

# Medical Clinic Space

4560 Lantana Road, Lake Worth, FL 33463

**NAI** Southcoast



## Presented By

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FOR LEASE:

**\$28.00/SF NNN**

CAM - \$13.92/SF



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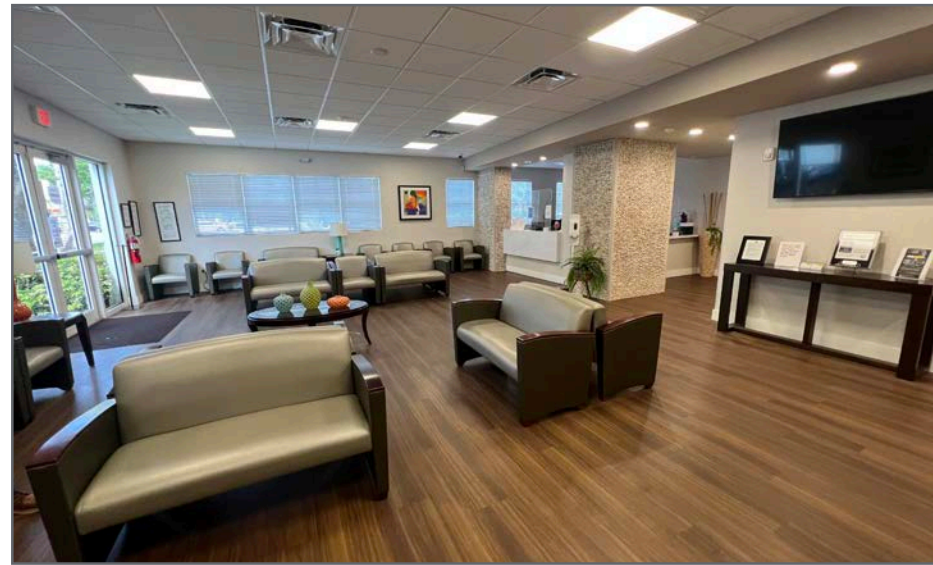
## Property Features

- Total Building Size: ±19,530 SF
- Available Space: ±6,740 SF
- Parking: 90 Spaces
- Traffic Count: 47,280 AADT on Lantana Rd
- Rate: \$28.00/SF NNN
- CAM: \$13.92/SF
- Year Built: 2008
- Available: Immediately
- Building Signage: Yes



## Property Overview

Step into a fully equipped and operational medical facility, ready for immediate use. Situated at the prominent intersection of Lantana Rd and Military Trail, this property receives high traffic counts and easy accessibility. With a flexible and functional floor plan the space offers versatility to accommodate various specialties.

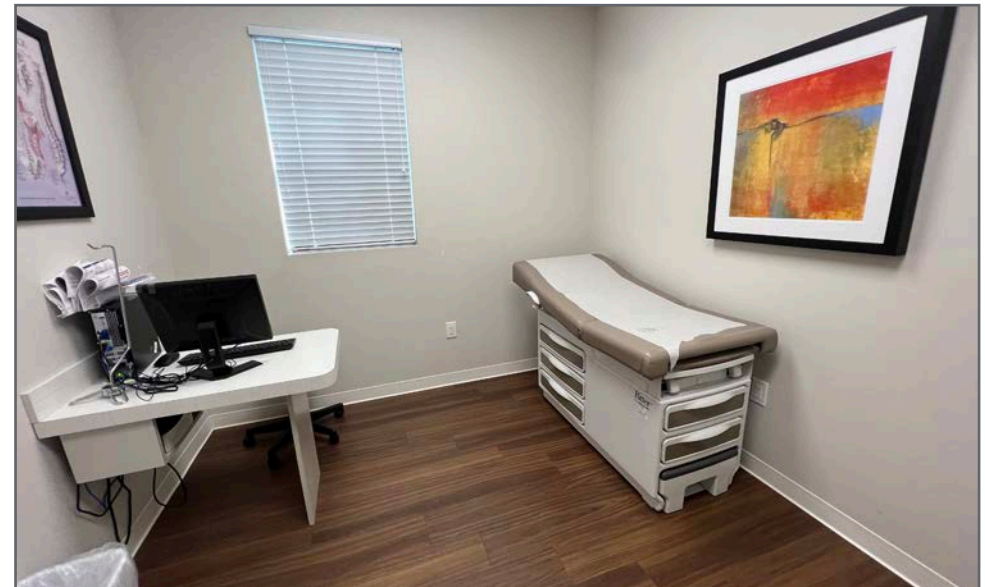
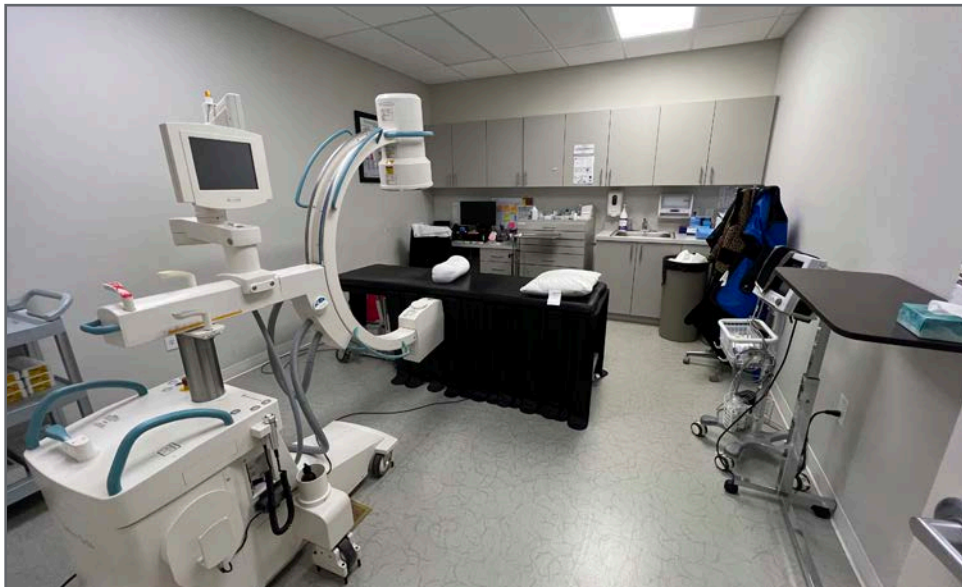




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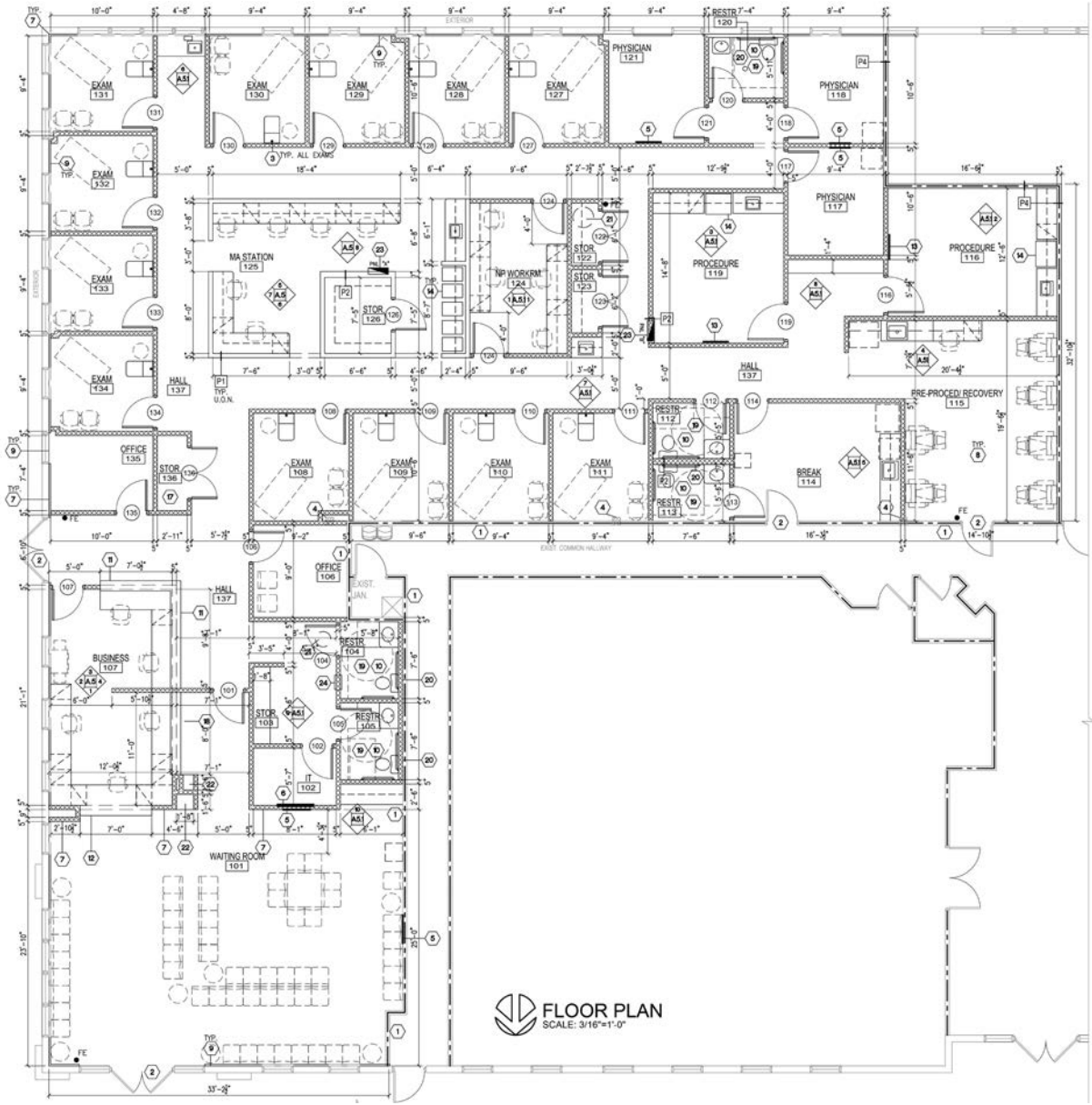
Property Images



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# Floor Plan

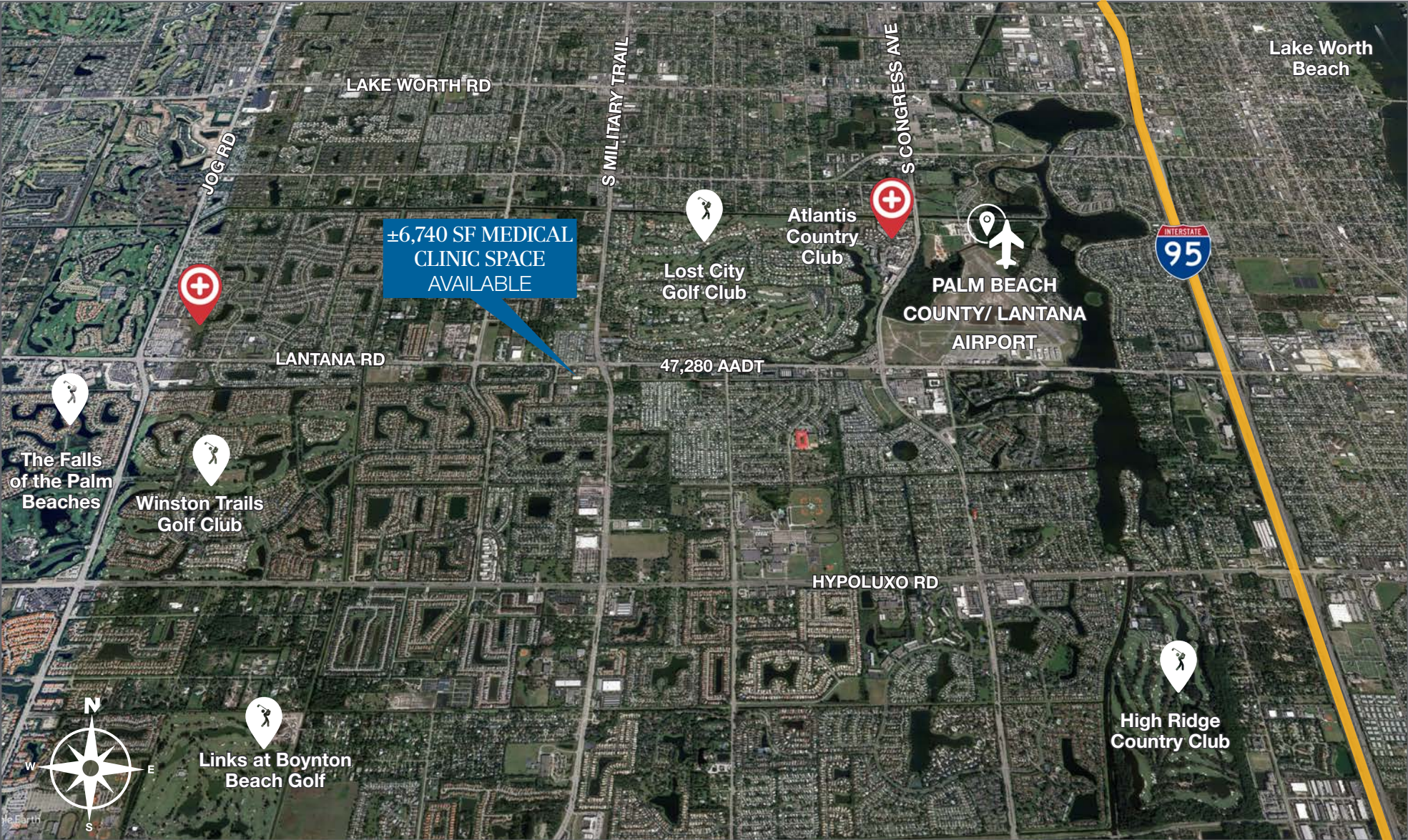




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Satellite Image

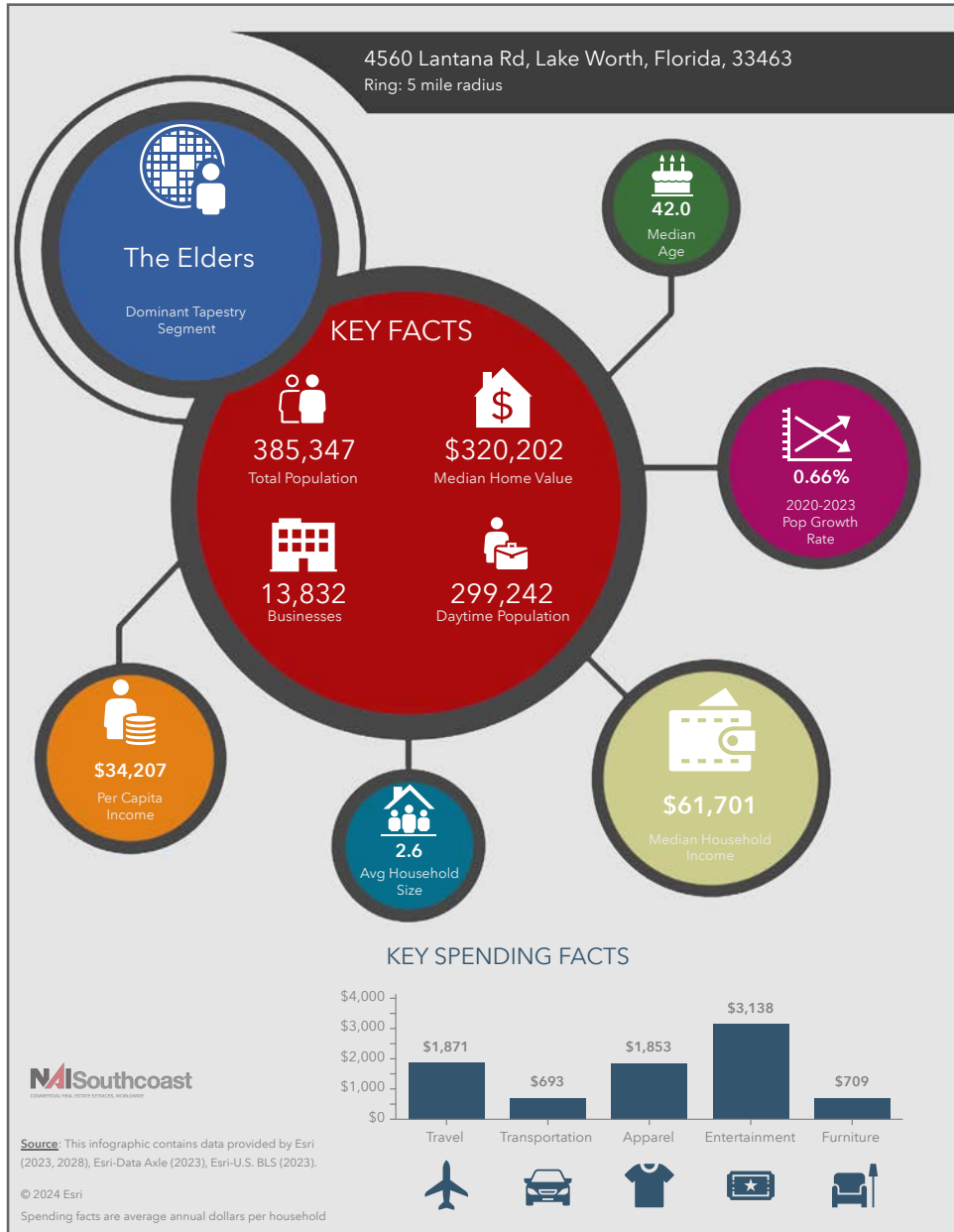




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## 2023 Demographics



### Population

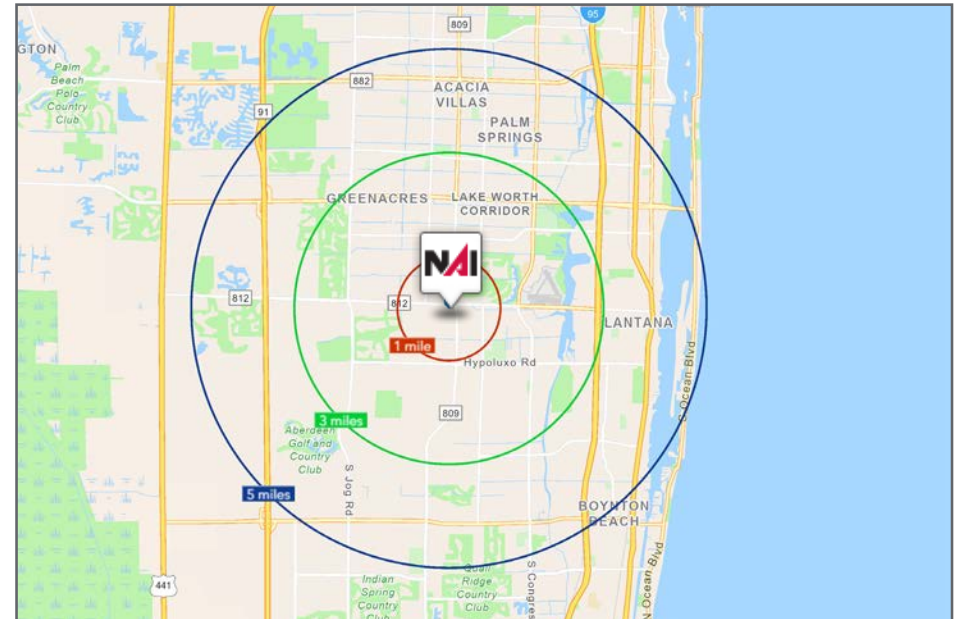
- 1 Mile: 14,134
- 3 Mile: 134,518
- 5 Mile: 385,347

### Average Household Income

- 1 Mile: \$96,236
- 3 Mile: \$93,704
- 5 Mile: \$89,326

### Median Age

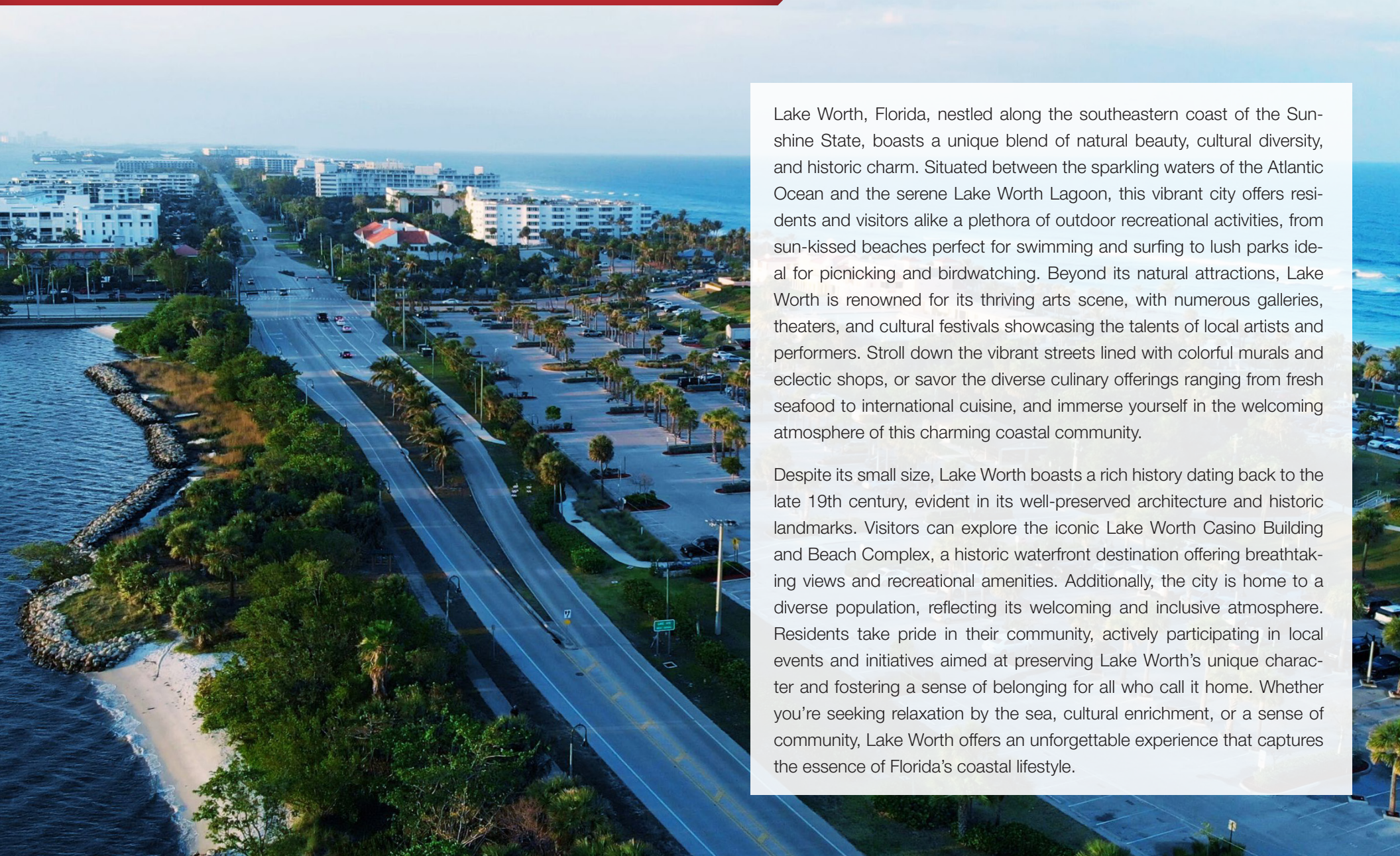
- 1 Mile: 38.1
- 3 Mile: 38.1
- 5 Mile: 42.0





# City Overview

Lake Worth, Florida



Lake Worth, Florida, nestled along the southeastern coast of the Sunshine State, boasts a unique blend of natural beauty, cultural diversity, and historic charm. Situated between the sparkling waters of the Atlantic Ocean and the serene Lake Worth Lagoon, this vibrant city offers residents and visitors alike a plethora of outdoor recreational activities, from sun-kissed beaches perfect for swimming and surfing to lush parks ideal for picnicking and birdwatching. Beyond its natural attractions, Lake Worth is renowned for its thriving arts scene, with numerous galleries, theaters, and cultural festivals showcasing the talents of local artists and performers. Stroll down the vibrant streets lined with colorful murals and eclectic shops, or savor the diverse culinary offerings ranging from fresh seafood to international cuisine, and immerse yourself in the welcoming atmosphere of this charming coastal community.

Despite its small size, Lake Worth boasts a rich history dating back to the late 19th century, evident in its well-preserved architecture and historic landmarks. Visitors can explore the iconic Lake Worth Casino Building and Beach Complex, a historic waterfront destination offering breathtaking views and recreational amenities. Additionally, the city is home to a diverse population, reflecting its welcoming and inclusive atmosphere. Residents take pride in their community, actively participating in local events and initiatives aimed at preserving Lake Worth's unique character and fostering a sense of belonging for all who call it home. Whether you're seeking relaxation by the sea, cultural enrichment, or a sense of community, Lake Worth offers an unforgettable experience that captures the essence of Florida's coastal lifestyle.



# County Overview

## Palm Beach County, Florida

Palm Beach County, located in the southeastern region of Florida, is a sprawling expanse of natural beauty, vibrant communities, and cultural richness. Spanning from the pristine beaches of the Atlantic coast to the vast swaths of preserved wetlands and nature reserves inland, the county offers an unparalleled variety of outdoor recreational opportunities. Visitors can bask in the sun on world-class beaches, explore lush hiking trails in the Grassy Waters Preserve, or tee off at one of the many championship golf courses dotting the landscape. Additionally, Palm Beach County is renowned for its rich cultural scene, with an array of museums, galleries, and performance venues showcasing everything from contemporary art to classical music, reflecting the diverse interests and tastes of its residents.

At the heart of Palm Beach County lies a vibrant and diverse community, comprised of both bustling urban centers and idyllic suburban neighborhoods. The city of West Palm Beach serves as the county seat and cultural hub, offering a dynamic downtown area filled with upscale shops, restaurants, and entertainment options. Beyond the city limits, charming towns like Boca Raton, Jupiter, and Delray Beach each possess their own unique charm and character, drawing residents and visitors alike with their picturesque streets, thriving local businesses, and strong sense of community. Moreover, Palm Beach County is home to some of the wealthiest communities in the nation, attracting affluent residents seeking luxury living amidst the tropical paradise of South Florida.

Despite its reputation for affluence, Palm Beach County also faces challenges typical of urban areas, including issues related to affordable housing, transportation, and environmental conservation. The county government works diligently to address these concerns, implementing sustainable development initiatives, expanding public transportation options, and investing in programs aimed at improving the quality of life for all residents. With its combination of natural beauty, cultural vibrancy, and diverse communities, Palm Beach County offers a truly unparalleled living experience, embodying the essence of the coveted Florida lifestyle.





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