

FOR LEASE

# NAUTILUS 220

220 LAKE SHORE DRIVE, LAKE PARK, FL 33403



## PROPERTY DESCRIPTION

Luxury Mixed Use Development located in the heart of The Palm Beaches, Nautilus 220 is in close proximity to everything including Palm Beach.

## PROPERTY HIGHLIGHTS

- Ground floor retail available below brand new construction of 330 luxury residences.
- The project includes a new waterfront restaurant. SeaHawk Prime by David Burke which will feature delicious modern cuisine and offer 7,500 square feet of indoor and outdoor seating.
- The Lake Park Harbor Marina located on site will accommodate vessels up to 100ft. with 100 slips.
- 16-story apartment development proposed by the same developer in close proximity at the western gateway of Lake Park's historic downtown. Includes 595 apartment plus restaurants and stores.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	5,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,762	28,254	67,278
Total Population	13,539	68,897	163,363
Average HH Income	\$92,727	\$95,790	\$103,014

## BRYAN COHEN

561.471.0212

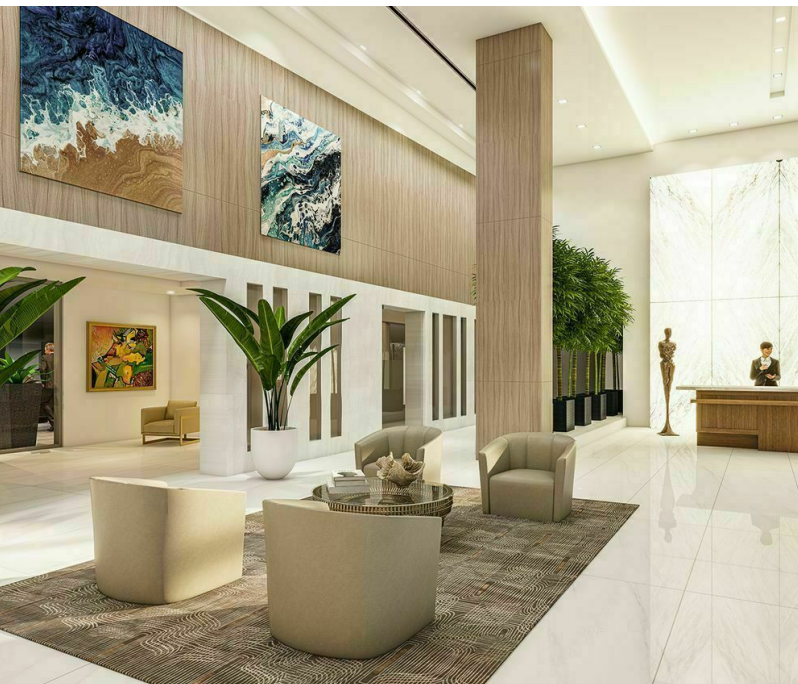
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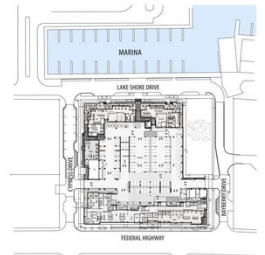


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1ST FLOOR



LOCATION MAP

**LEGEND**

- EL ELEVATOR
- PR PACKAGE ROOM
- SEC SECURITY ROOM

## NAUTILUS 220

CONDOMINIUMS | WATERFRONT RESTAURANTS | RETAIL SHOPS | PROFESSIONAL OFFICE

220 LAKESHORE DRIVE | LAKE PARK, FLORIDA 33403 | 561-336-9272 | NAUTILUS220.COM



Standard dimensions are measured to the exterior boundaries of the exterior walls and the centerline of exterior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "net" set forth in the Declaration which generally only includes the interior space between the perimeter walls and excludes interior structural components. Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

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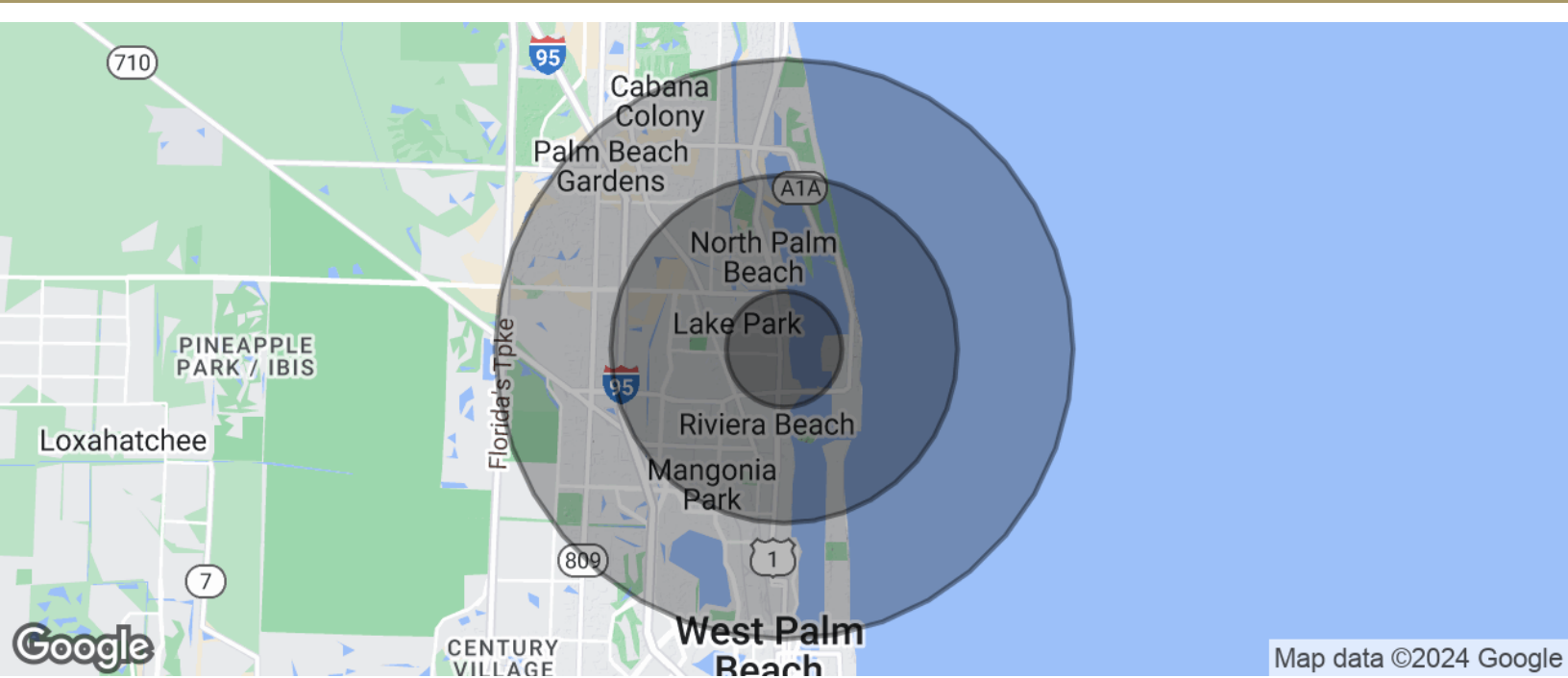
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,539	68,897	163,363
Average Age	45	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,762	28,254	67,278
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$92,727	\$95,790	\$103,014
Average House Value	\$464,141	\$456,772	\$479,440

Demographics data derived from AlphaMap

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