

Property Summary

1820 Lake Worth Road, Lake Worth Beach, FL 33461

FOR LEASE



PROPERTY DESCRIPTION

Presenting a professional office opportunity at 1820 Lake Worth Road in Lake Worth Beach. This property offers a flexible setting suited for a variety of office users seeking a clean, functional, and easily adaptable space. The building provides an efficient layout designed to support productivity, client-facing operations, and day-to-day business needs. With its commercial office positioning, the property is well suited for an investor or owner-user looking to secure a practical asset with long-term utility. A straightforward layout and prominent frontage enhance the property's overall market appeal.

PROPERTY HIGHLIGHTS

- Flexible Office / Retail Property
- Suitable for owner-user or investor
- Supports client-facing operations
- Adaptable space for customization
- Strong long-term investment potential
- Prominent Lake Worth Road address

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,693 SF
Lot Size:	0.62 Acres
Building Size:	2,693 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	1,763	7,264
Total Population	1,263	4,819	21,755
Average HH Income	\$62,241	\$61,469	\$71,007

Chad Massaker, MICP

Senior Advisor

561.810.3537

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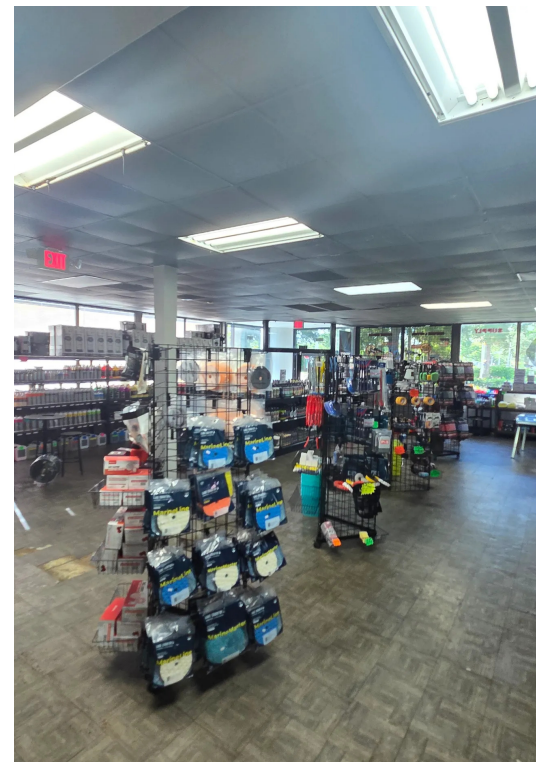
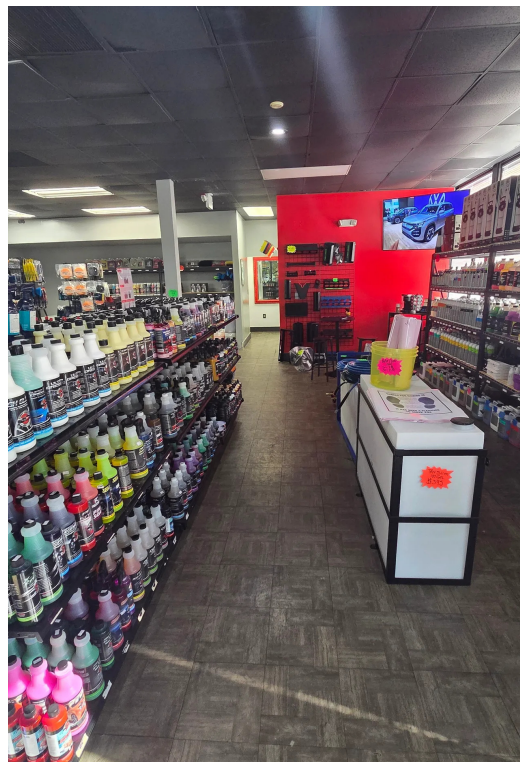


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Photos

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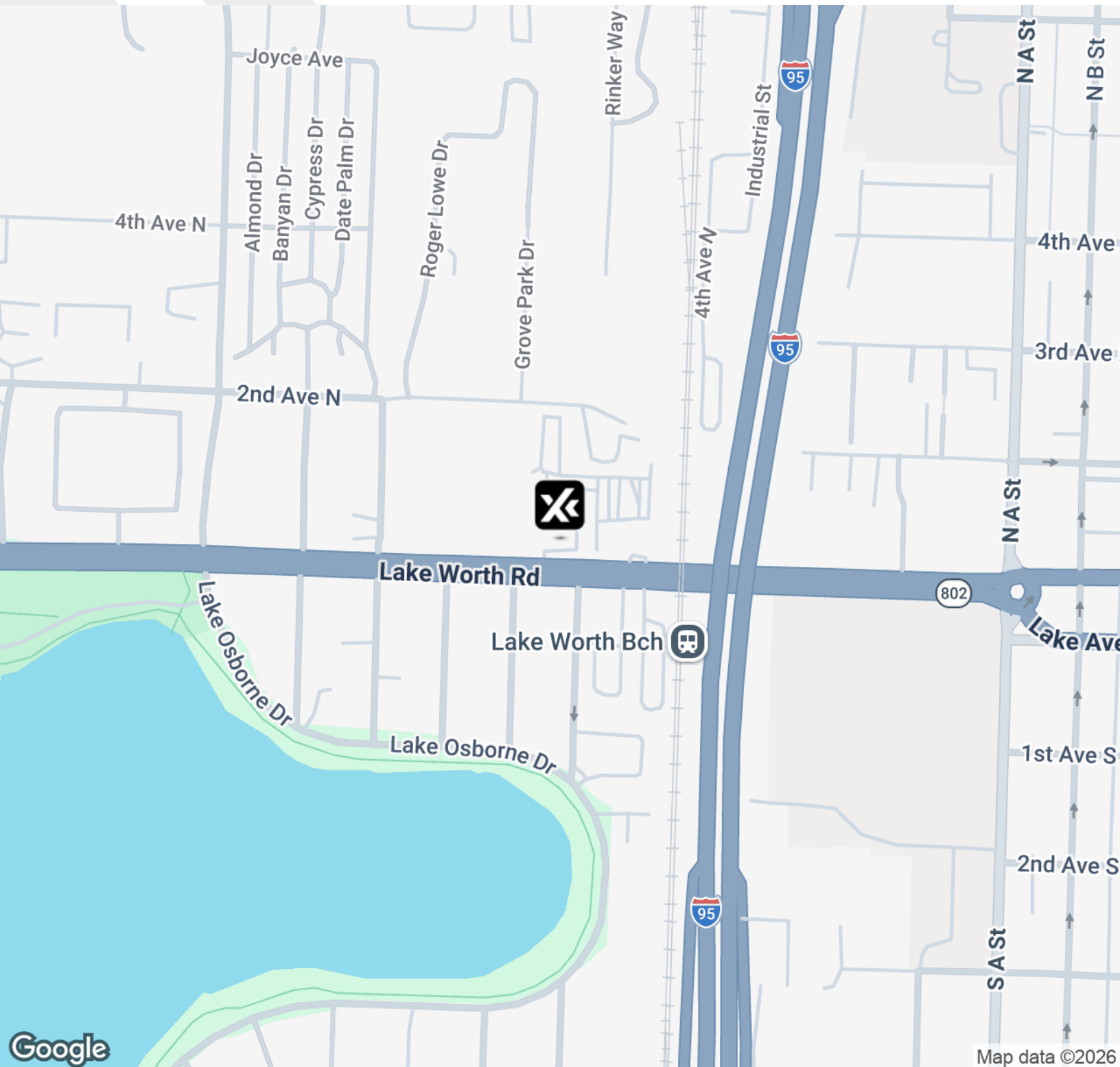


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Location Map

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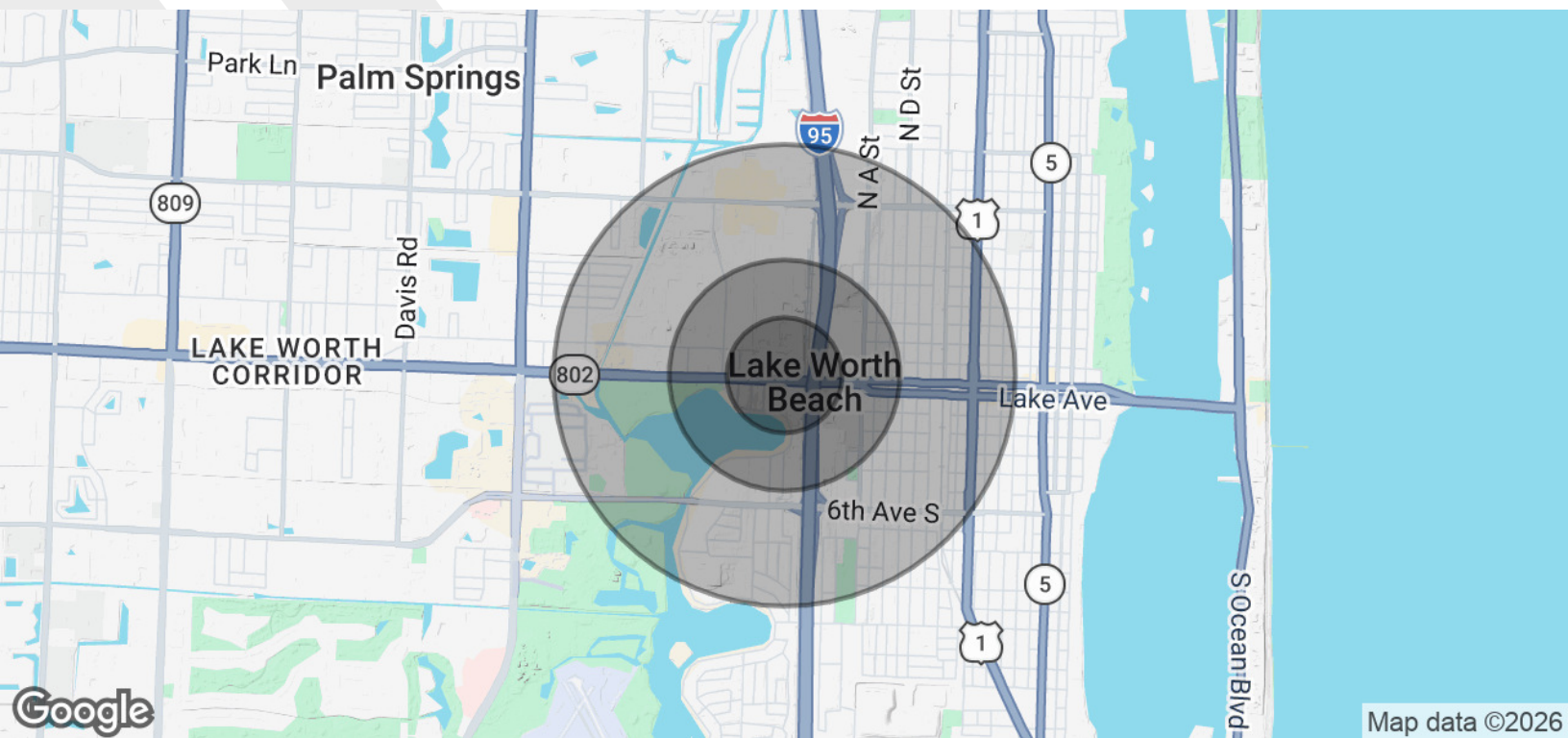


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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,263	4,819	21,755
Average Age	40.6	36.8	36.5
Average Age (Male)	40	35.1	35.1
Average Age (Female)	38	36.2	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	1,763	7,264
# of Persons per HH	2.5	2.7	3
Average HH Income	\$62,241	\$61,469	\$71,007
Average House Value	\$353,325	\$324,641	\$293,967

2023 American Community Survey (ACS)

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About Chad

1820 Lake Worth Road, Lake Worth Beach, FL 33461

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CHAD MASSAKER, MICP

Senior Advisor

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FL #BK3467373

PROFESSIONAL BACKGROUND

Chad Massaker is a seasoned commercial real estate and business broker with a dynamic career spanning over two decades. A serial entrepreneur, Chad brings extensive expertise in information technology, seamlessly integrating artificial intelligence, digital marketing, and other technologies into his commercial real estate and business brokerage services. This gives him a superior advantage over older, more "seasoned" agents who have failed to embrace technology.

Chad is a mentor to 12-20 new commercial agents at any given time, showing them how to leverage information technology to find new opportunities and close transactions faster. In 2023, he was the national commercial mentor of the year for EXP Commercial.

EDUCATION

- ★ B.S. Psychology
- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist
- ★ Serial Entrepreneur w/ Strong Technology Background

eXp Commercial

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