

FOR LEASE

2714 10TH AVENUE NORTH

2714 10TH AVENUE NORTH, LAKE WORTH BEACH, FL 33461



PROPERTY DESCRIPTION

Rare ground lease opportunity on one of South Florida's most trafficked retail corridors. This 1-acre pad site at 2714 10th Avenue North offers exceptional visibility and immediate access to a thriving consumer base. Surrounded by national retailers and experiencing rapid new development, this site is ideally positioned for a wide range of retail, restaurant, or service uses.

PROPERTY HIGHLIGHTS

- 1-acre ground lease pad site available immediately at 2714 10th Avenue North
- Prime retail corridor with direct proximity to I-95 and South Congress Avenue
- Surrounded by national tenants including Walmart, Chipotle, Chick-fil-A (coming soon), Chase Bank, TD Bank, Murphy USA, and Helix Urgent Care
- 32,000 vehicles per day on 10th Avenue N, with up to 45,500 AADT on nearby Lake Worth Road

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 43,560 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,055	50,464	114,044
Total Population	17,647	147,810	323,933
Average HH Income	\$73,687	\$87,301	\$94,560

BRYAN COHEN

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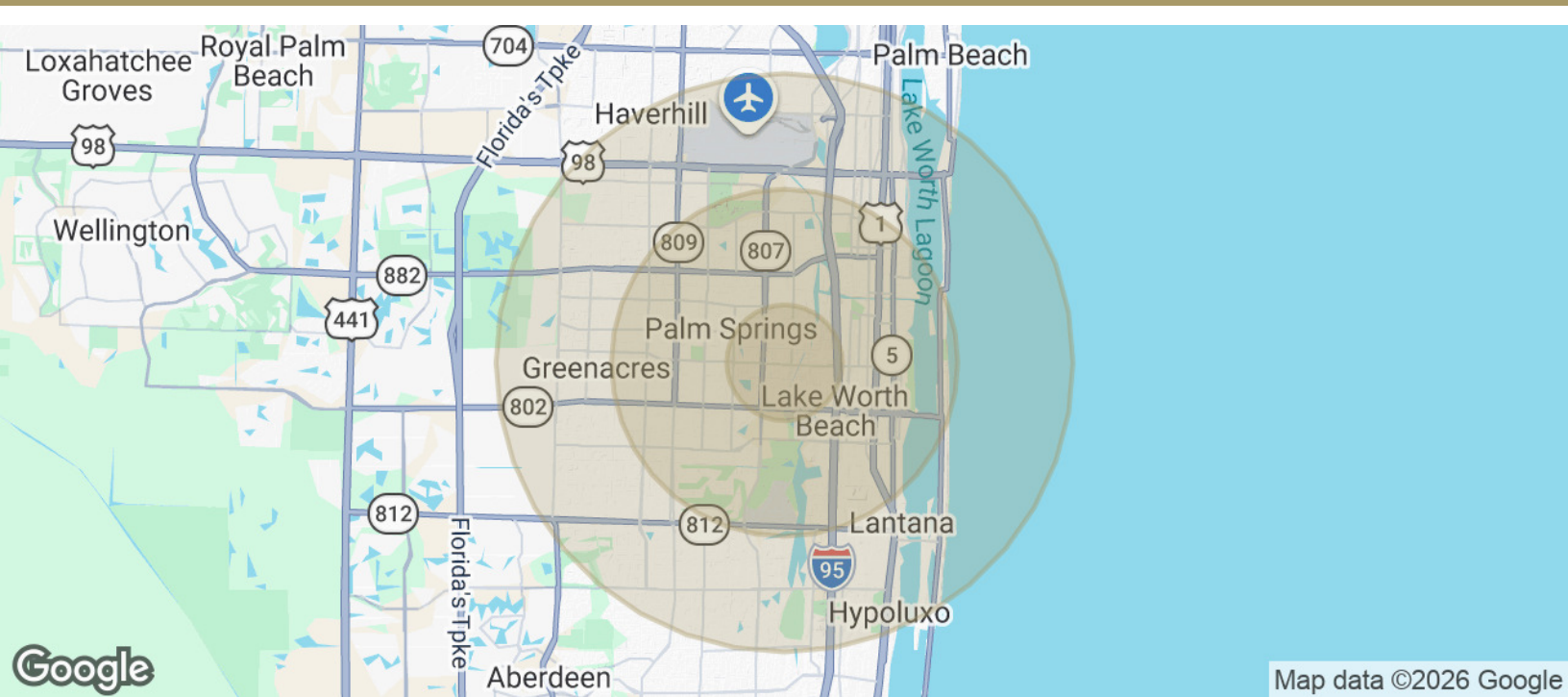
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,647	147,810	323,933
Average Age	39.3	39.1	40.1
Average Age (Male)	38.9	38.2	39.0
Average Age (Female)	40.0	38.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,055	50,464	114,044
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$73,687	\$87,301	\$94,560
Average House Value	\$288,413	\$372,229	\$396,453

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