

PRIME COMMERCIAL OPPORTUNITY

IN ONE OF
SOUTH FLORIDA'S
FASTEST-GROWING AREAS

 622 W Lantana Road,
Lake Worth, FL 33462

PRESENTED BY:

Brad Kuskin
Founding Principal
brad.kuskin@compass.com
(561) 232-7899

OFFERING MEMORANDUM

Available for
LEASE or SALE

ALL REASONABLE TERMS AND
DEAL STRUCTURES CONSIDERED



ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

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Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

CONFIDENTIALITY AGREEMENT

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. 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 interested and qualified prospective purchasers. 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 expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed 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 reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements 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. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.



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EXECUTIVE SUMMARY

Positioned on the highly trafficked W Lantana Road in Southern Palm Beach County, this commercial property features a freestanding building on a prominent corner lot, maximizing both visibility and accessibility for customers. The area has rapidly expanded with the addition of numerous new retail businesses and hundreds of newly developed apartment units directly across the street. These factors make this property an outstanding investment opportunity, offering strong growth potential in a booming commercial and residential corridor.

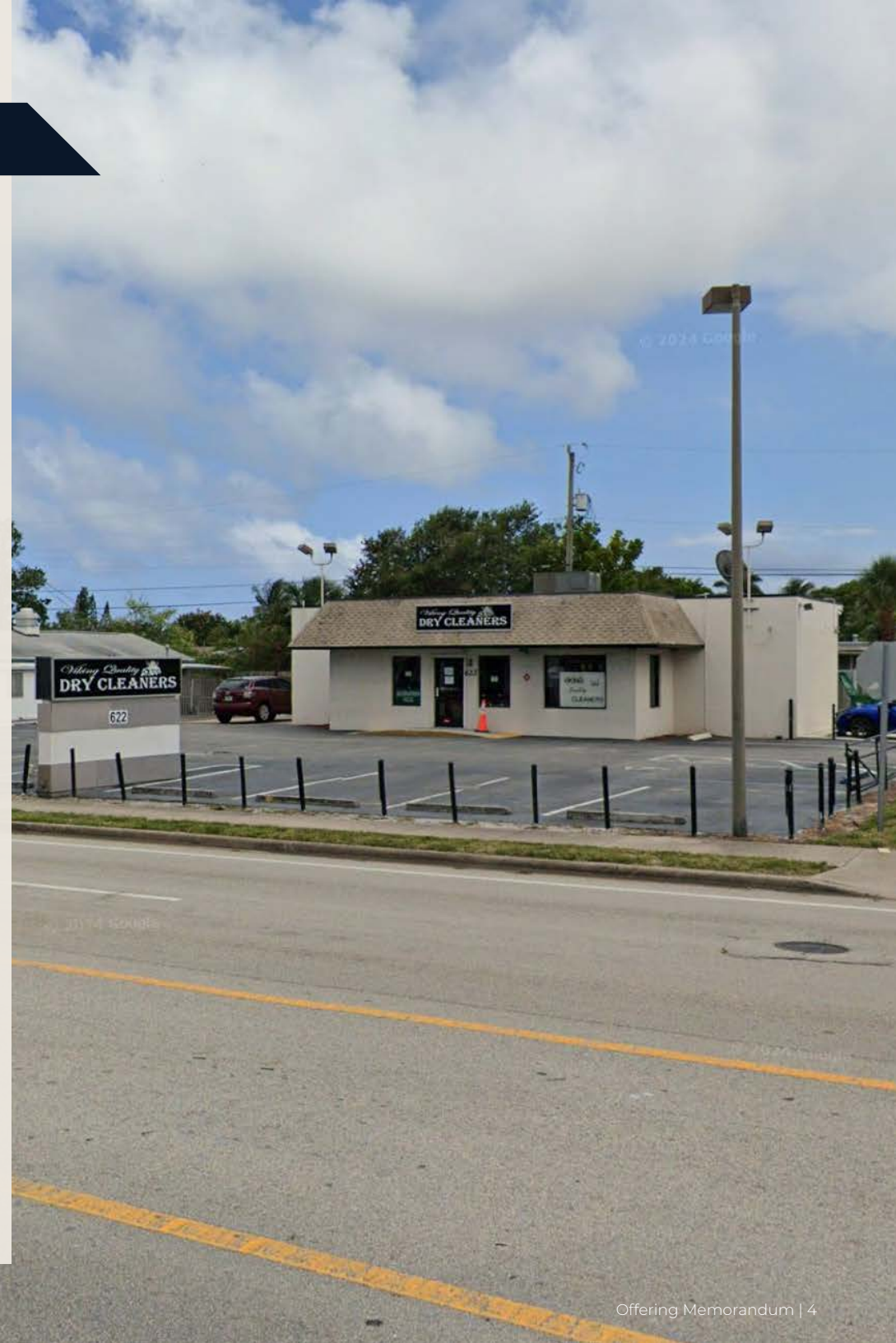
FLEXIBLE OPPORTUNITIES FOR LEASE, REDEVELOPMENT, OR PURCHASE:

Ownership is offering this property for lease in its current state, but also remains open to redevelopment or a full sale of the property. All reasonable offers and terms will be considered, providing flexibility for potential investors, developers, or business owners looking to establish a presence in this fast-growing area.

KEY ADVANTAGES:

- **Strategic Location:** Prime visibility and access along a high-traffic commercial corridor.
- **Retail and Residential Boom:** Surrounded by newly opened retail outlets and newly developed residential units across the street.
- **Growth Trends:** The Town of Lantana is benefiting from the demographic growth of Southern Palm Beach County, making this property an exceptional long-term investment.

This is a unique opportunity to secure a foothold in a rapidly expanding market. Whether you're looking to lease, redevelop, or buy, 622 W Lantana Road offers unmatched potential in one of South Florida's fastest-growing areas. Reach out today to discuss how this property can meet your business or investment goals.



SOUTH PALM BEACH
1.7 MILES AWAY

US HWY 1
21,500 VPD

BROADWAY
5,000 VPD

PROPERTY AT A GLANCE

ZONING:

C1 (Commercial), offering flexibility for a range of businesses, from retail to service providers.

BUILDING SIZE:

1,374 sq. ft

LOT SIZE:

0.21 acres

YEAR BUILT:

1983

PARCEL NUMBER:

40-43-45-03-10-006-0060

TRAFFIC COUNT:

20,810 vehicles per day

LANTANA RD | 20,810 VPD

8TH ST

**PALM BEACH
COUNTY PARK/
LANTANA AIRPORT**

CONVENIENT ACCESS

The property is just minutes from I-95, providing easy access to the greater Palm Beach area and beyond.

234,006 VPD

**COSTCO
WHOLESALE**

Publix

PBMA

McDonald's

**WELLS
FARGO**

DOLLAR GENERAL

Auto Zone

Auto Zone

**7
ELEVEN**

KFC

**ACE
Hardware**

Wawa

Chick-fil-A

ALDI

DUNKIN'

**Woody's
Subs**

**Dominic's
Pizza**

LANTANA RD | 20,810 VPD

NEW APARTMENT BOOM SPURS AREA DEMAND

Hundreds of new apartment units have been built directly across the street, increasing the local customer base and demand for services.

**Red
CAR WASH**

**LANTANA
ELEMENTARY**

LOCATED IN A THRIVING COMMERCIAL HUB

Situated in a high-growth commercial corridor, with dozens of new retailers opening in recent years.

**ANTERN
LOCAL TAVERN**

PALM BEACH COUNTY PARK/
LANTANA AIRPORT

Costco
WHOLESALE

Publix AT&T
Rainbow
RUCO
Zone

LANTANA SPORT
COMPLEX

ALDI Chick-fil-A

LANTANA RD

PBMA
McDonald's
WELLS FARGO

LANTANA
ELEMENTARY

LANTANA
COMMUNITY
MIDDLE SCHOOL

Walgreens
DOLLAR TREE

OCEAN AVE

THE HOME DEPOT
POPEYES

Winn-Dixie
SUBWAY
sears
HOME SERVICES

HYPOLUXO RD



SOUTH
PALM BEACH

95

95

234,006 VPD

1

1

SOUTHERN PALM BEACH COUNTY GROWTH

Southern Palm Beach County, and the Town of Lantana in particular, is experiencing robust growth, driven by an influx of residents and businesses seeking a strategic location between West Palm Beach and Boca Raton. The area's population has been steadily increasing, supported by new housing developments, rising incomes, and a strong consumer market. Lantana is transitioning into a key commercial hub, attracting both national retailers and local entrepreneurs eager to capitalize on the area's growth potential.

DRIVE TIMES

ORLANDO

2 HOUR 30 MIN DRIVE TIME

TAMPA

3 HOURS 29 MIN DRIVE TIME

FORT MYERS

2 HOUR 35 MIN DRIVE TIME

FORT LAUDERDALE

37 MIN DRIVE TIME

MIAMI

1 HOUR 15 MIN DRIVE TIME

622 W LANTANA RD

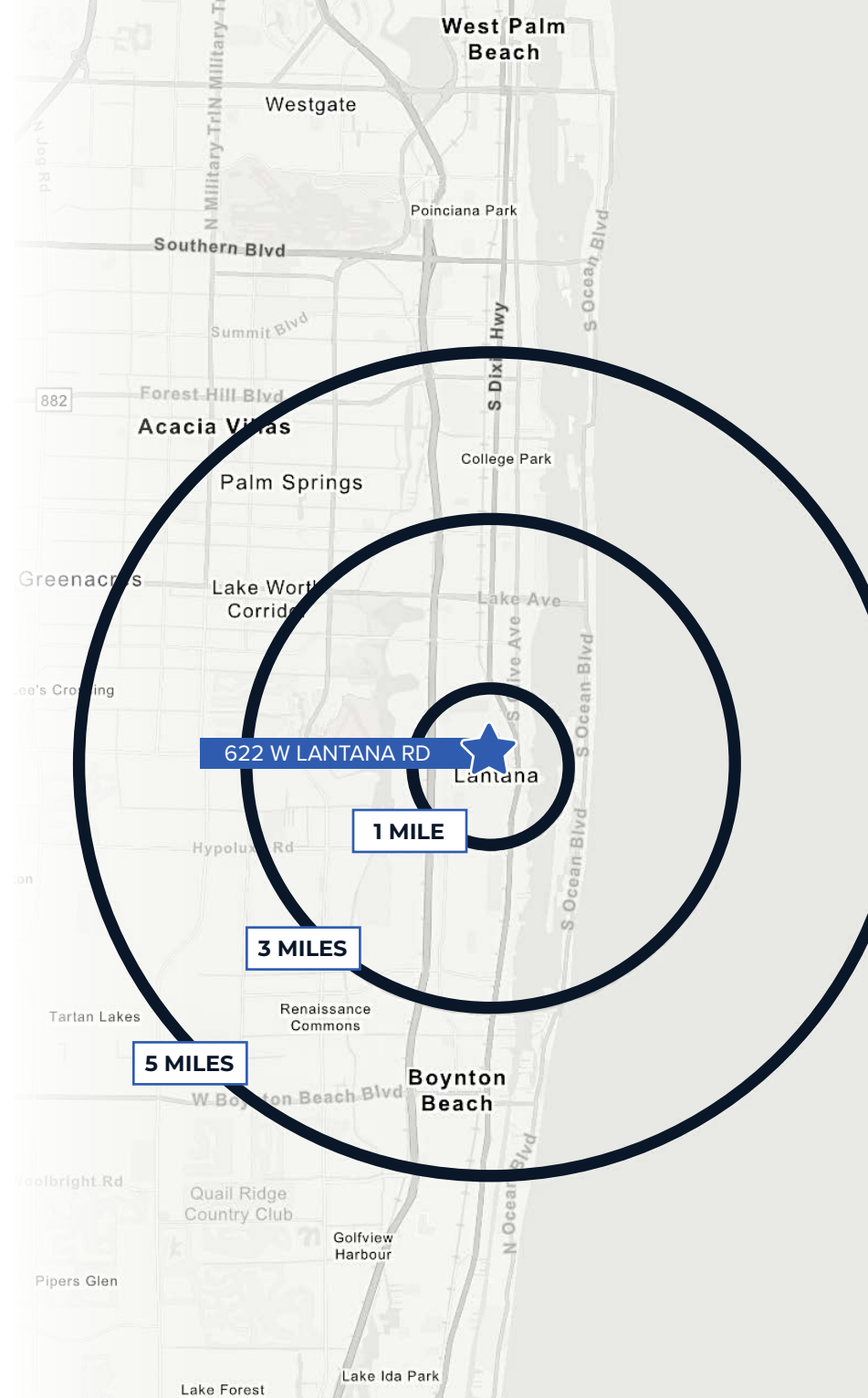


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	15,580	100,311	254,663
Households	6,040	38,702	96,527
Families	3,329	21,990	59,340
Average Household Size	2.54	2.54	2.61
Owner Occupied Housing Units	2,829	20,056	56,150
Renter Occupied Housing Units	3,211	18,646	40,377
Median Age	39.3	39.5	39.9
Median Household Income	\$62,437	\$65,261	\$71,534
Average Household Income	\$87,559	\$93,543	\$99,553

2029 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	15,815	102,457	261,453
Households	6,177	39,793	100,109
Families	3,410	22,650	61,524
Average Household Size	2.52	2.52	2.58
Owner Occupied Housing Units	3,108	21,698	59,729
Renter Occupied Housing Units	3,069	18,095	40,380
Median Age	40.2	40.6	41.1
Median Household Income	\$76,047	\$79,101	\$84,934
Average Household Income	\$106,254	\$112,137	\$118,939



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www.GoCommercial.com