,703
Foot Massage & Reflexology	D-1	1,700
Total by Verizon	D-3	1,200
U.S. Postal Shipping	D-5	1,200
Centrum Health	D-7	2,406
Anytime Fitness	D-11	4,041
It's All About You Salon & Spa	D-13	1,500

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Avis	D-14	1,500
Thai Haru	D-15	1,500
Lucky Nails	D-17	1,125
Fresenius Kidney Care	D-19	7,500
Tropical Smoothie Cafe	E-2	2,250
Wingstop	E-5	2316
Veterinarian	E-11	3,219
<b>TOTALS/AVERAGES</b>		<b>105,768</b>

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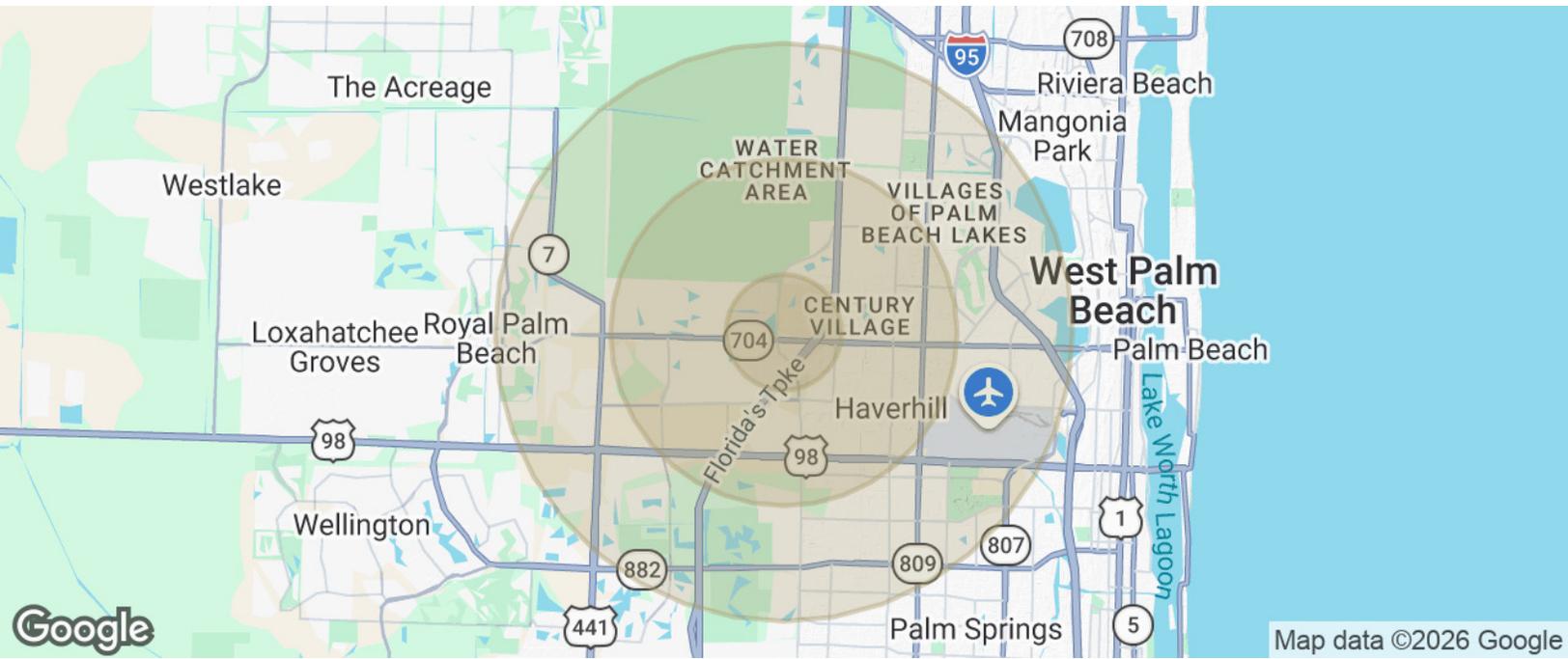
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,109	78,671	223,102
Average Age	48	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	33,032	84,150
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$72,613	\$80,794	\$87,919
Average House Value	\$283,525	\$315,048	\$333,034

Demographics data derived from AlphaMap

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