

# 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.



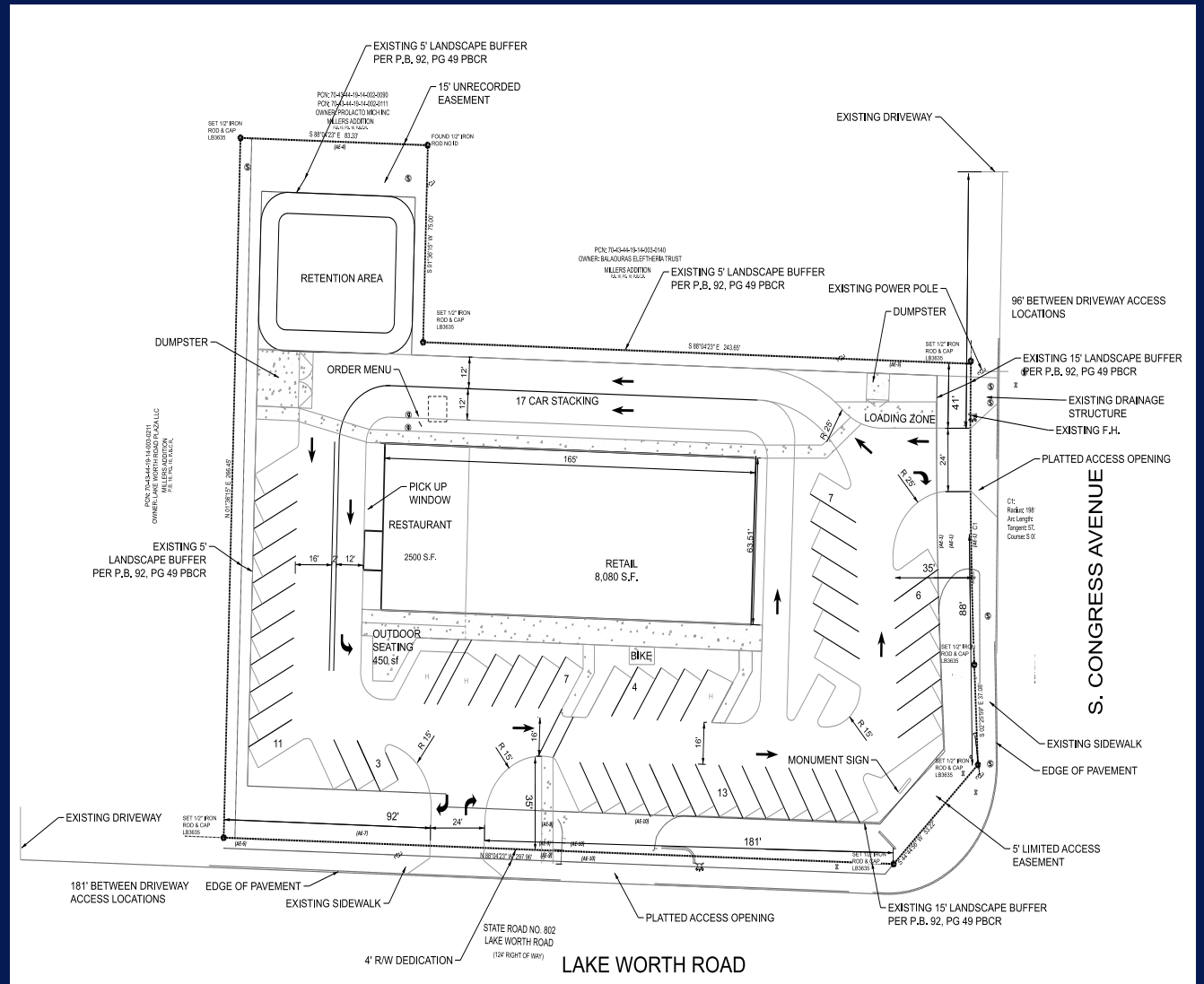
# Location Overview

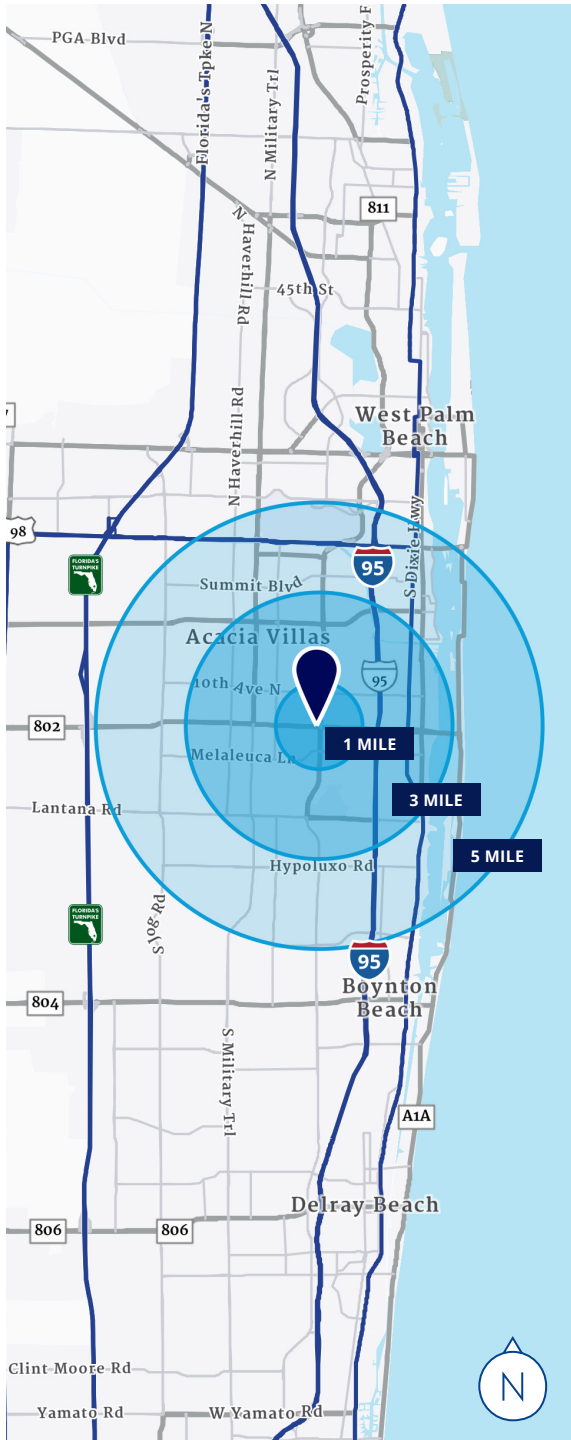
Nestled in a dense residential neighborhood, the property is surrounded by numerous parks and schools.

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



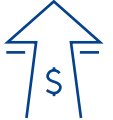
3-mile 2024 Population  
163,437



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

# Colliers



Atlantic Ocean

## Palm Springs Marketplace

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