

112-114 FEDERAL HWY

LAKE PARK, FL 33403

OFFERING MEMORANDUM

FranklinStreet

Singer Island

Singer Island Bridge



FoundCare Health Center
Newly Constructed

Lake Park Marina

Coming Soon

Accommodating 100 Ft Boats
300 Dryslips & Dining

Oculina Development

Mixed Use

25 Stories | 399 Condos | 2 Towers
Fast Casual | Fine Dining | Retail | Office

The Kelsey Hotel

200 Rooms
Restaurant & Bar

**SUBJECT
PROPERTY**

US-1 - 25,500 VPD

Nautilus 220

New Development

330 Condos

Cafe & "Seahawk Prime" Restaurant



CONTACT US



JUSTIN WALKER

Senior Director

FL #SL3384090

954.487.1097

justin.walker@franklinst.com



DYLAN MORSE

Senior Associate

FL #SL3500133

954.820.7455

dylan.morse@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

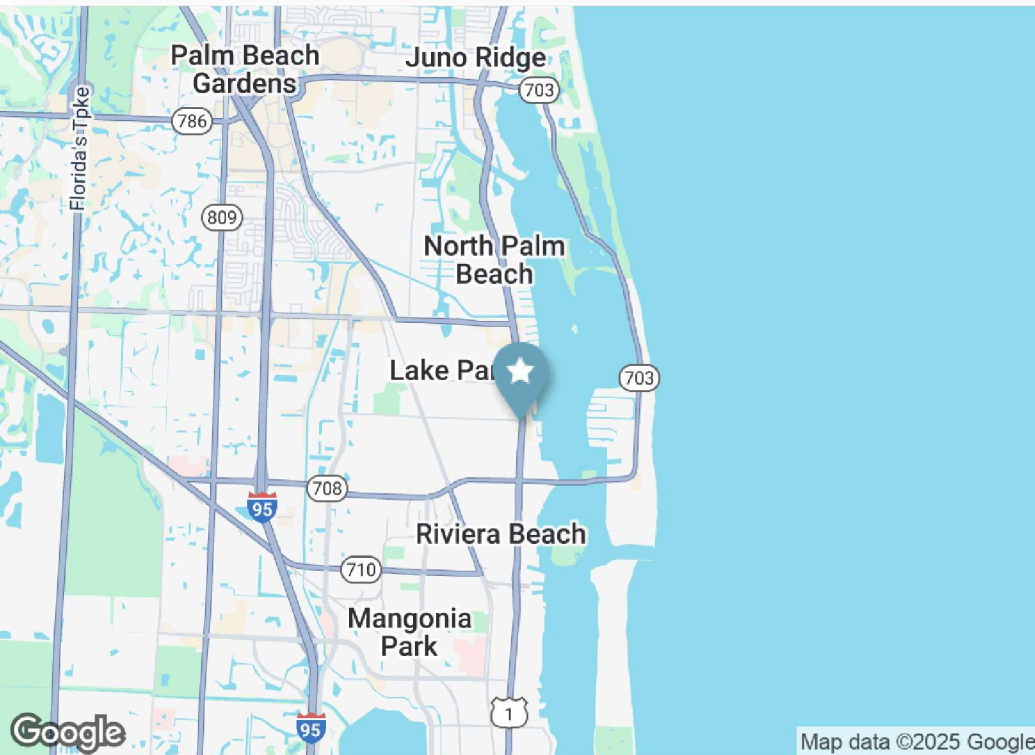
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION

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112-114 FEDERAL HWY

Lake Park, FL 33403

1956 Year Built

1 Units

112-114 FEDERAL HWY

Lake Park, FL 33403

Sale Price: \$1,125,000
Building Size: 2,558 SF
Lot Size: 0.17 AC



OFFER SUMMARY



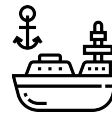
- Owner-User Opportunity Amongst Two (2) Contiguous Units:
 - Unit 112: 1,269 SF
 - Unit 114: 1,289 SF



- Excellent Frontage on Federal Hwy with strong visibility and daily traffic counts of 25,500+



- Flexible layout suitable for retail, medical, or office use



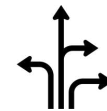
- Located across from the soon-to-be iconic Lake Park Marina Waterfront District and Nautilus 220 tower



- Lake Park's zoning and incentive structure actively supports mixed-use, infill, and high-quality redevelopment.



- Positioned on US-1, with excellent vehicular and pedestrian access plus proximity to I-95 and downtown West Palm Beach.



- Flexible Use Potential - Ideal for ground-up development in retail, residential, office, healthcare, or mixed-use formats—or strategic repositioning.

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	112-114 Federal Hwy
City, State, Zip	Lake Park, FL 33403
County	Palm Beach

BUILDING INFORMATION

Building Size	2,558 SF
Occupancy %	0.0%
Tenancy	Multiple
Year Built	1956

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	0.17 Acres
Zoning	MU
APN #	36-43-42-20-01-037-0340

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.13
Number of Parking Spaces	8

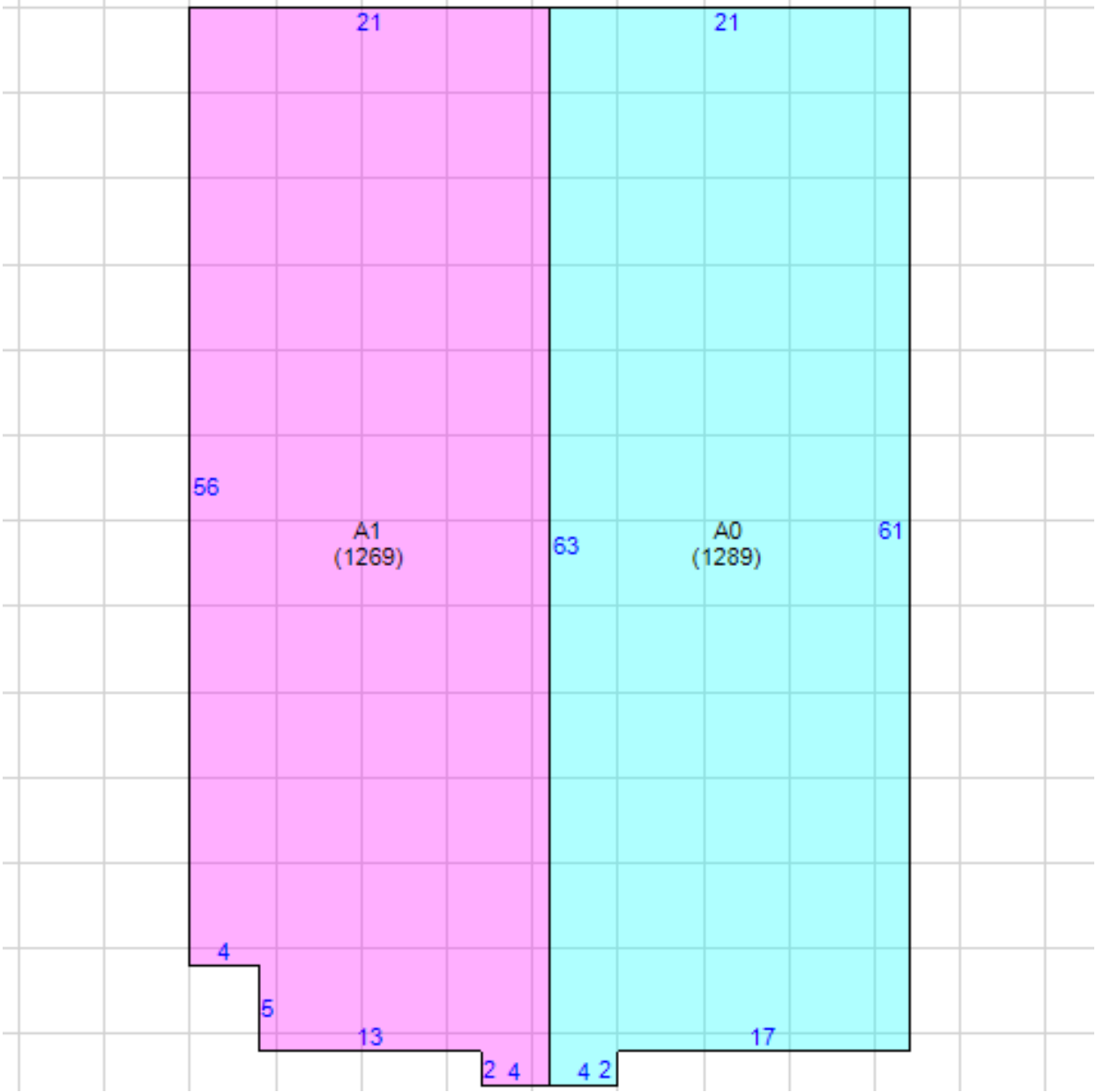


BUILDING OVERVIEW









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LOCATION INFORMATION

Location Overview

North Aerial

South Aerial

Developments

Development Insight

Area Overview

Drive Time Demographics

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1956 Year Built

1 Units

 FranklinStreet

LOCATION OVERVIEW

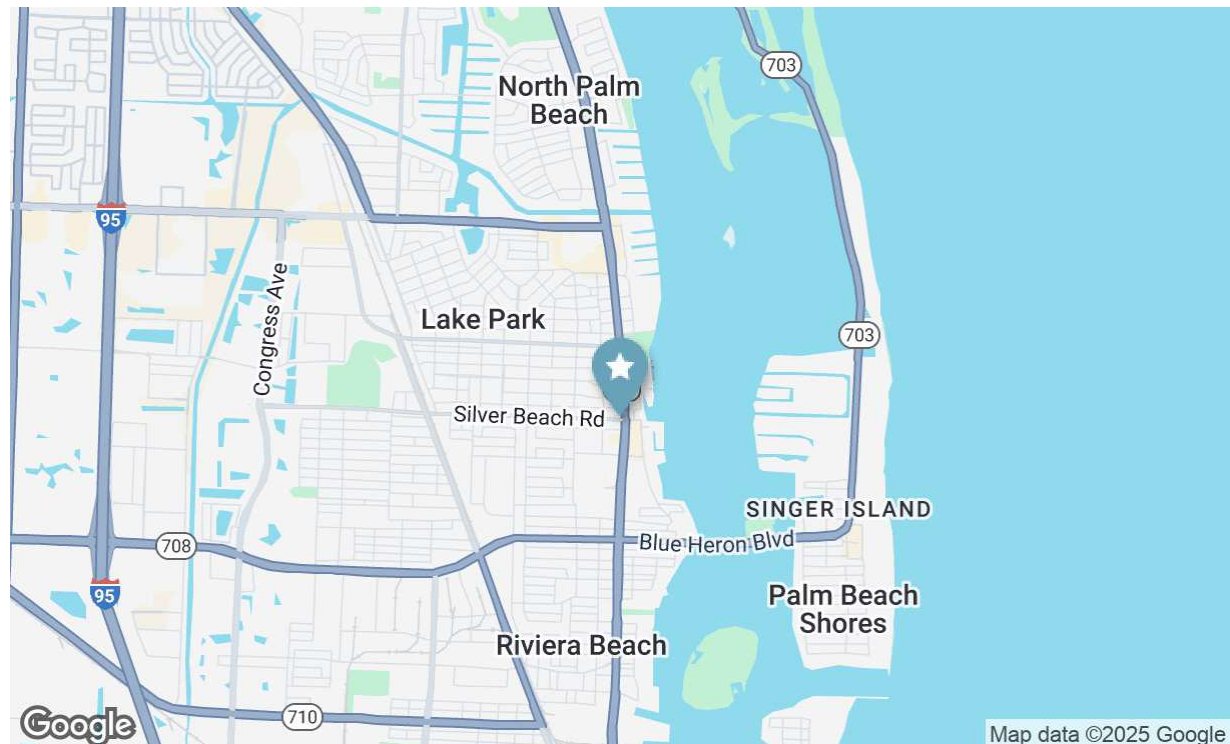
ABOUT LAKE PARK

Located directly on Federal Highway (US-1), 112-114 Federal Hwy offers a strategic foothold in the heart of downtown Lake Park's ongoing revitalization. With exceptional visibility, walkability, and access, the property is ideally positioned within one of Palm Beach County's most active infill corridors. Surrounded by major public and private investments, the site benefits from a wave of nearby development that is transforming the district.

Notable projects in the area include Nautilus 220, a luxury waterfront community with over 300 residences, retail, and marina

access; the newly completed FoundCare Medical Center; the Oculina Medical & Mixed-Use project; and 310 Federal Apartments, which add valuable residential density. The town-led revitalization of the Lake Park Marina and the Park Avenue District further enhance the neighborhood's appeal through improved amenities, boutique retail, and walkable streetscapes.

Zoned for mixed-use with strong municipal support for redevelopment, the site offers flexible use potential for retail, residential, office, healthcare, or a combination. Its prominent location on US-1 and close proximity to I-95 make it a prime candidate for repositioning or ground-up development in a high-growth market.







DEVELOPMENTS





- **Nautilus 220** – A premier luxury waterfront condo community with over 300 upscale residential units, high-end retail, dining, and marina access. It anchors the district's upscale waterfront identity.



- **FoundCare Medical Center** – The brand-new 20,000 SF state-of-the-art facility just opened on June 23rd, 2025 features medical exam rooms, dentistry, women's health, behavioral care, lab and pharmacy space.



- **Oculina Condos & Mixed-Use Project** – 25 story, 300-ft, two tower project that will include 399 condos, a combination of dining restaurants, retail and office, contributing to daytime visitation and long-term resident growth.



- **310 Federal Apartments** – A contemporary multifamily development delivering much-needed residential density, enhancing evening and weekend activity.



- **Lake Park Marina Revitalization** – Town-led investment to modernize waterfront spaces, improve amenities, and draw tourism and community engagement.



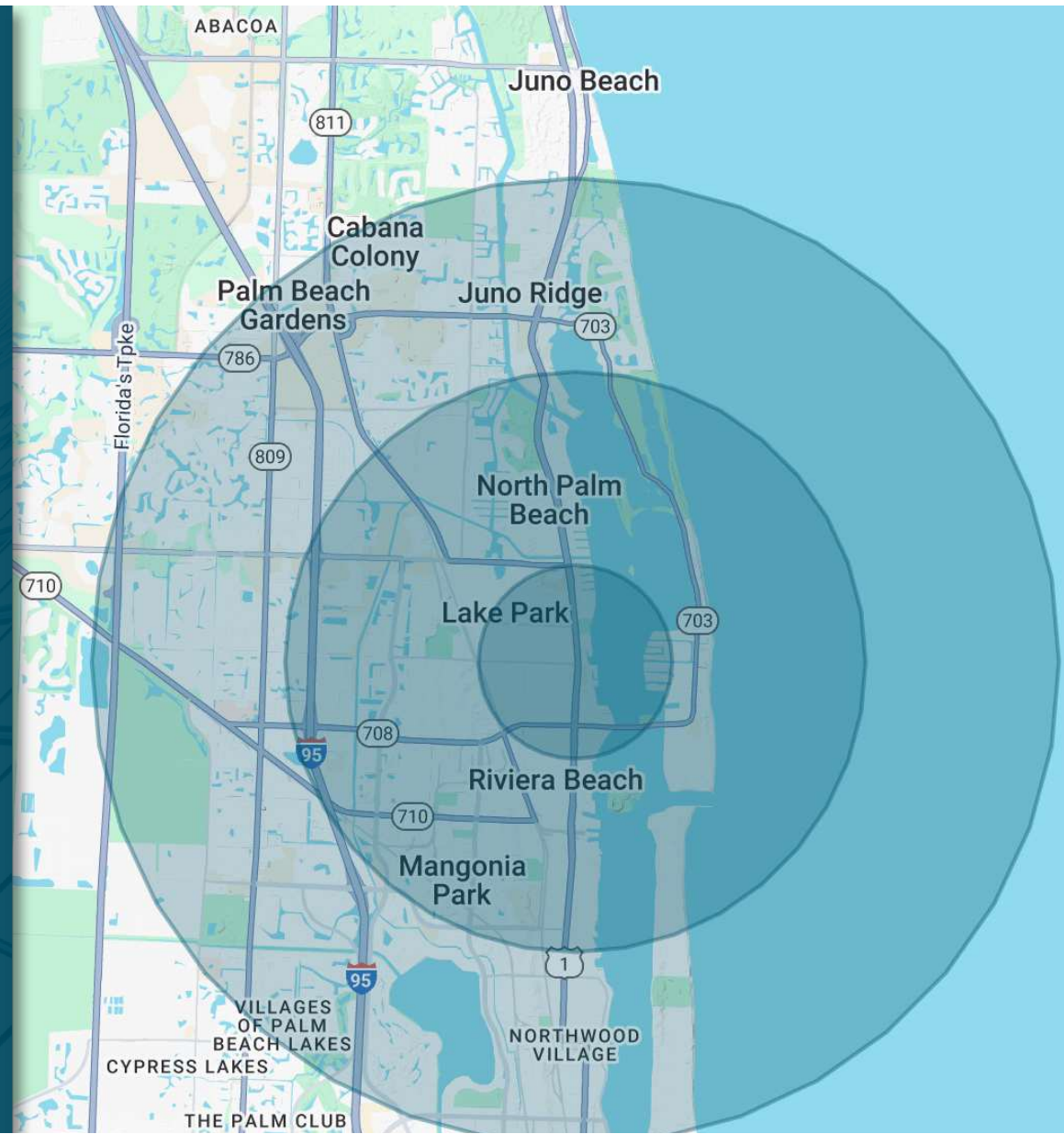
- **The Kelsey Hotel** - Planned Hotel Development that features 200 rooms, rooftop event space, pools, restaurants and bars.

AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	13,057	68,667	163,363
Median age	43	43	44
Median age (Male)	43	42	43
Median age (Female)	44	44	45
HOUSEHOLDS & INCOME			
Total households	5,345	27,881	67,278
# of persons per HH	2.4	2.5	2.4
Average HH income	\$89,070	\$94,750	\$103,014
Average house value	\$447,874	\$450,892	\$479,440

* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

POPULATION

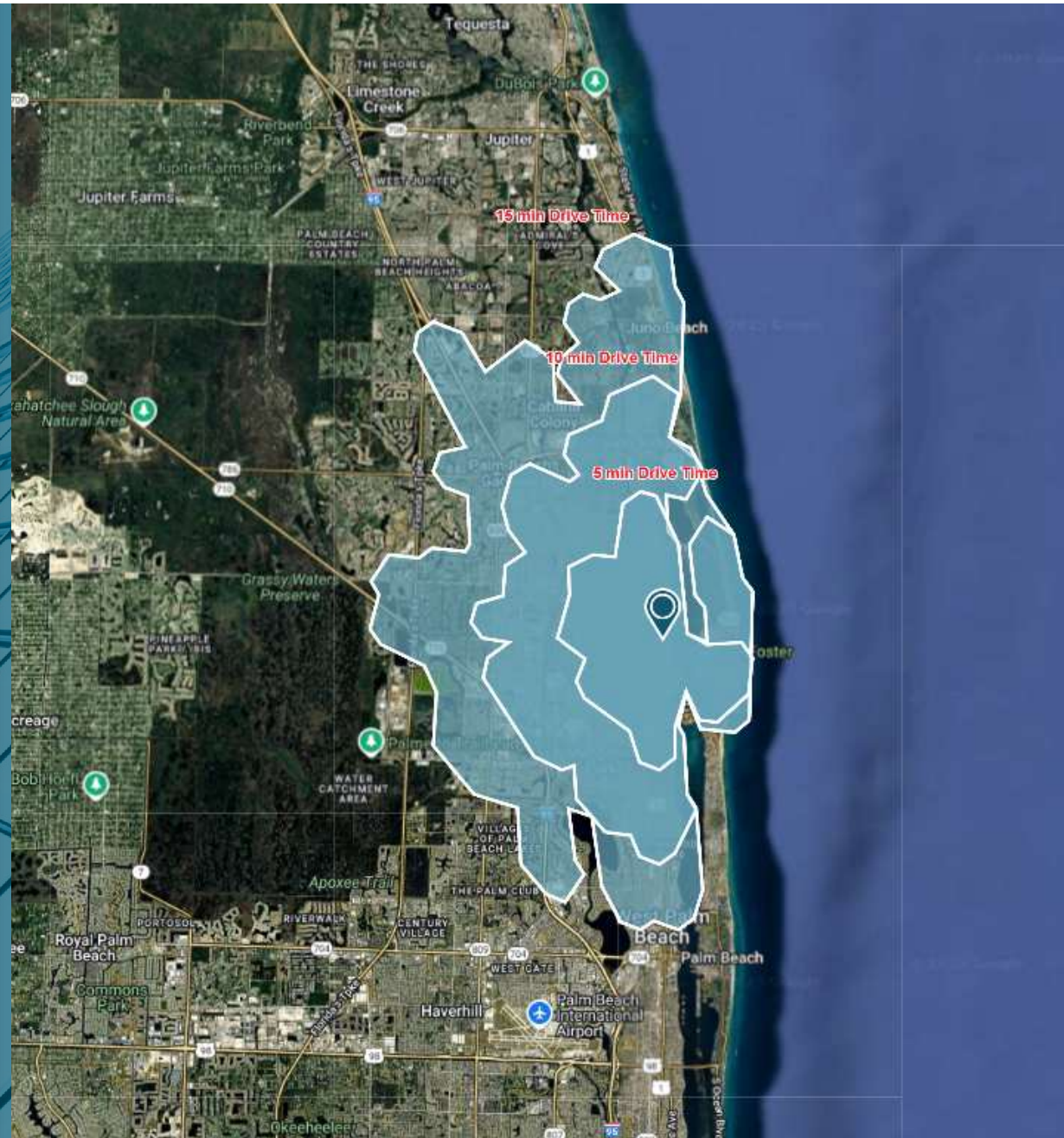
	5 MIN	10 MIN	15 MIN
Estimated Population (2025)	41,707	108,843	186,904
Projected Population (2030)	41,116	108,457	185,772
Census Population (2020)	36,625	97,111	169,226

HOUSEHOLDS

Estimated Households (2025)	18,119	45,776	79,757
Projected Households (2030)	17,849	45,457	78,820
Census Households (2020)	15,682	40,871	72,105

HOUSEHOLD INCOMES

Estimated Average Household Income (2025)	\$125,423	\$126,968	\$138,355
Estimated Median Household Income (2025)	\$84,537	\$85,922	\$92,160
Average Household Net Worth (2025)	\$54,701	\$53,645	\$59,287



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