



REICHEL REALTY & INVESTMENTS, INC.

FOR LEASE

NASSAU SQUARE
150,000 sf Neighborhood Shopping Plaza
Publix – Dollar Tree – Altitude Trampoline Park –
McDonald's

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7577 Lake Worth Road
Lake Worth, Florida
North side of Lake Worth Road
just east of Florida Turnpike

For Further Information Contact:
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Reichel Realty & Investments, Inc.
8845 North Military Trail, Ste. 100
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www.reichelrealty.com

Commercial Real Estate Expertise for Today's Market

Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

Property Information Sheet

Location: Lake Worth Road just east of Florida turnpike in Lake Worth, Florida.

Description: 150,000 sf Publix, Dollar-Tree, New Altitude Trampoline Park and McDonald's anchored retail center. Great location just east of Florida Turnpike's Lake Worth entrance. Beautiful multi-colored earth tone barrel tile roof new facades total renovation completed in 2016, new elevations, new LED lighting throughout, new paint and parking lot.

Space Available: Several spaces to choose from
1,600 to 2,400 sf Retail Space
Unit 7737 - 3,200 sf of build out bank space
Unit 7613 – 4,675 sf surgical center/office space
Unit 7771 – 900 sf office space
Unit 7581 - contiguous up to 11,075 sf
Unit 7751 – 1,600 sf retail space

Lease Price: \$18.00 psf NNN

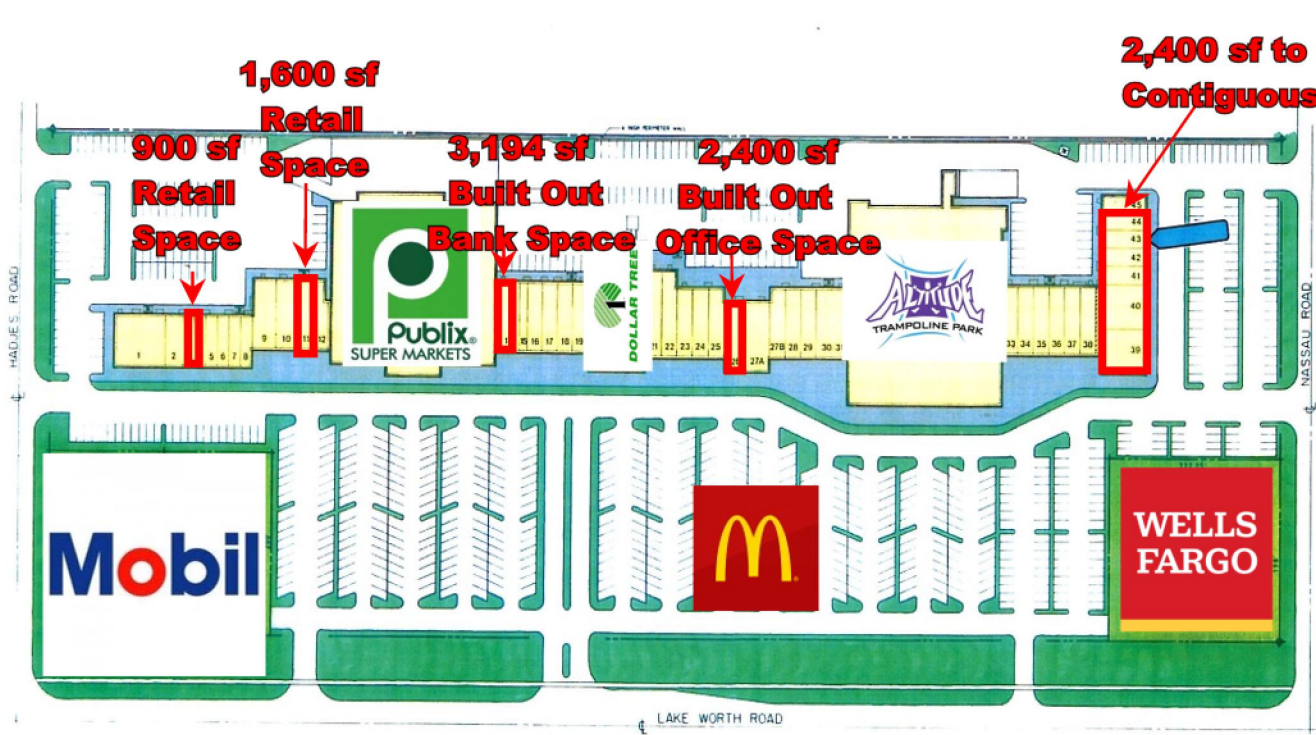
CAM: Estimated at \$7.15 psf

Traffic Counts: 49,000 - 2021 Daily Peak.

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NASSAU SQUARE

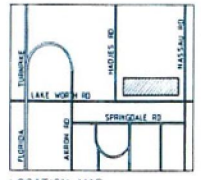
LAKE WORTH, FLORIDA

LEASED AND MANAGED BY: Schmier & Feuring Properties, Inc.
 7777 GLADES ROAD, SUITE 310, BOCA RATON, FLORIDA, 33434
 Phone (407) 488-0100 FAX (407) 482-0151

BUILDING DATA			SITE DATA	
BAY	BAY SIZE	SQ. FT.	ACRES	
1	48 x 60	4080	0.09	
2	23 x 60	1380		
3	15 x 60	900		
4	15 x 60	900		
5	15 x 60	900		
6-7	30 x 60	1805		
8	15 x 60	900		
9	30 x 80	2340		
10	30 x 80	2400		
11	20 x 80	1600		
12	20 x 80 (3BAY)	1480		
13	PUBLIX	32795		
14	30 x 80	2400		
15	10 x 80	800		
16	20 x 80	1607		
17	20 x 80	1604		
18	20 x 80	1600		
19	20 x 80	1632		
20	20 x 100	2000		
21	20 x 100	2000		
22	20 x 80	1600		
23	20 x 80	1600		
24	20 x 80	1600		
25	20 x 80	1601		
26	30 x 80	2400		
27A	30 x 80	2384		
27B	20 x 80	1602		
28	20 x 80	1600		
29	20 x 80	1600		
30-31	40 x 80	3242		
32	BYEVING	44000		
33	20 x 80	1649		
34	20 x 80	1642		
35	20 x 80	1602		
36	20 x 80	1602		
37	20 x 80	1602		
38	20 x 80	1595		
39	40 x 50	2000		
40	50 x 60	2950		
41	20 x 60	1203		
42	20 x 60	1200		
43	20 x 60	1200		
44	20 x 60	1205		
45	20 x 60	1195		

THE SCALE OF THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE SCALE OF THIS PLAN IS FOR INFORMATION ONLY. THE SCALE OF THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE SCALE OF THIS PLAN IS FOR INFORMATION ONLY.

TOTAL G.L.A. 165,743 sf
 TOTAL PARKING 832



Vander Ploeg and Associates
 architects and planners
 1296 north lake highway
 boca raton florida 33433
 (407) 482-0151

NASSAU SQUARE
 LP:1

NASSAU SQUARE RENOVATION



Major Renovation Highlights:

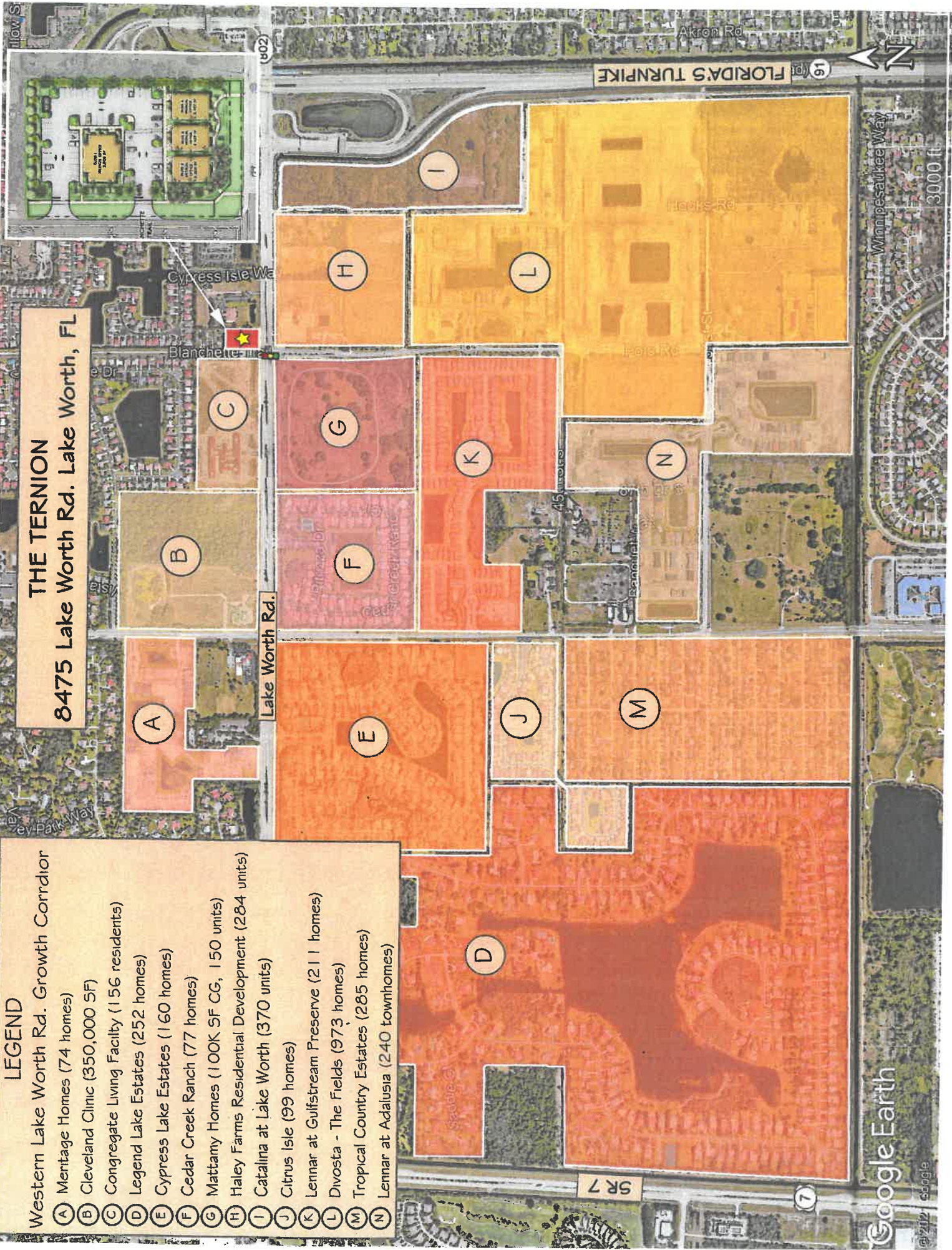
- * New Facades
- * New lighting in Parking Lot
- * New Parking Lot
- * Publix major interior renovation
- * McDonalds on Outparcel
- * New Paint - Landscaping

LEGEND

Western Lake Worth Rd. Growth Corridor

- (A) Meritage Homes (74 homes)
- (B) Cleveland Clinic (350,000 SF)
- (C) Congregate Living Facility (156 residents)
- (D) Legend Lake Estates (252 homes)
- (E) Cypress Lake Estates (160 homes)
- (F) Cedar Creek Ranch (77 homes)
- (G) Mattamy Homes (100K SF CG, 150 units)
- (H) Haley Farms Residential Development (284 units)
- (I) Catalina at Lake Worth (370 units)
- (J) Citrus Isle (99 homes)
- (K) Lennar at Gulfstream Preserve (211 homes)
- (L) Divosta - The Fields (973 homes)
- (M) Tropical Country Estates (285 homes)
- (N) Lennar at Adalusia (240 townhomes)

THE TERNION 8475 Lake Worth Rd. Lake Worth, FL



McDonald's



Welcome

INFL
& HARDWAR



McDONALD'S
COMMUNITY CENTER



7685

WALK-INS WELCOME
QUICK
WEIGHT LOSS
CENTER

HOURS
MON-FRI 9am-5pm
SATUR 9am-1pm
SUNDAY 10am-1pm

publix

C

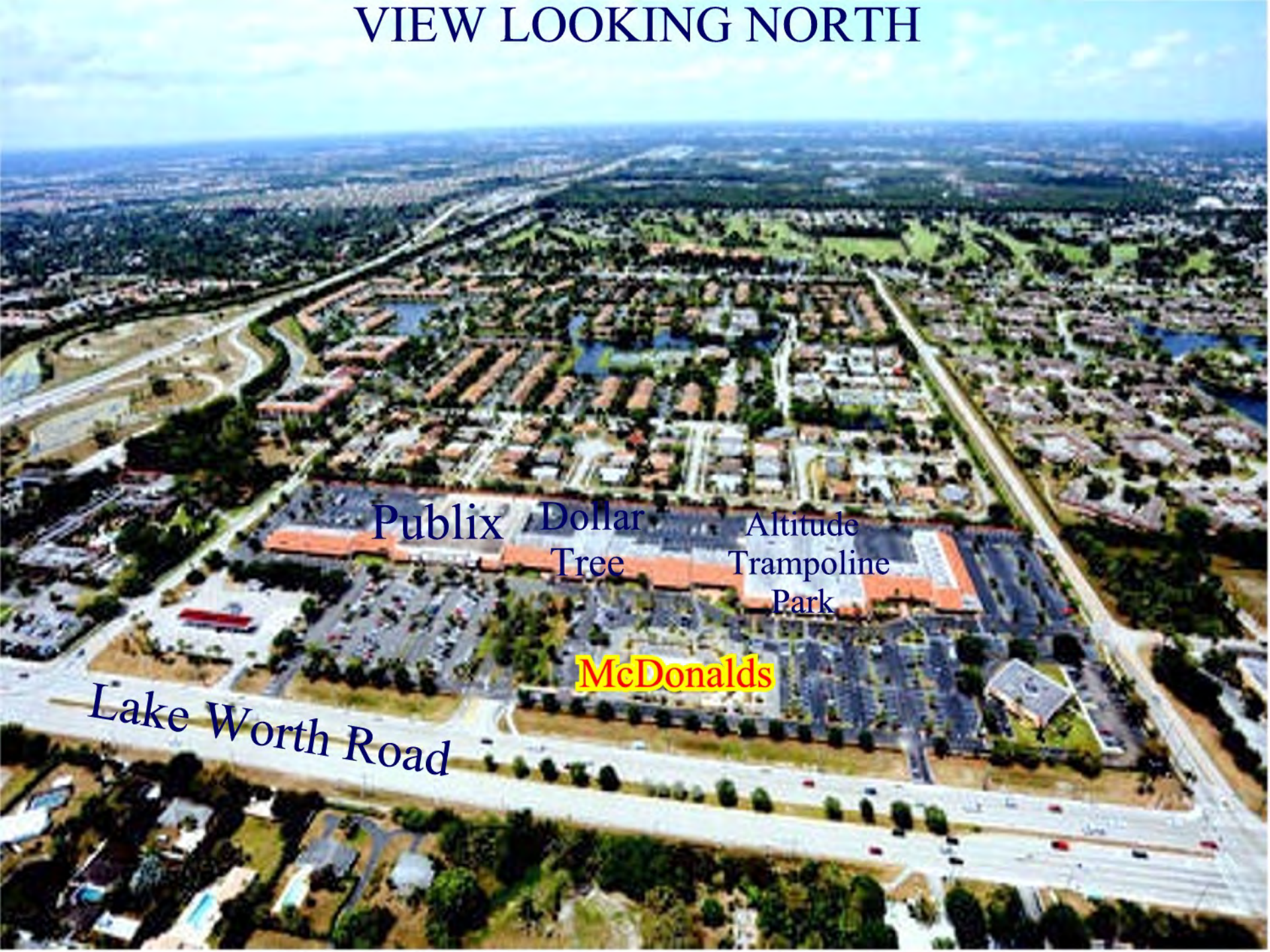


OVERHEAD VIEW



Lake Worth Road

VIEW LOOKING NORTH



Publix

Dollar
Tree

Altitude
Trampoline
Park

McDonalds

Lake Worth Road

VIEW LOOKING EAST



Altitude
Trampoline
Park

Dollar **McDonalds**

Tree

Publix

CVS

Lake Worth Road

VIEW LOOKING NORTHEAST



Publix

Dollar
Tree

Altitude
Trampoline
Park

McDonalds

Lake Worth Road

VIEW LOOKING NORTHWEST

Turnpike
Interchange

Florida Turnpike

Publix

Dollar

Tree

Altitude

McDonalds

Trampoline
Park

Park

Lake Worth Road

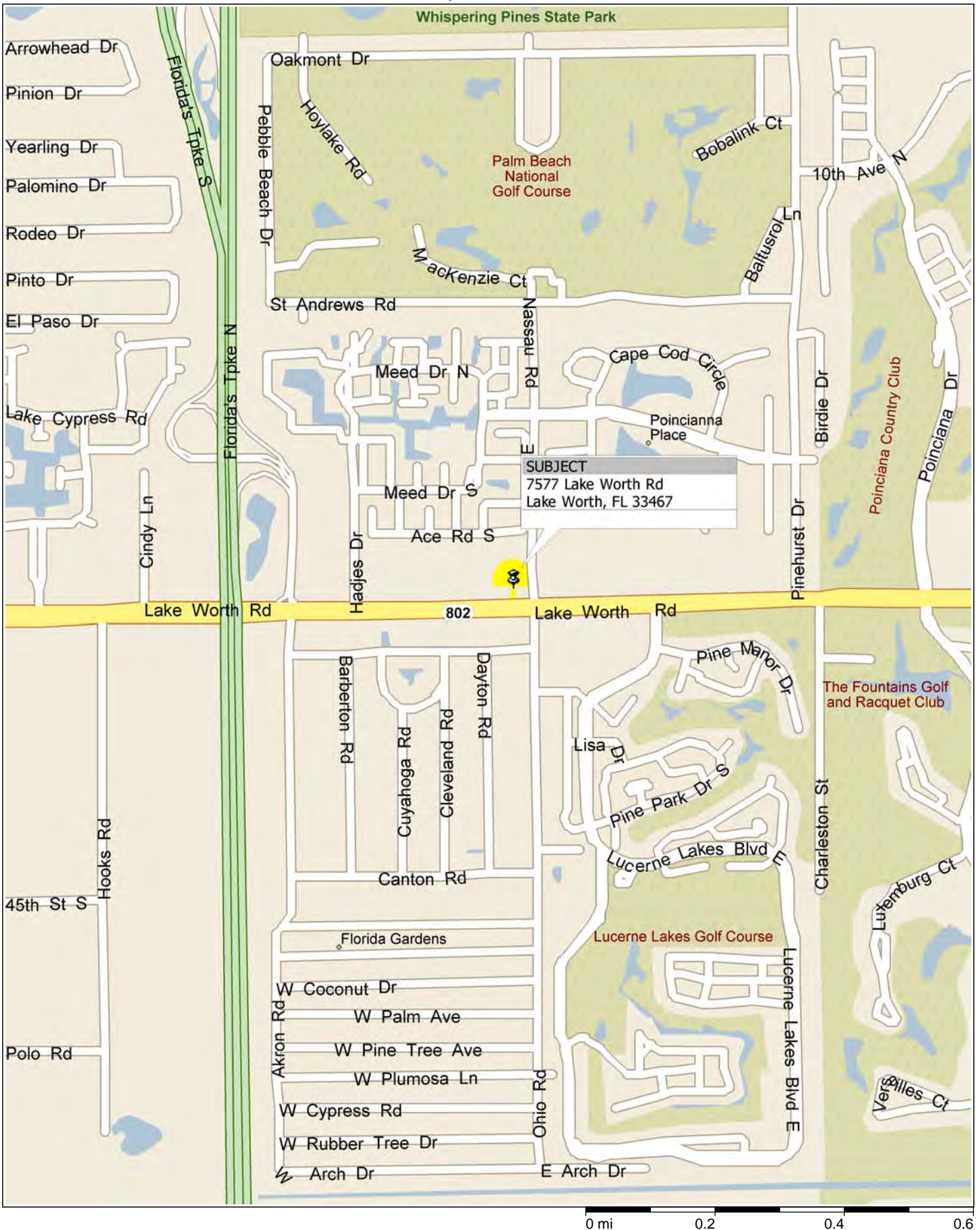
CVS



Nassau Square - Florida View



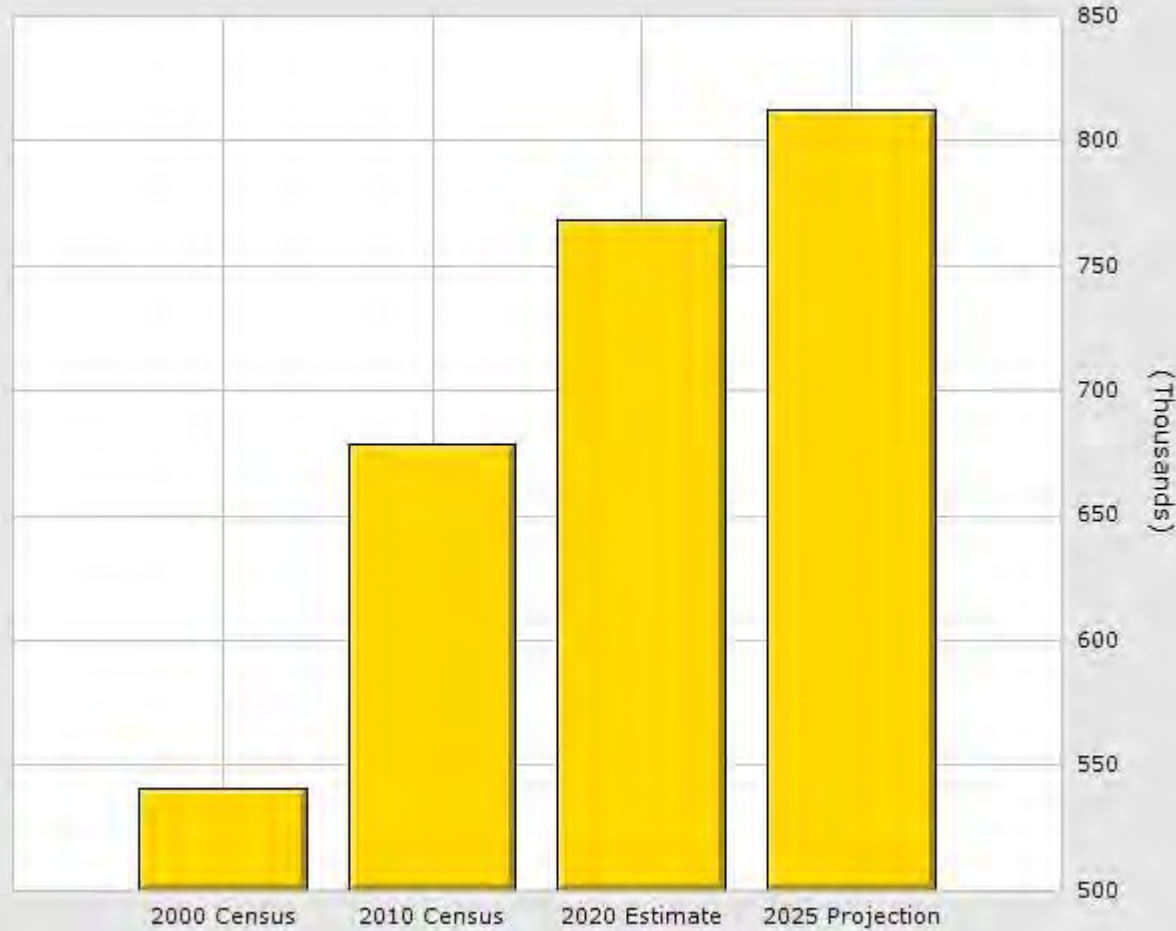
Nassau Square - Area View



0 mi 0.2 0.4 0.6

Population for 10 Mile Radius

7793 Lake Worth Rd, Lake Worth, FL 33467



	10 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	768,525	111,565	278,888
2025 Population:	812,604	117,981	295,346
Pop Growth 2020-2025:	5.74%	5.75%	5.90%
Average Age:	41.70	42.00	40.10
Households			
2020 Total Households:	300,776	43,097	101,565
HH Growth 2020-2025:	5.40%	5.62%	5.71%
Median Household Inc:	\$58,104	\$54,826	\$59,461
Avg Household Size:	2.50	2.60	2.70
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$264,524	\$210,120	\$251,930
Median Year Built:	1986	1987	1989