

FOR SALE

\$1,200,000

OWNER-USER OR
INVESTMENT
PROPERTY

HIGH STREET RETAIL OR OFFICE

805 LUCERNE AVE
LAKE WORTH BEACH, FL 33460

FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

700 W Hillsboro Blvd, Suite 4-203, Broward/Palm Beach, FL 33441 | 954.399.6299 | leesouthflorida.com



PRESENTED BY:

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Principal

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MARKET ADVISORS

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, 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 references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates South Florida nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your 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 and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this 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 conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY OVERVIEW

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a high-street retail storefront occupied by the popular Downtown Dance studio in the heart of vibrant Downtown Lake Worth Beach. Strategically located on the iconic Lucerne Avenue, this property boasts a versatile ±2,550 SF retail/office property with a commanding presence in one of South Florida's most sought-after beach town markets. The property is presently occupied by a long-term dance studio that is currently on a month-to-month lease, offering low-risk stability and immediate cash flow. The property, complete with two roll-up doors in the back, is ideal for its current use or a multitude of retail and office services uses, great for a new owner-user or an investor seeking upside opportunities.

Nestled in the vibrant Historic Downtown Lake Worth Beach, this portfolio enjoys unparalleled visibility and foot traffic within a walkable, pedestrian-friendly setting. Beyond its premier location, this property benefits from ample street parking and adjacency to a free public parking lots for added convenience to customers. As a focal point of Downtown Lake Worth, the area hosts a myriad of annual events, including the acclaimed Street Painting Festival and Reggae Fest, which celebrate art and Caribbean culture. Additionally, monthly highlights such as Farmers Markets, art walks, and street festivals enrich the vibrant tapestry of community life, making this locale an enticing destination for discerning businesses and investors seeking to capitalize on the dynamic energy of Downtown Lake Worth.



For more information, please contact one of the following individuals:

MARKET ADVISORS

C. TODD EVERETT, SIOR

Principal
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ASKING: \$1,200,000.00



Beach Town High Street Storefront:

- 2,550 RSF Retail Storefront
- Thriving, Long-Standing Tenant on a month-to-month lease
- Great for Owner-User or Investor seeking upside opportunities.
- Premier Frontage on Lucerne Ave
- Nearby Adjacent Public Parking Lots



Historic Downtown Lake Worth:

- Epicenter of Bustling Downtown
- Small Beach Town Charm
- Steady Foot Traffic
- Boutique Shopping and Dining Galleries and Theaters
- Downtown Events Include: Weekly Farmers Markets, Monthly Art Walks, Street Festivals, Annual Street Painting Festival, Reggae Fest, & more!



Exceptional Access and Attractions:

- Fronting Main Thoroughfare to I-95.
- Walking Distance to Beaches, Parks, and Popular Attractions Ensures Steady Vehicular and Pedestrian Traffic.

805 LUCERNE AVE - ±2,550 SF RETAIL STOREFRONT



TENANT PROFILE: DOWNTOWN DANCE



DOWNTOWN DANCE (805 LUCERNE AVE)

A cornerstone of the local arts scene, this dance studio is a vibrant and inspiring space dedicated to fostering a love of movement and artistic expression. Offering a diverse range of classes—including ballet, jazz, contemporary, and hip-hop—the studio welcomes students of all ages and skill levels, from beginners to seasoned performers. With passionate instructors, state-of-the-art facilities, and a focus on both technique and creative exploration, the studio provides a nurturing environment where dancers can build confidence and refine their craft. Beyond regular classes, it also hosts performances, workshops, and community events, enriching the cultural fabric of Downtown Lake Worth Beach. Whether aspiring to a professional dance career or simply looking for a fun and engaging way to stay active, students and families alike appreciate the studio's dedication to excellence and community engagement.

PROPERTY DETAILS

LOCATION INFORMATION

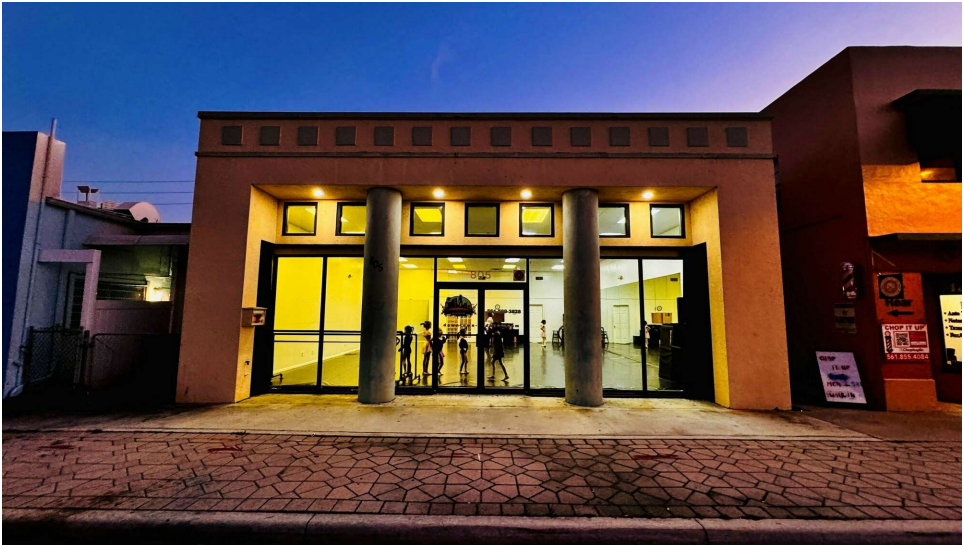
BUILDING NAME	Downtown Dance Beach Town High Street Retail
STREET ADDRESS	805 Lucerne Ave
CITY, STATE, ZIP	Lake Worth Beach, FL 33460
COUNTY	Palm Beach County
MARKET	South Florida
SUB-MARKET	Lake Worth
CROSS-STREETS	Lake Ave & Lucerne Ave at N L St
NEAREST HIGHWAY	US-1 & I-95
NEAREST AIRPORT	Palm Beach Int'l Airport

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CAC / DT - DOWNTOWN
LOT SIZE	0.08 Acres
APN #	38-43-44-21-15-507-0060
LOT FRONTAGE	35 ft
TRAFFIC COUNT STREET	Lake Ave
TRAFFIC COUNT FRONTAGE	35

BUILDING INFORMATION

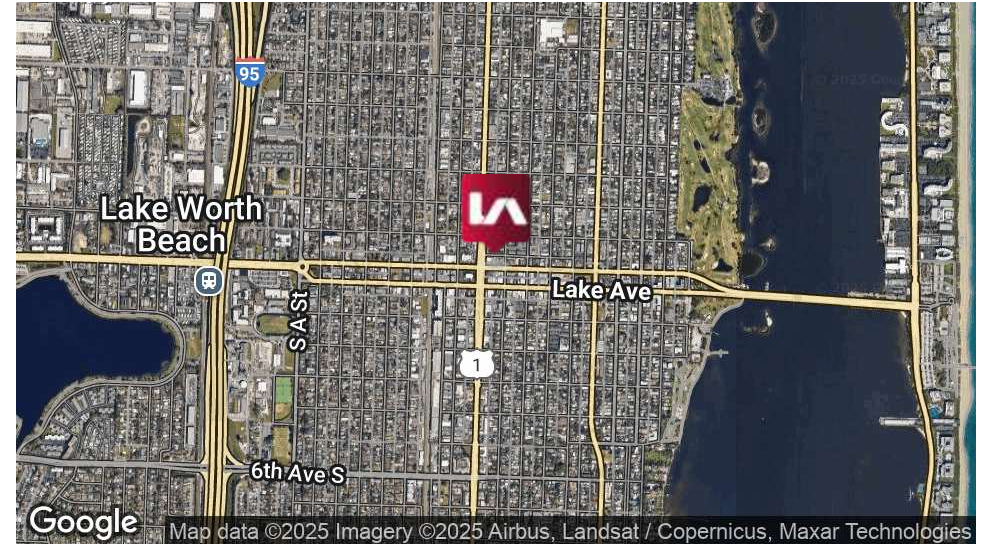
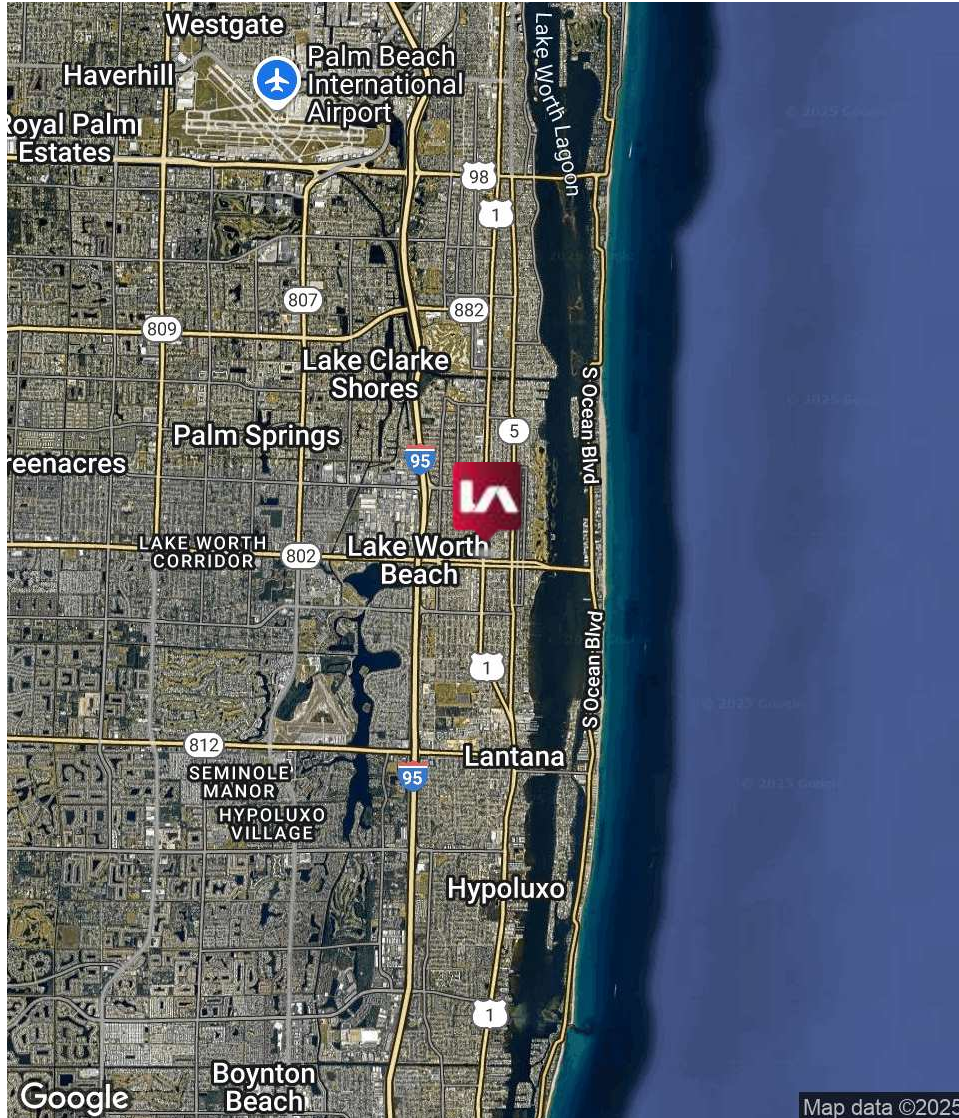
BUILDING SIZE	2,550 SF
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2002
NUMBER OF BUILDINGS	1





LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Located in the heart of Downtown Lake Worth fronting Lake Avenue, surrounded by vibrant cultural diversity, historic charm, and thriving artistic scene, featuring galleries, theaters, and live music venues. The area offers an eclectic mix of dining options, lively nightlife, and community events, all within walking distance of scenic beaches and parks.

CITY INFORMATION

CITY:	Lake Worth Beach
MARKET:	South Florida
CROSS STREETS:	Lake Ave & Lucerne Ave at N L St
NEAREST HIGHWAY:	US-1 & I-95

IN THE EPICENTER OF DOWNTOWN LAKE WORTH

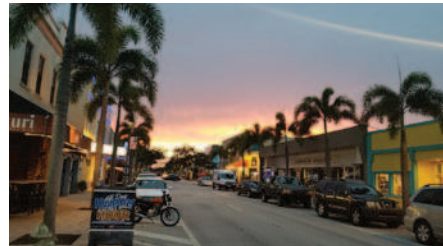


DOWNTOWN LAKE WORTH

A VIBRANT COMMUNITY THRIVING WITH SHOPPING, DINING, STREET FESTIVALS, ART & CULTURE

Downtown Lake Worth thrives on its cultural diversity, attracting individuals from various backgrounds and lifestyles to form a vibrant and inclusive community. This diversity lends a unique character to the area, fostering an atmosphere of acceptance and celebration of different cultures. Moreover, the downtown district pulsates with artistic expression, boasting an array of galleries, street murals, and art festivals that captivate both residents and visitors alike. This rich artistic tapestry adds depth and vibrancy to the streets, creating an immersive experience that showcases the city's creative spirit.

Complementing its cultural allure, Downtown Lake Worth exudes historic charm, with colorful buildings, quaint cottages, and unique boutiques dotting its streets. This blend of old-world charm and modern creativity lends an enchanting ambiance to the area, drawing visitors to explore its hidden gems and historical landmarks. Furthermore, the downtown scene buzzes with entertainment venues, ranging from theaters and live music venues to cozy cafes and lively bars, ensuring there's always something happening to delight the senses. With its blend of culture, art, history, and entertainment, Downtown Lake Worth offers a dynamic urban experience that captivates residents and visitors alike.



Lake Worth Beach STREET PAINTING FESTIVAL

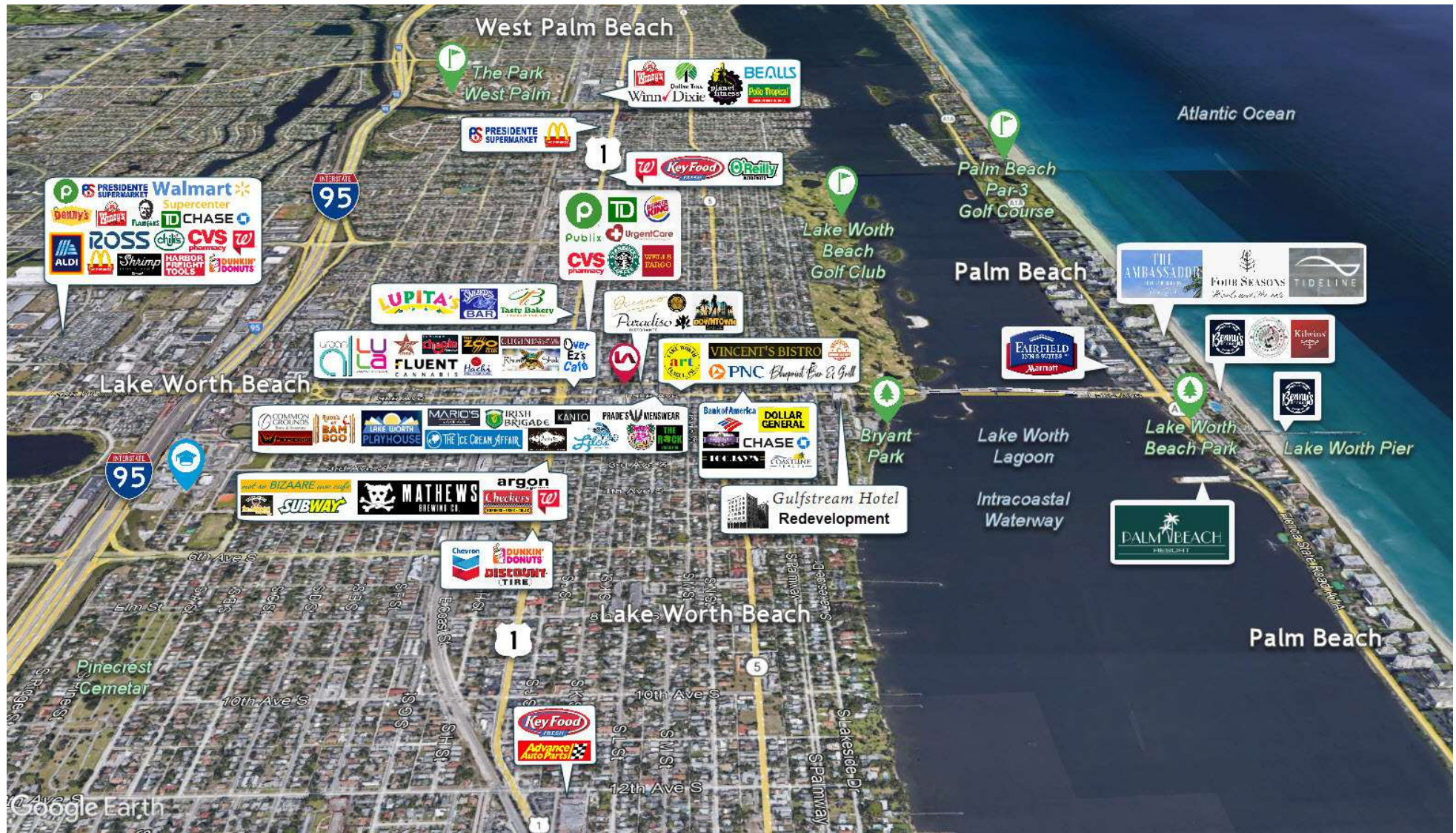
Lake and Lucerne Avenues

More than 600 Artists convert the
Avenues into artistic masterpieces.

Attracts more than 100,000 visitors
and growing every year!

Downtown Lake Worth hosts several regularly occurring special events throughout the year. Among these are the Lake Worth Street Painting Festival, an annual event where artists transform the streets into vibrant works of art; the Lake Worth Reggae Fest, a celebration of Caribbean culture featuring live music, food, and dance; the Lake Worth Farmers Market, which takes place weekly, offering locally grown produce, artisanal goods, and live entertainment; and the Lake Worth Beach Bonfires, where visitors can gather around beachfront fire pits for a cozy evening under the stars. Additionally, the downtown area often hosts monthly art walks, street festivals, and cultural celebrations, adding to its lively atmosphere and sense of community.

SURROUNDED BY AMENITIES AND ATTRACTIONS



A PLACE IN LAKE WORTH BEACH HISTORY

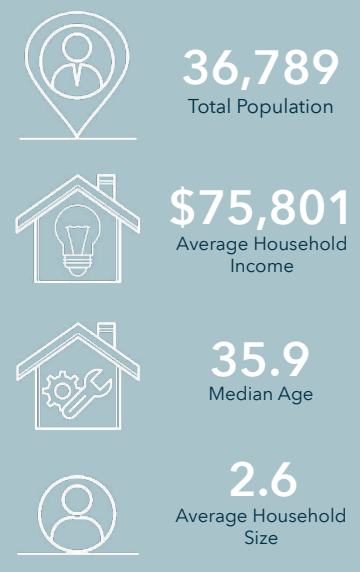


An aerial photograph of a city street grid, likely in Lake Worth Beach, Florida. The image is overlaid with a semi-transparent red filter. A red location pin with a white 'M' inside is placed on a building. A red rectangular outline highlights the area around the pin. A blue 'P' for parking is also visible. Street names 'Lucerne Avenue', 'NK St', and 'Lake Avenue' are labeled in white text. The title 'MARKET TAPESTRY & DEMOGRAPHICS' is written in large, bold, white capital letters on the left side of the image.

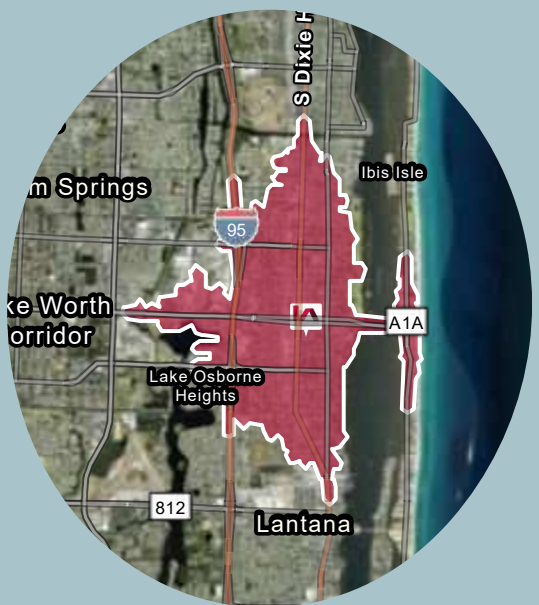
MARKET TAPESTRY & DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS



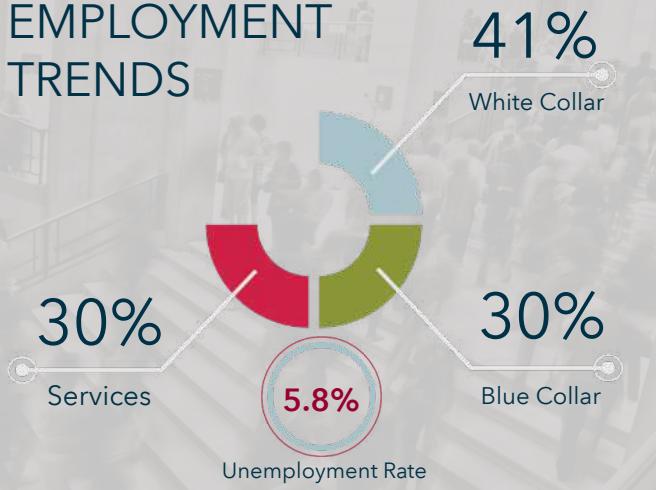
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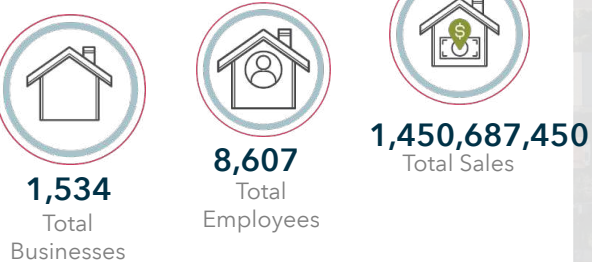
Average Consumer Spending



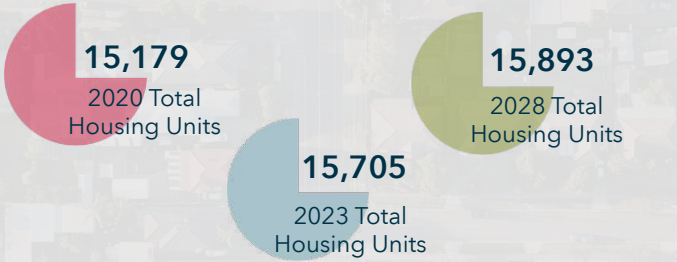
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



136,746
Total Population



\$91,312
Average Household Income

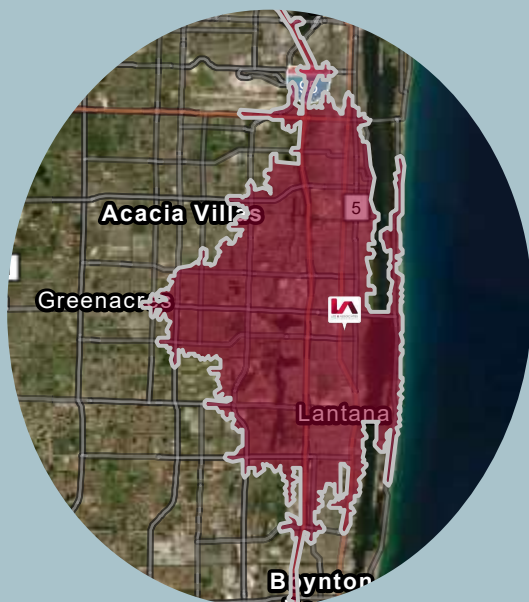


39.0
Median Age



2.6
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,952
Apparel



\$3,241
Dining Out

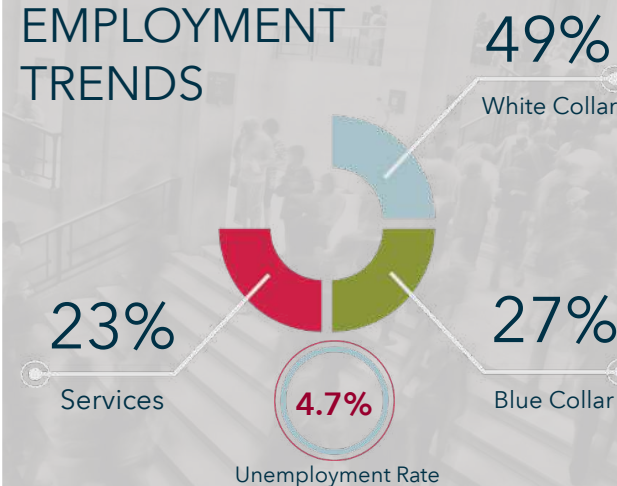


\$6,019
Groceries



\$6,288
Health Care

EMPLOYMENT TRENDS



BUSINESS



6,922
Total Businesses



48,134
Total Employees

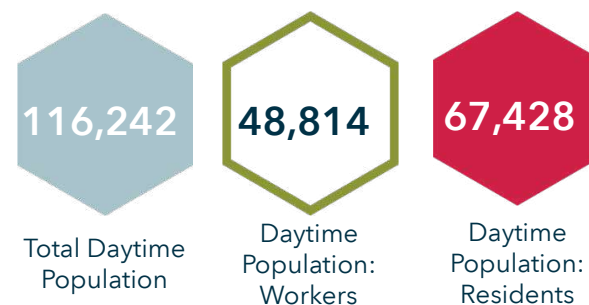


7,328,604,770
Total Sales

HOUSING UNITS

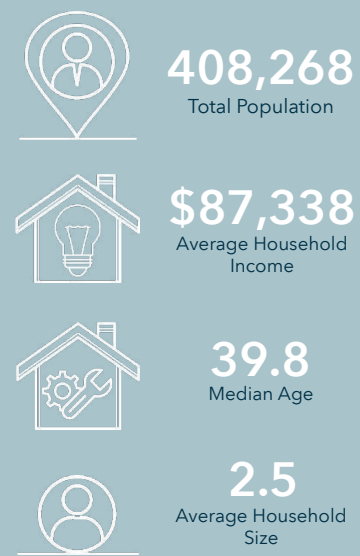


DAYTIME POPULATION

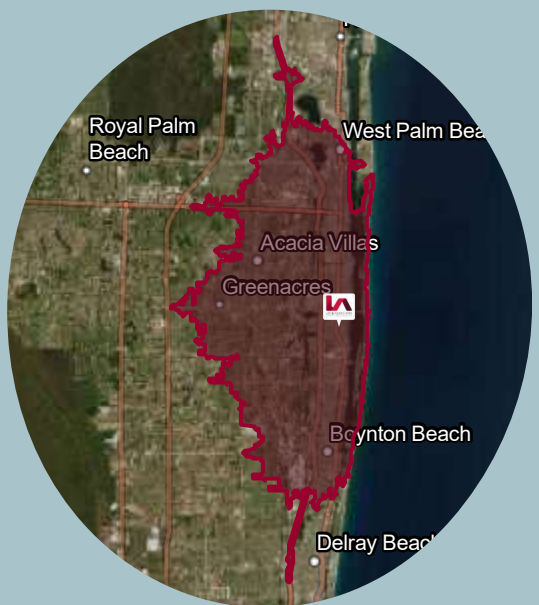


DEMOGRAPHIC PROFILE

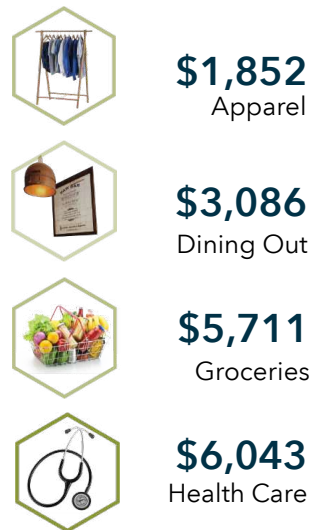
KEY FACTS



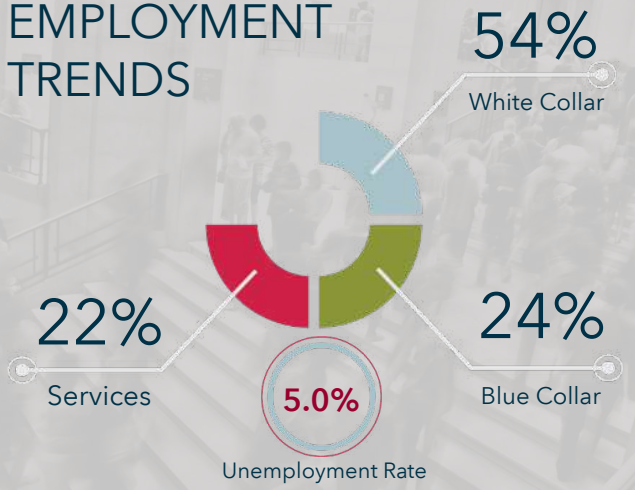
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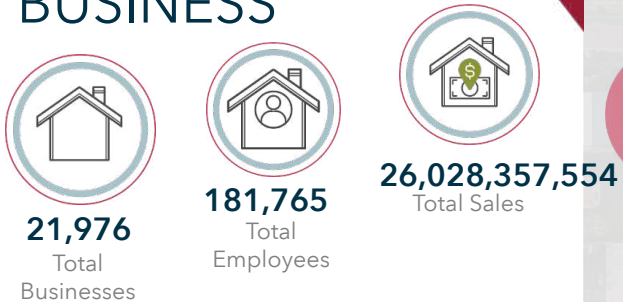
Average Consumer Spending



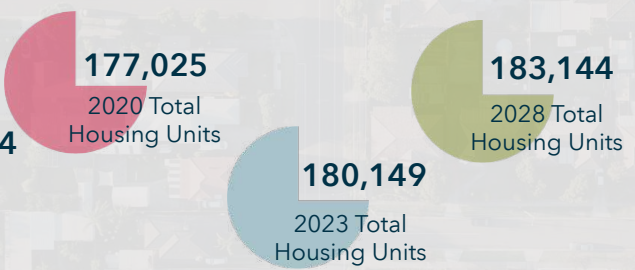
EMPLOYMENT TRENDS



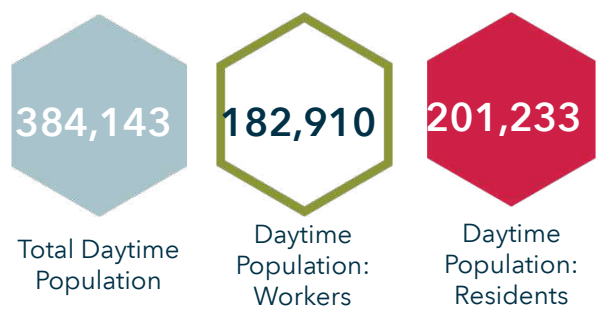
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



MARKET TAPESTRY

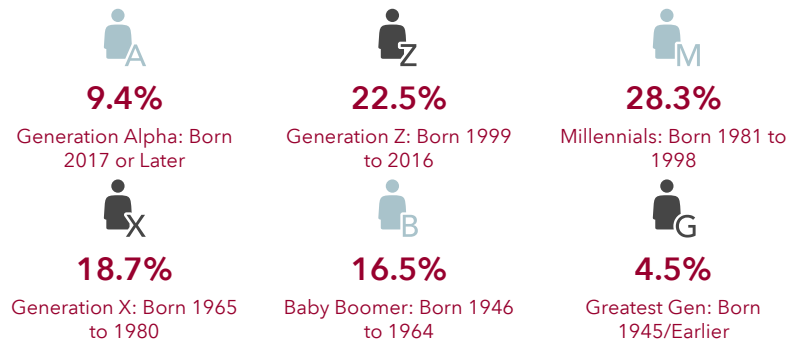


TAPESTRY SEGMENTATION

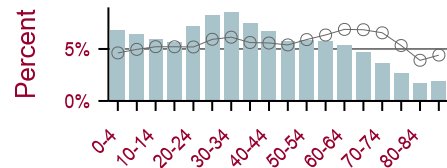
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	9.9%	0
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	0	0.00%	7.5%	0
GenXurban (L5)	465	3.35%	11.4%	30
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	1,661	11.96%	7.1%	169
Middle Ground (L8)	2,857	20.58%	10.9%	189
Senior Styles (L9)	427	3.08%	5.8%	53
Rustic Outposts (L10)	891	6.42%	8.2%	78
Midtown Singles (L11)	2,851	20.53%	6.2%	331
Hometown (L12)	796	5.73%	6.1%	93
Next Wave (L13)	3,936	28.35%	3.9%	731
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION



AGE PROFILE



Palm Beach County

ANNUAL HOUSEHOLD SPENDING



Drive time of 5 minutes



Tapestry segments

13C NeWest Residents 3,936 households	28.3% of Households	▼
11D Set to Impress 2,851 households	20.5% of Households	▼
8E Front Porches 1,186 households	8.5% of Households	▼

MARKET TAPESTRY

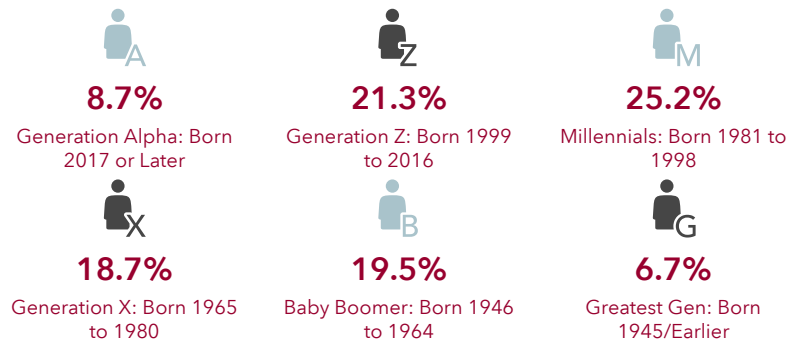


TAPESTRY SEGMENTATION

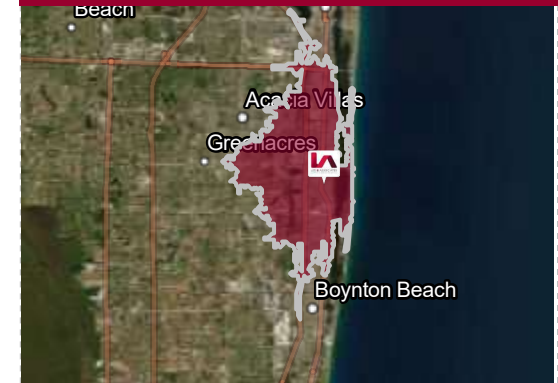
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	339	0.66%	9.9%	7
Upscale Avenues (L2)	456	0.89%	5.7%	16
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	873	1.70%	7.5%	23
GenXurban (L5)	5,293	10.32%	11.4%	91
Cozy Country Living (L6)	1,018	1.99%	12.0%	17
Ethnic Enclaves (L7)	11,050	21.55%	7.1%	304
Middle Ground (L8)	7,943	15.49%	10.9%	142
Senior Styles (L9)	7,118	13.88%	5.8%	240
Rustic Outposts (L10)	1,364	2.66%	8.2%	32
Midtown Singles (L11)	7,146	13.94%	6.2%	225
Hometown (L12)	1,130	2.20%	6.1%	36
Next Wave (L13)	7,550	14.72%	3.9%	379
Scholars and Patriots (L14)	0	0.00%	1.6%	0

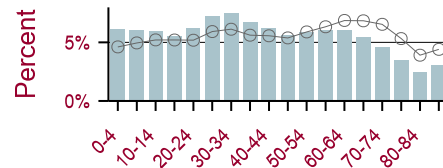
POPULATION BY GENERATION



Drive time of 10 minutes



AGE PROFILE



Palm Beach County

Tapestry segments



7C

Urban Edge Families

7,063 households

13.8%

of Households



13C

NeWest Residents

6,704 households

13.1%

of Households



9C

The Elders

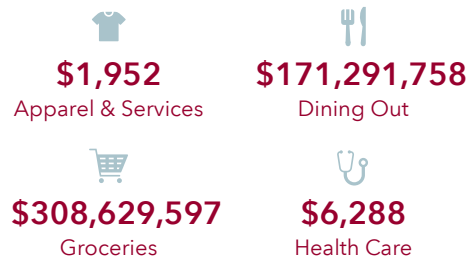
3,646 households

7.1%

of Households



ANNUAL HOUSEHOLD SPENDING



MARKET TAPESTRY

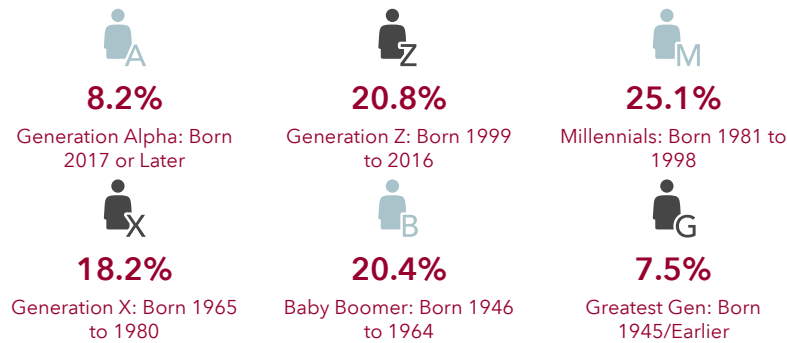


TAPESTRY SEGMENTATION

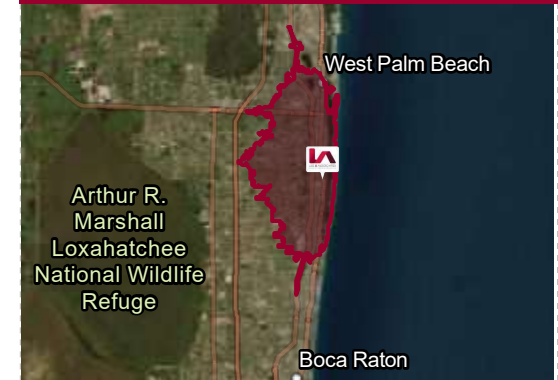
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	3,237	2.06%	9.9%	21
Upscale Avenues (L2)	456	0.29%	5.7%	5
Uptown Individuals (L3)	5,989	3.81%	3.8%	100
Family Landscapes (L4)	9,312	5.92%	7.5%	79
GenXurban (L5)	9,508	6.04%	11.4%	53
Cozy Country Living (L6)	1,035	0.66%	12.0%	5
Ethnic Enclaves (L7)	33,537	21.31%	7.1%	301
Middle Ground (L8)	16,066	10.21%	10.9%	94
Senior Styles (L9)	30,803	19.57%	5.8%	338
Rustic Outposts (L10)	2,882	1.83%	8.2%	22
Midtown Singles (L11)	22,333	14.19%	6.2%	229
Hometown (L12)	7,102	4.51%	6.1%	73
Next Wave (L13)	14,313	9.09%	3.9%	234
Scholars and Patriots (L14)	820	0.52%	1.6%	32

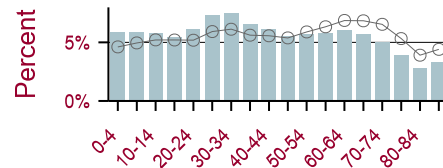
POPULATION BY GENERATION



Drive time of 15 minutes



AGE PROFILE



Palm Beach County

Tapestry segments



7C Urban Edge Families
21,725 households

13.8%
of Households



9C The Elders
15,037 households

9.6%
of Households



11C Metro Fusion
11,097 households

7.1%
of Households



ANNUAL HOUSEHOLD SPENDING



RETAIL FOR SALE CONFIDENTIALITY & DISCLAIMER

805 Lucerne Ave, Lake Worth Beach, FL 33460



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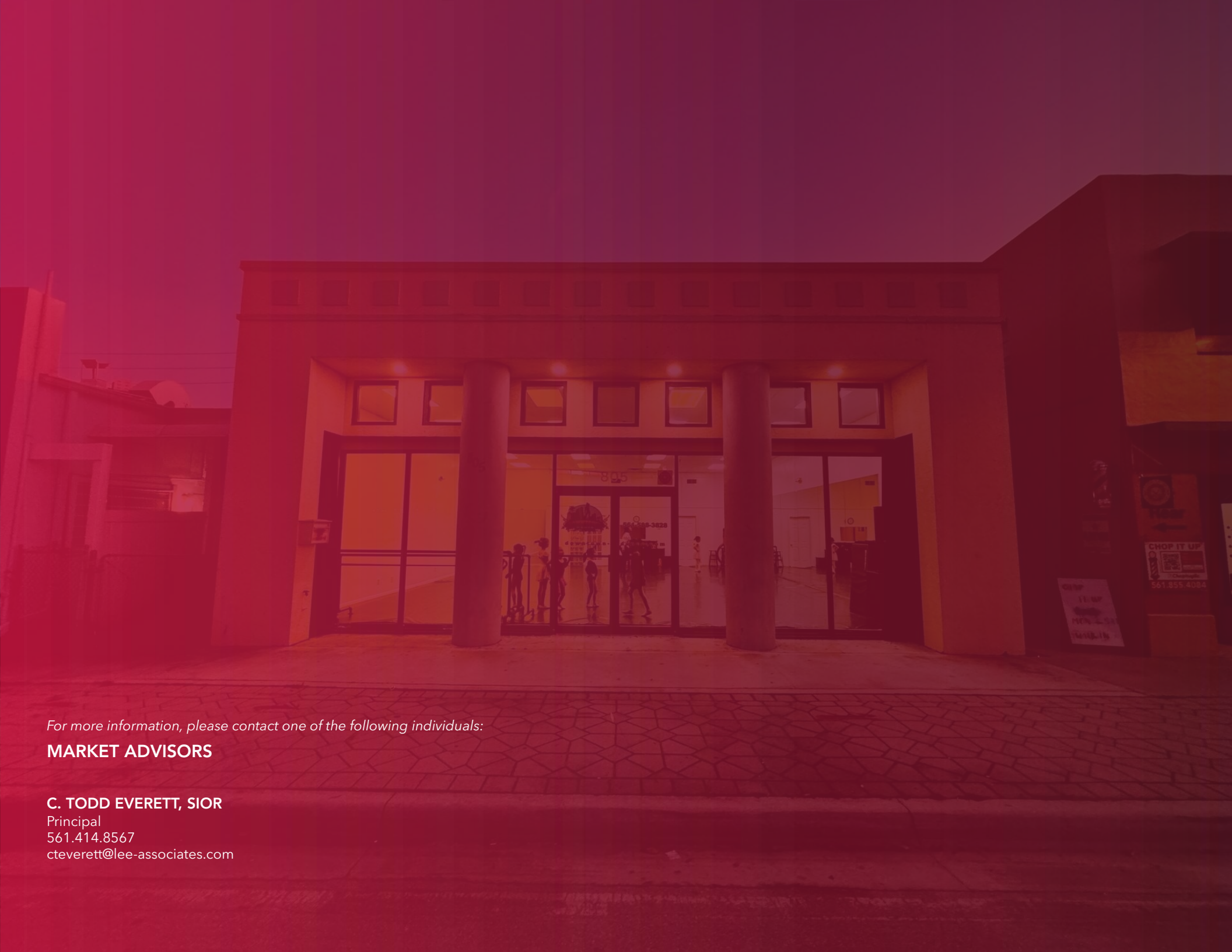
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates South Florida makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates South Florida does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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No liability of any kind is to be imposed on the broker herein.



For more information, please contact one of the following individuals:

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C. TODD EVERETT, SIOR

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