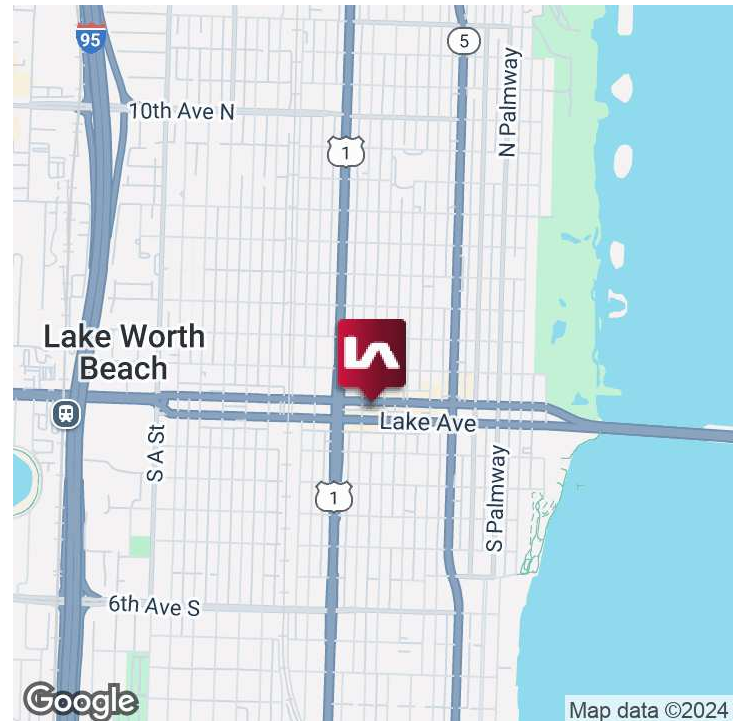


RETAIL FOR SALE BEACH TOWN HIGH STREET RETAIL

716-726 Lake Avenue, Lake Worth Beach, FL 33460



OFFERING SUMMARY

Sale Price:	\$5,000,000
Building Size:	9,745 SF
Available SF:	
Lot Size:	0.24 Acres
Price / SF:	\$513.08
Year Built:	1945
Renovated:	1985
Zoning:	CAC / DT - DOWNTOWN
Market:	South Florida
Submarket:	Lake Worth

PROPERTY OVERVIEW

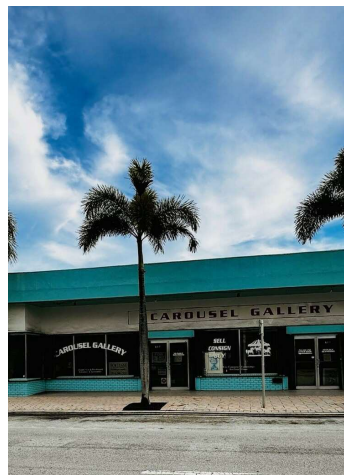
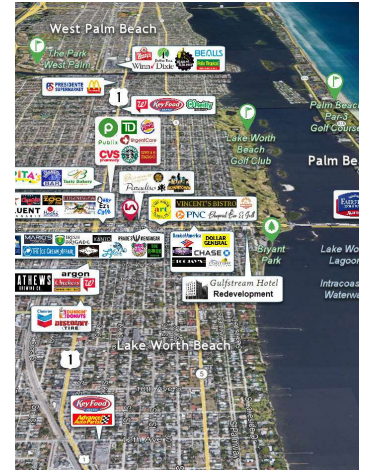
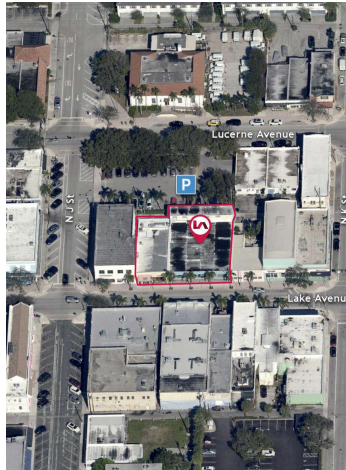
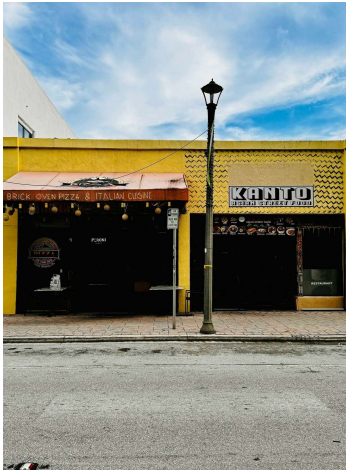
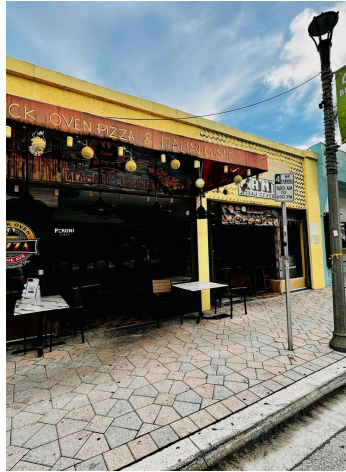
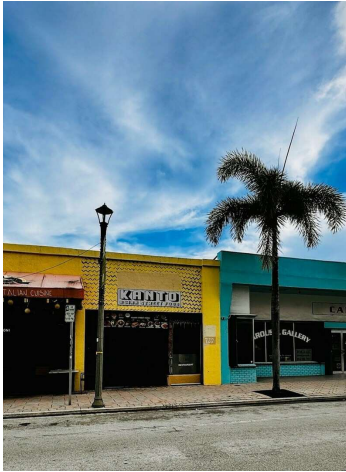
Lee & Associates, as exclusive advisor, presents for sale a 9,745 multi-tenant retail investment property located in the heart of Historic Downtown Lake Worth, where small beach town charm meets the vibrant cultural mosaic of a bustling, fast-paced metro market. This combined property offers a unique investment opportunity with both vacant and occupied spaces, making it ideal for investors seeking immediate income or users looking to customize space to maximize exposure.

The contiguous property features approximately 115 feet of prime storefront exposure along the iconic Lake Avenue, commanding attention in a bustling thoroughfare renowned for its pedestrian-friendly ambiance and eclectic mix of boutique shopping, dining options, live entertainment venues, and community events, and creating an irresistible draw for locals and tourists alike. The first building, a 7,000 SF retail storefront, is currently vacant, offering flexibility for various business types. The second 2,745 SF adjacent building is fully occupied by two established restaurant tenants, further diversifying the income potential.

Beyond its premier location, this property benefits from ample street parking and adjacency to a free public parking lot located at the rear of the building, providing added convenience for customers.

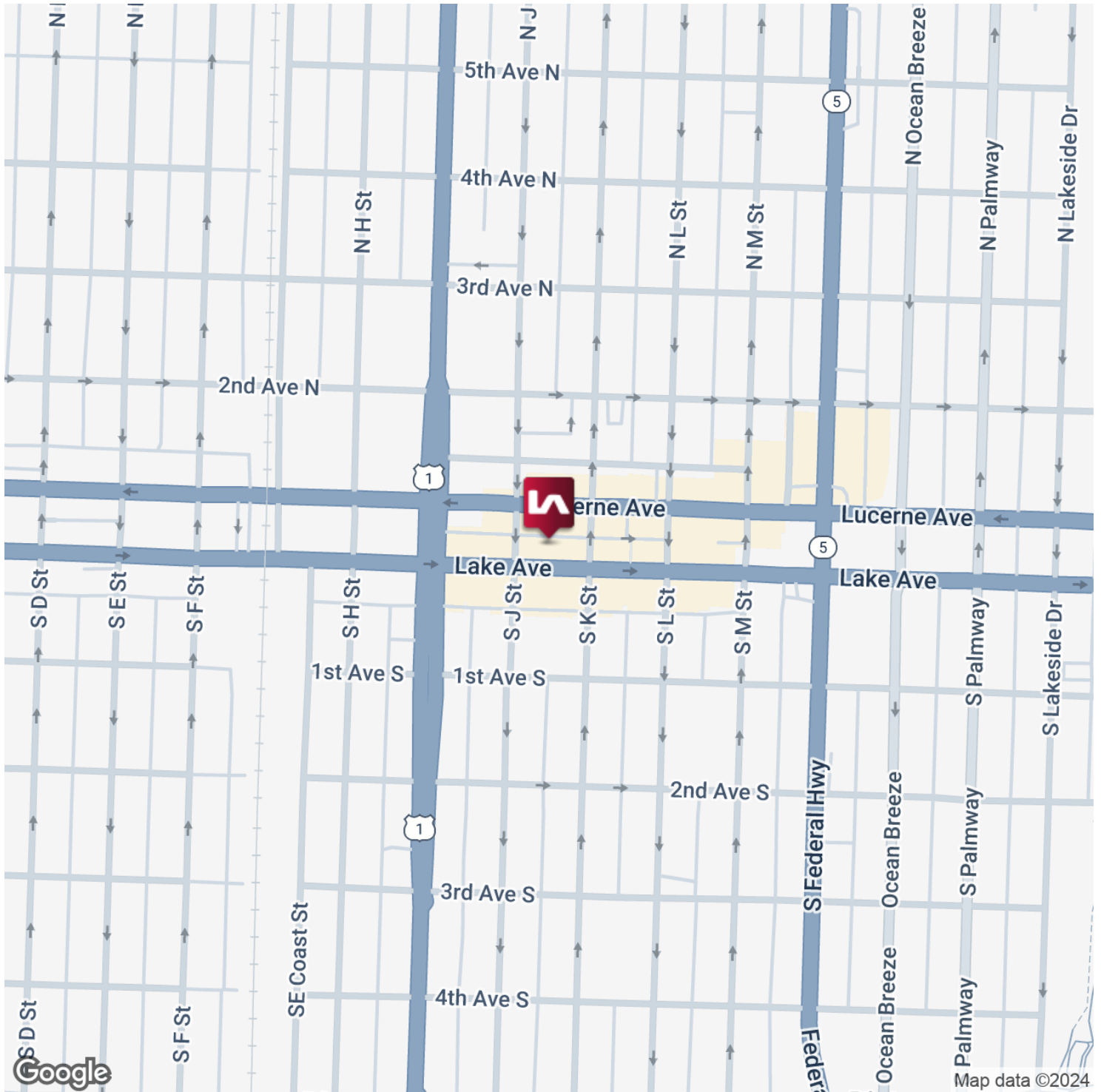
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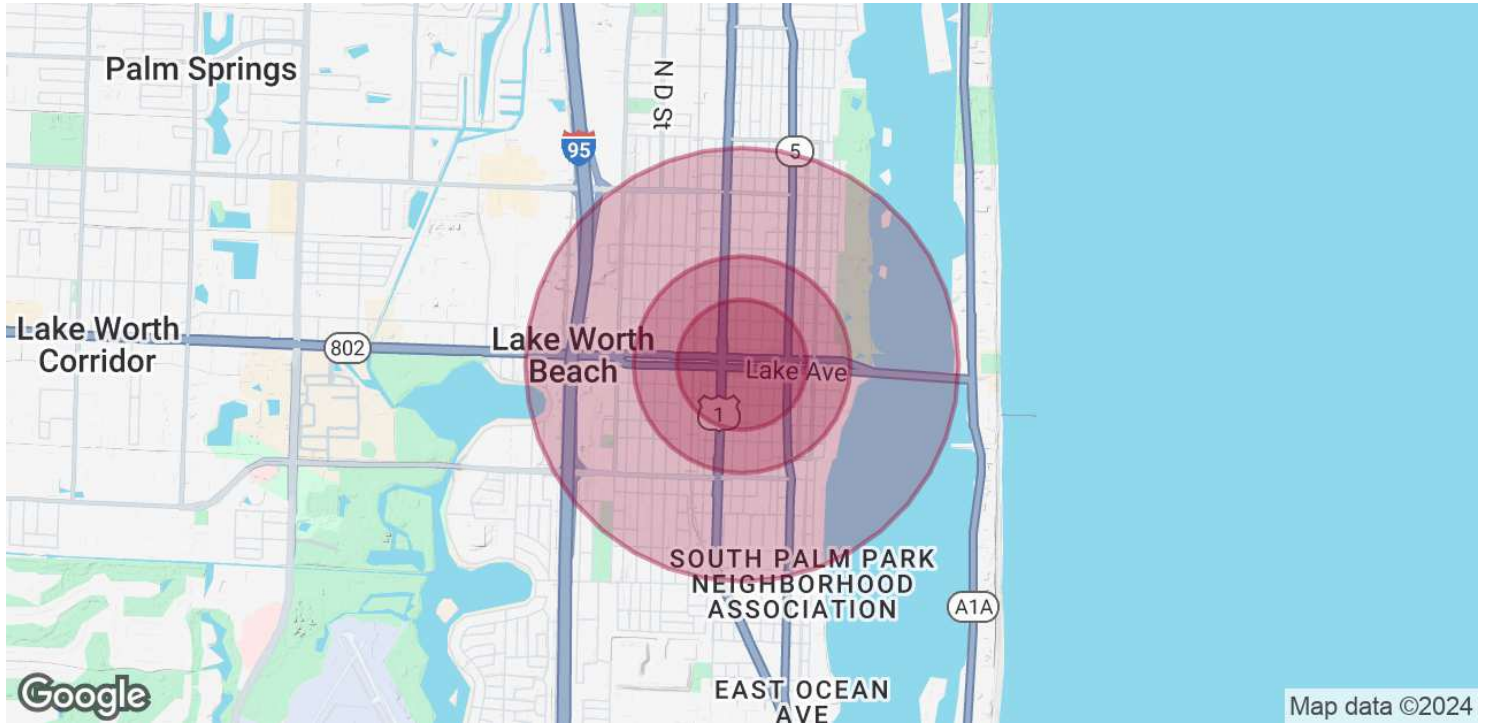
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,954	7,762	24,553
Average Age	41	39	37
Average Age (Male)	42	39	37
Average Age (Female)	41	39	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	979	3,207	8,964
# of Persons per HH	2	2.4	2.7
Average HH Income	\$91,041	\$78,881	\$74,723
Average House Value	\$357,295	\$327,772	\$317,043

Demographics data derived from AlphaMap