

**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

### C. TODD EVERETT, SIOR

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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 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 thriving 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  
561.414.8567  
cteverett@lee-associates.com

**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



# PROPERTY DETAILS

## LOCATION INFORMATION

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

## PROPERTY INFORMATION

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

## BUILDING INFORMATION

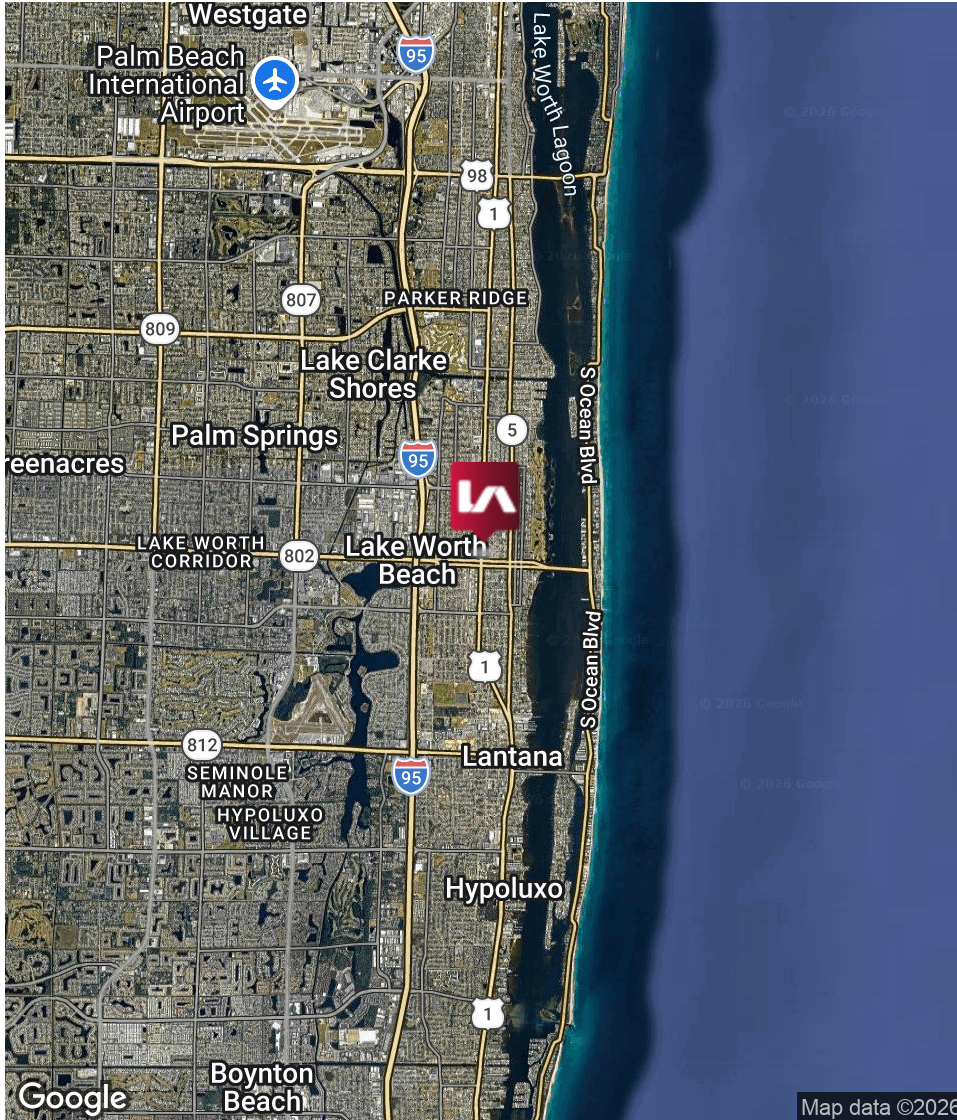
<b>BUILDING SIZE</b>	2,550 SF
<b>OCCUPANCY %</b>	100.0%
<b>TENANCY</b>	Single
<b>YEAR BUILT</b>	2002
<b>NUMBER OF BUILDINGS</b>	1



Lake Ave.

# 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**

Boutique Shopping, Dining, Galleries, Theaters, Festivals and Events!

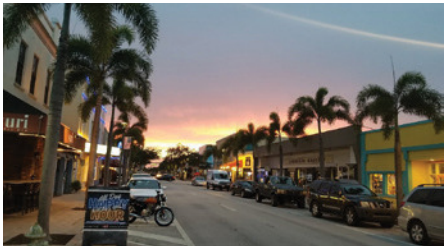


# DOWNTOWN LAKE WORTH

## 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

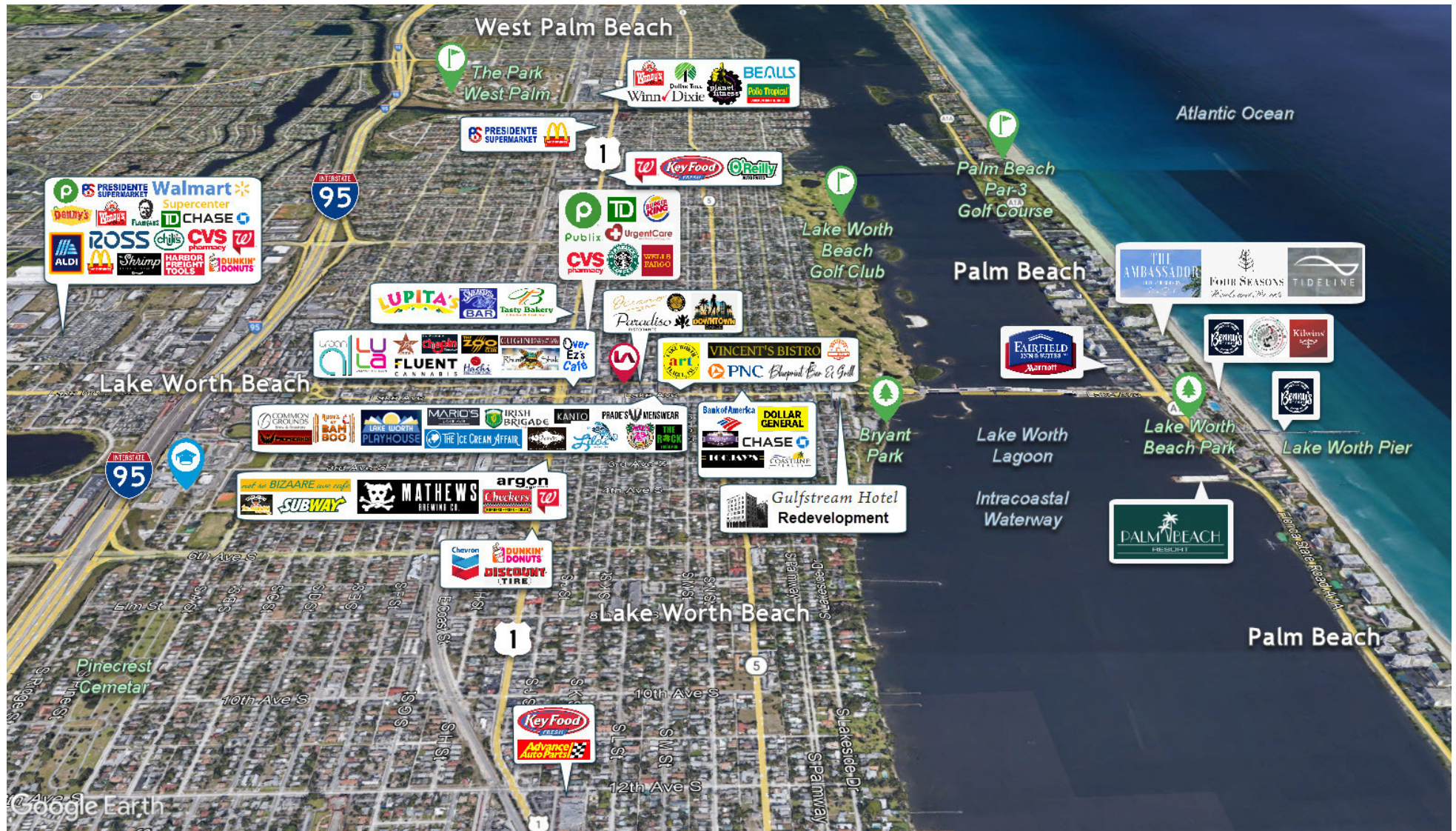
*Lake and Lucerne Avenues*

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, overlaid with a semi-transparent red filter. A large, faint 'M' watermark is visible in the background. A red location pin icon with a white 'M' inside is placed on a building. A blue square with a white 'P' is also visible. Street names 'Lucerne Avenue', 'Lake Avenue', and 'NK St' are labeled in white text. The main title 'MARKET TAPESTRY & DEMOGRAPHICS' is written in large, bold, white capital letters across the center.

# MARKET TAPESTRY & DEMOGRAPHICS

# DEMOGRAPHIC PROFILE

## KEY FACTS



**36,789**  
Total Population



**\$75,801**  
Average Household Income

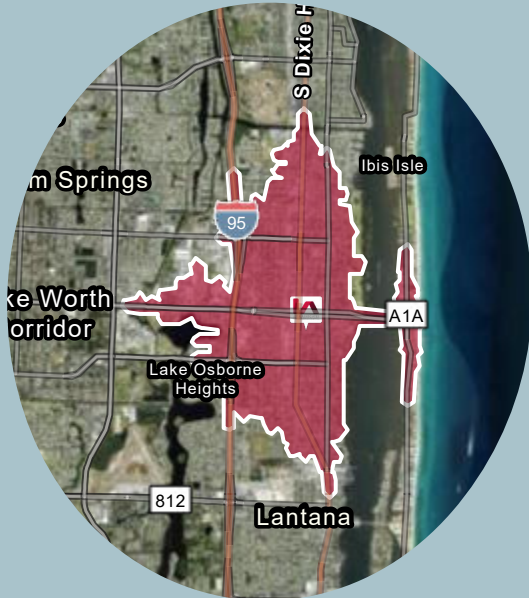


**35.9**  
Median Age



**2.6**  
Average Household Size

Drive time of 5 minutes



## Average Consumer Spending



**\$1,681**  
Apparel



**\$2,776**  
Dining Out

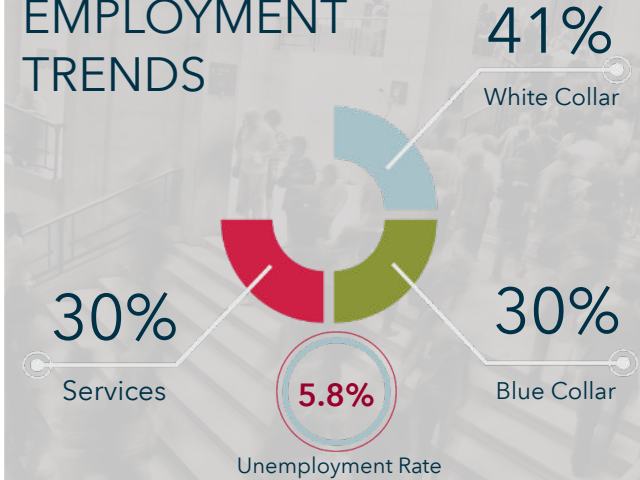


**\$5,119**  
Groceries



**\$5,069**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**1,534**  
Total Businesses



**8,607**  
Total Employees



**1,450,687,450**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION



# DEMOGRAPHIC PROFILE

## KEY FACTS



**136,746**  
Total Population



**\$91,312**  
Average Household Income

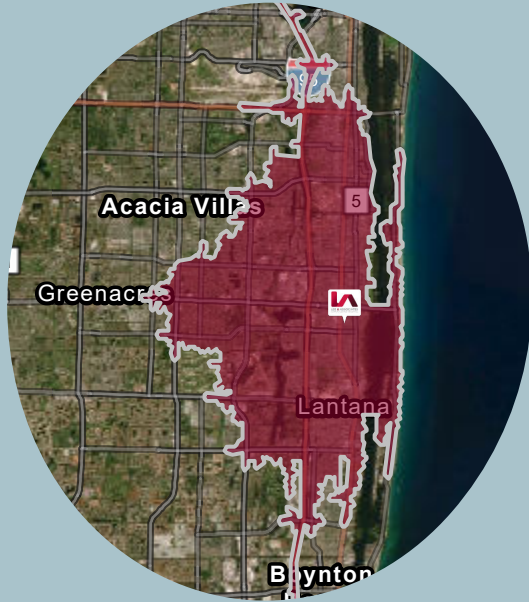


**39.0**  
Median Age



**2.6**  
Average Household Size

Drive time of 10 minutes



## Average Consumer Spending



**\$1,952**  
Apparel



**\$3,241**  
Dining Out

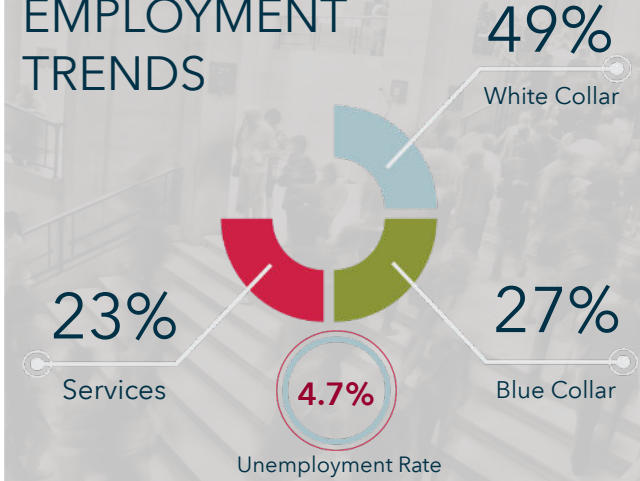


**\$6,019**  
Groceries



**\$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



**408,268**  
Total Population



**\$87,338**  
Average Household Income

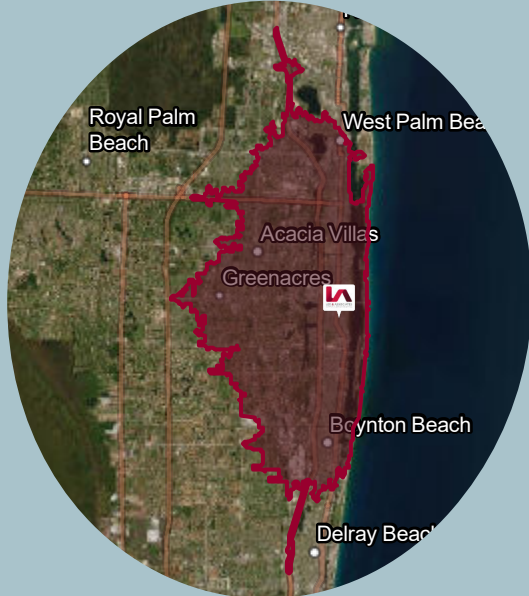


**39.8**  
Median Age



**2.5**  
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



**\$1,852**  
Apparel



**\$3,086**  
Dining Out

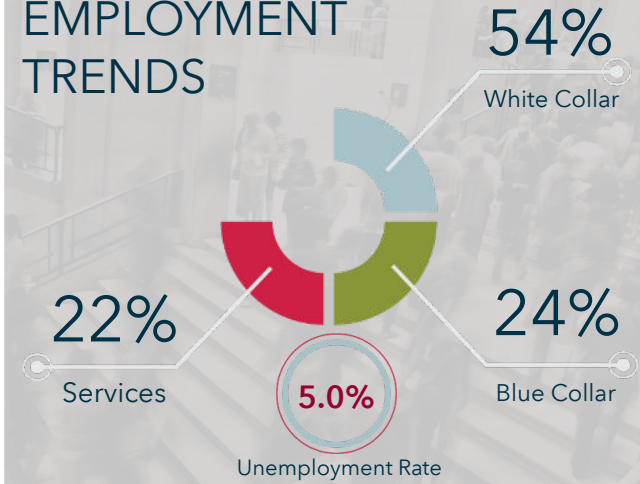


**\$5,711**  
Groceries



**\$6,043**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**21,976**  
Total Businesses



**181,765**  
Total Employees



**26,028,357,554**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION



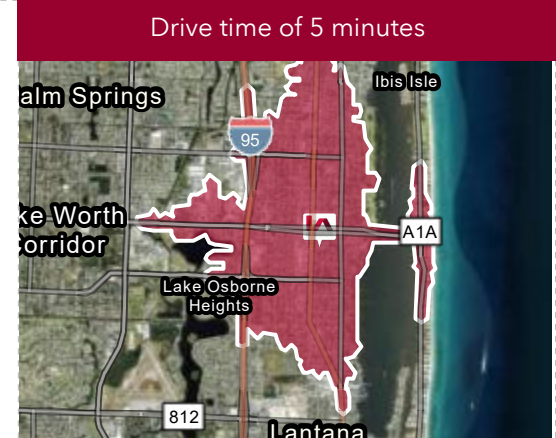
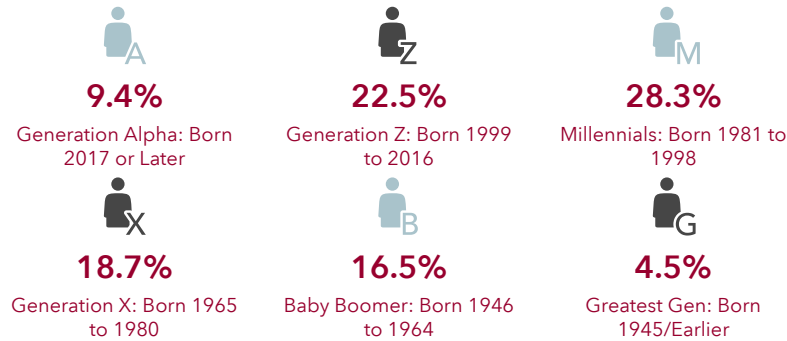
# MARKET TAPESTRY

## TAPESTRY SEGMENTATION

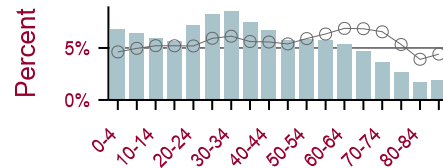
### Tapestry LifeMode

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

### Tapestry segments

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

### ANNUAL HOUSEHOLD SPENDING



# MARKET TAPESTRY

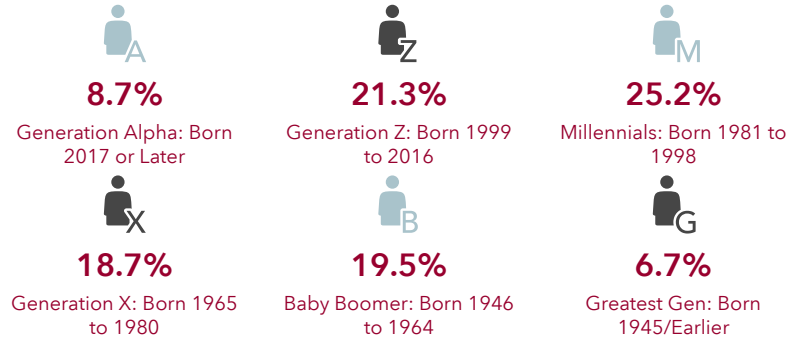


## TAPESTRY SEGMENTATION

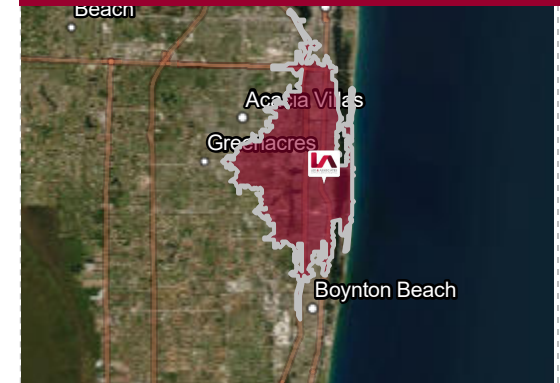
### Tapestry LifeMode

	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

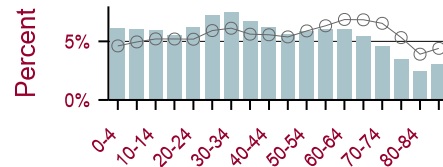
### POPULATION BY GENERATION



Drive time of 10 minutes

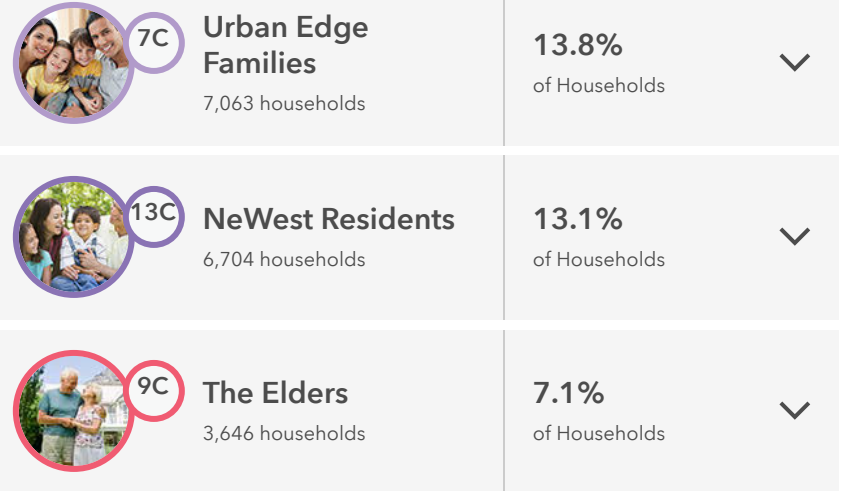


### AGE PROFILE



Palm Beach County

### Tapestry segments



### ANNUAL HOUSEHOLD SPENDING



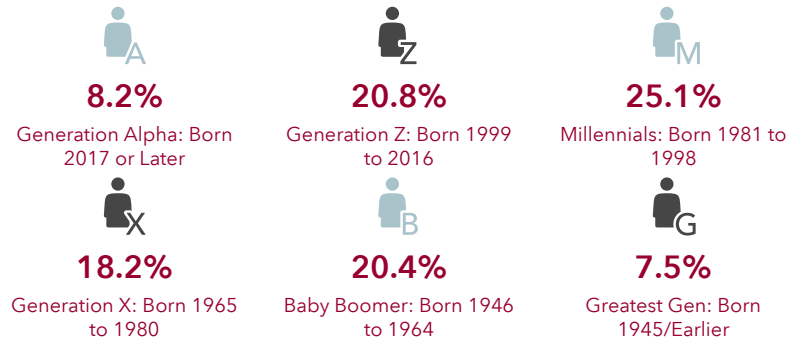
# MARKET TAPESTRY

## TAPESTRY SEGMENTATION

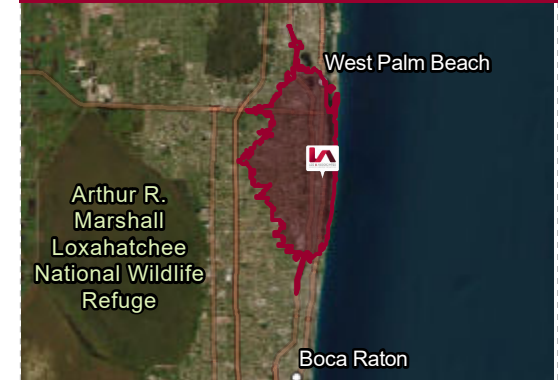
### Tapestry LifeMode

	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

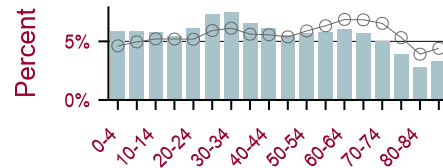
### POPULATION BY GENERATION



Drive time of 15 minutes



### AGE PROFILE



Palm Beach County

### Tapestry segments

<b>Urban Edge Families</b> 21,725 households	<b>13.8%</b> of Households
<b>The Elders</b> 15,037 households	<b>9.6%</b> of Households
<b>Metro Fusion</b> 11,097 households	<b>7.1%</b> of Households

### ANNUAL HOUSEHOLD SPENDING



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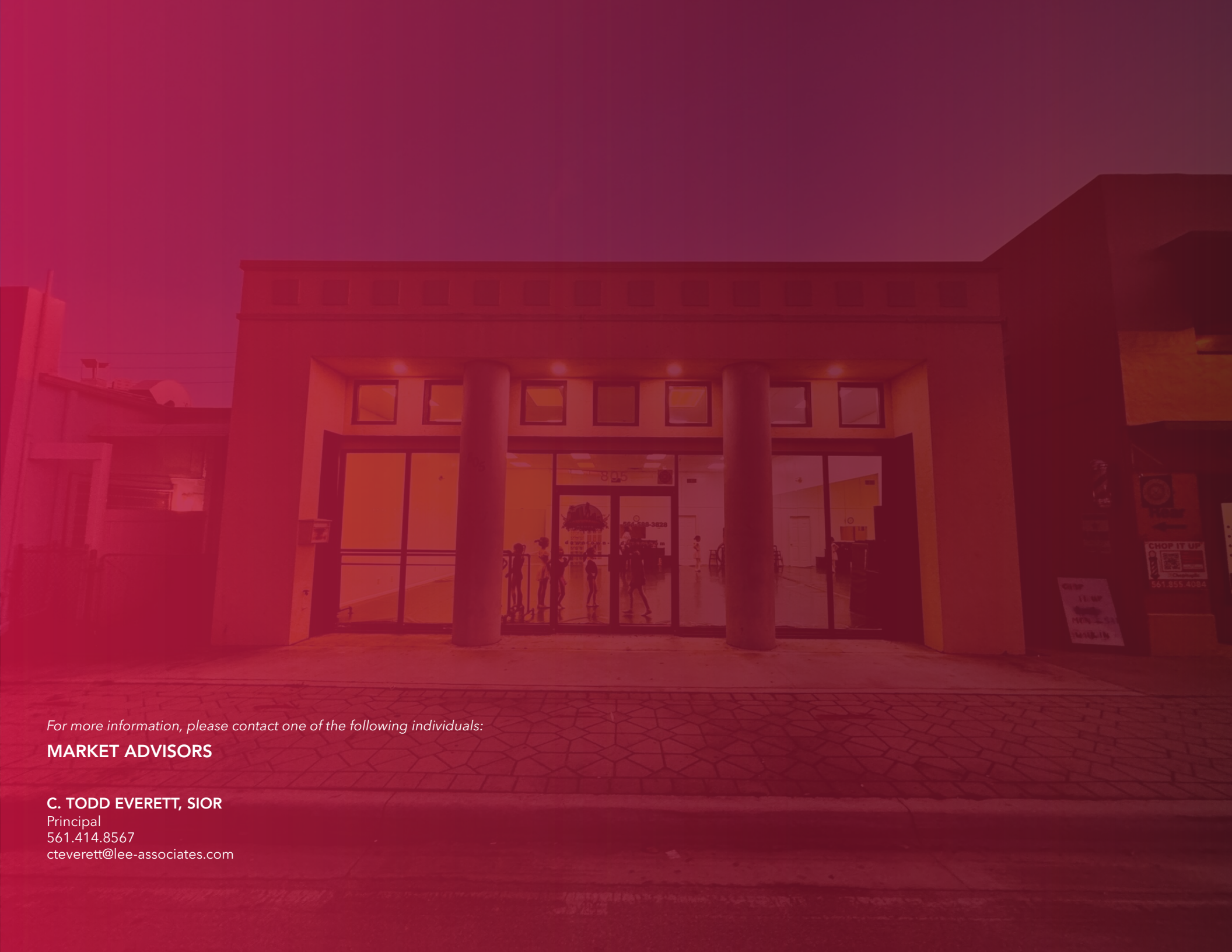
Any party contemplating, under contract for, or in escrow for a transaction is strongly encouraged to verify all information and to conduct its own inspections and investigations, including engaging appropriate independent third-party professionals of its choosing. All financial data should be independently verified by the party, including through review of applicable documents and consultation with qualified professionals. Lee & Associates South Florida makes no representations or warranties regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections and does not act as a financial advisor in connection with any transaction.

All estimates of market rents, projected rents, or financial performance are subject to change and may differ materially from actual results. The inclusion of such estimates does not imply that rents can be achieved or increased to those levels. Parties must evaluate all applicable contractual obligations, governmental regulations, market conditions, vacancy factors, and other relevant considerations when determining rents or financial performance.

Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, 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 material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).





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

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