

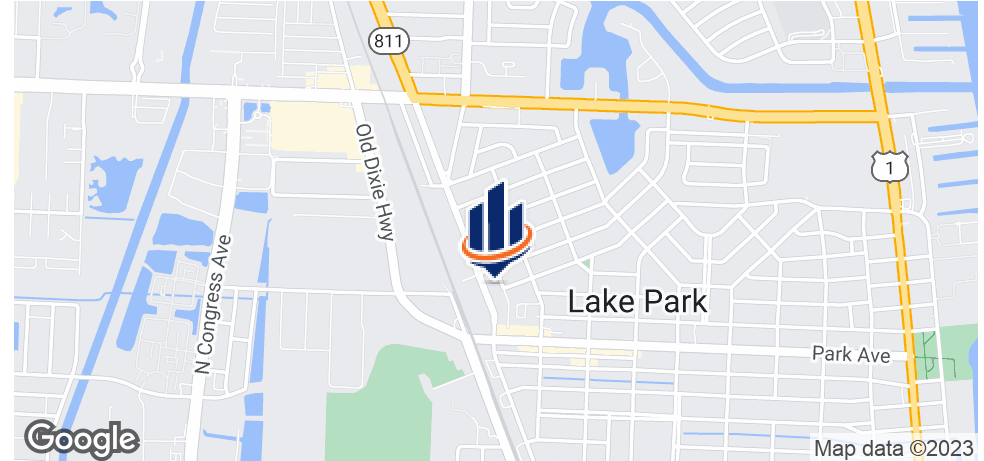


LAKE PARK MULTI-USE LAND

10TH STREET
LAKE PARK, FL 33403

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Property Summary



OFFERING SUMMARY

Sale Price: \$499,900

Lot Size: 0.98± Acres

Zoning: C1-Business (Lake Park)

PROPERTY OVERVIEW

One acre parcel available for development on 10th Street in Lake Park. Currently leased by a construction company until October 2020, this is a great opportunity to make some income while going through the initial development process. Permitted uses include office, bank, restaurant and more. This property is well positioned, with residential neighborhoods located to the east and south and two business corridors, Northlake Blvd and Congress Ave, located to the north and west. Easy access. Great visibility.

For zoning information, please visit: <http://www.jupitercommercial.us/wp-content/uploads/C1-Zoning.pdf>

PROPERTY HIGHLIGHTS

- 200± feet of frontage on 10th Street
- Close proximity to Northlake Blvd
- Easy access and visibility
- Multiple uses permitted

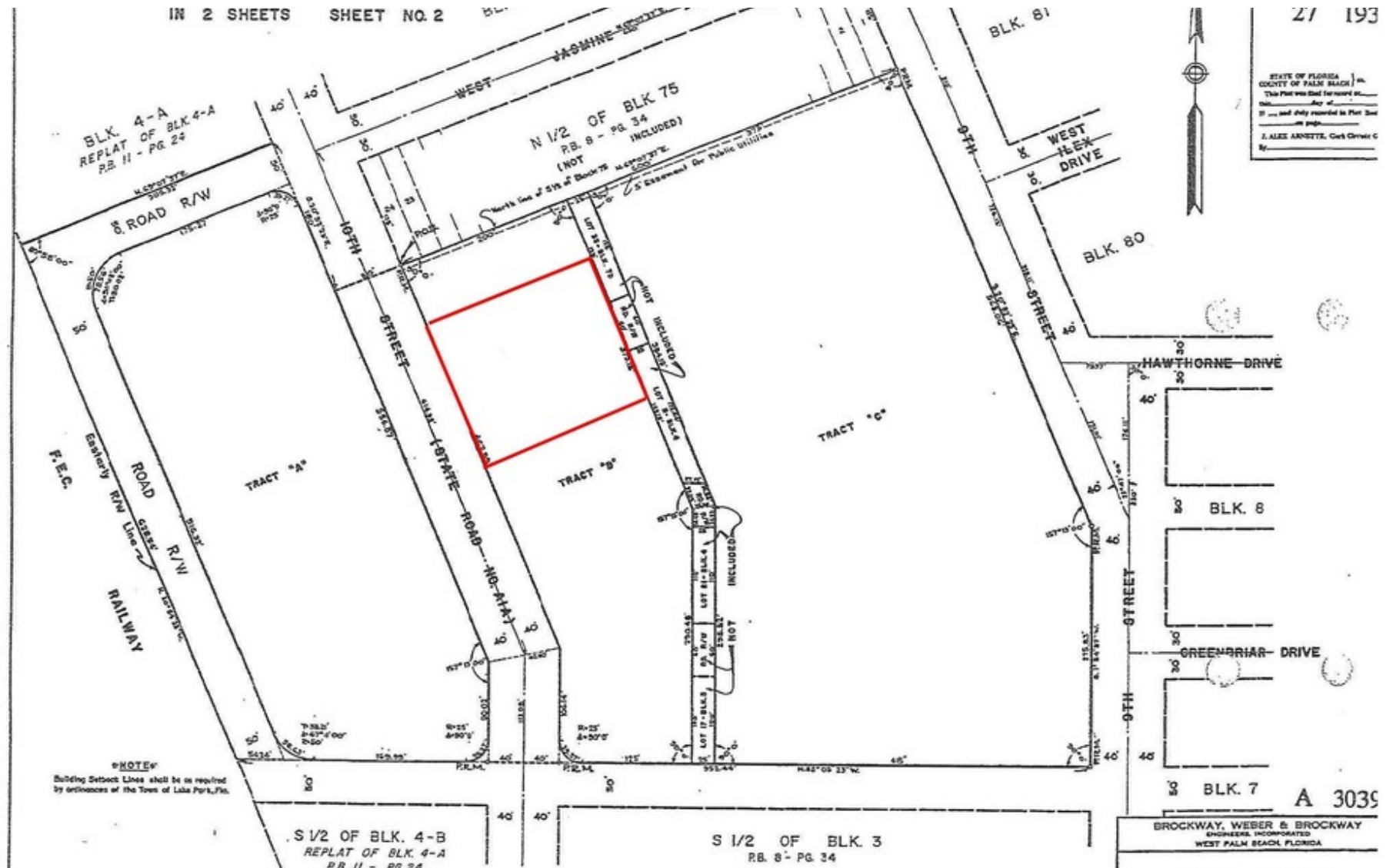
Additional Photo



Parcel Outline



Plat Map

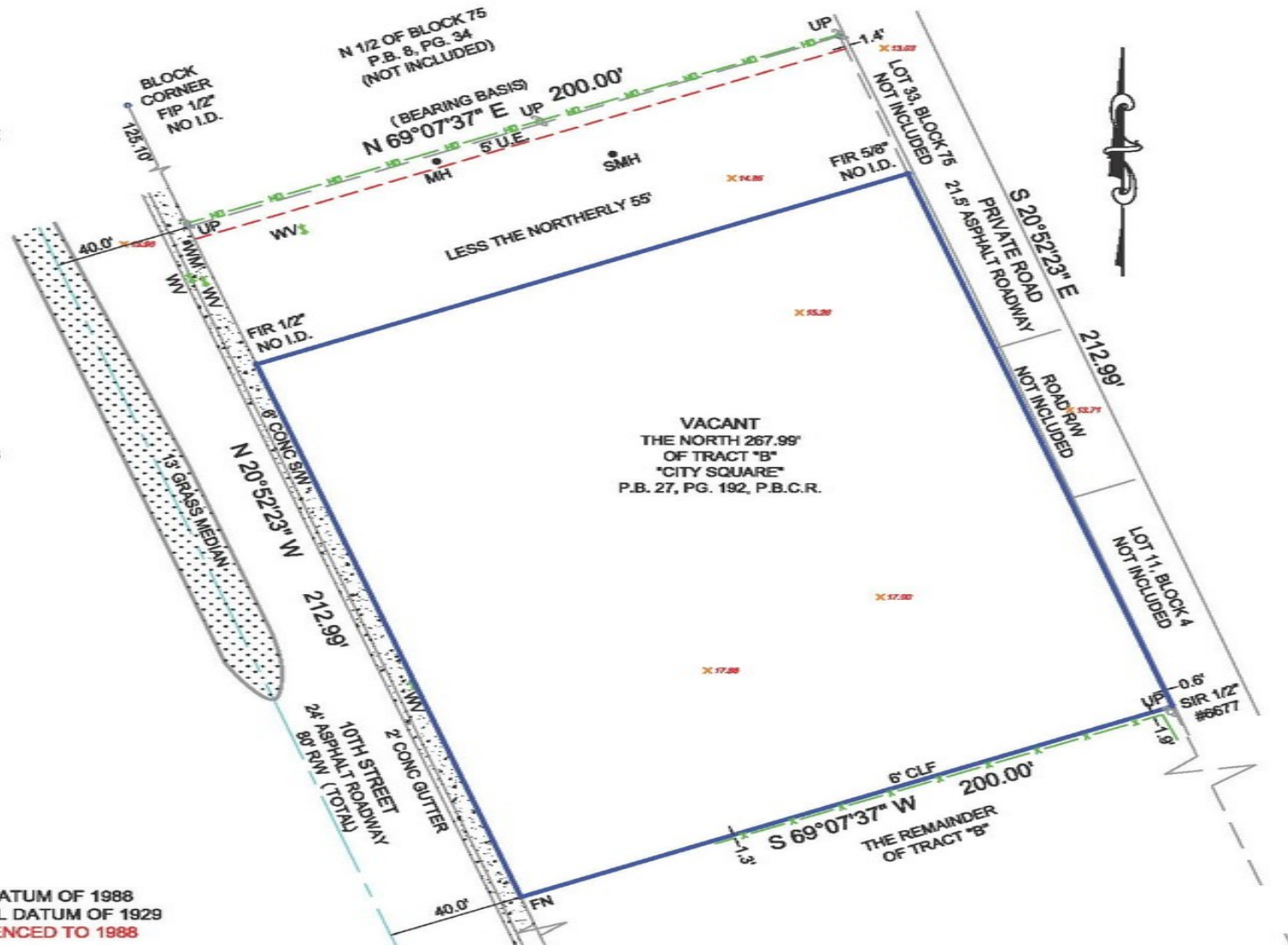


Survey

GENERAL LEGEND:

BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CB	= CATCH BASIN
C/L	= CENTERLINE
CLF	= CHAINLINK FENCE
CLP	= CONCRETE LIGHT POLE
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
C/S	= CONCRETE SLAB
DE	= DRAINAGE EASEMENT
D	= DELTA (CENTRAL ANGLE)
E	= EAST
ELEV.	= ELEVATION
X 0.00'	= EXISTING ELEVATION
EOP	= EDGE OF PAVEMENT
EOW	= EDGE OF WATER
FF	= FINISHED FLOOR
FH	= FIRE HYDRANT
FN	= FOUND NAIL
INV	= INVERT
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FND	= FOUND NAIL AND DISC
L	= ARC LENGTH
MDCR	= MIAMI DADE COUNTY RECORDS
N	= NORTH
N/D	= NAIL AND DISC
MF	= METAL FENCE
ORB	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
PB	= PLAT BOOK
PBCR	= PALM BEACH RECORDS
PC	= POINT OF CURVATURE
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PVCF	= PLASTIC FENCE
R	= RADIUS
R/W	= RIGHT OF WAY
S	= SOUTH
S/W	= SIDEWALK
SIR	= SET 1/2" IRON ROD
SND	= SET NAIL & DISC
UE	= UTILITY EASEMENT
UP	= UTILITY POLE
W	= WEST
W/F	= WOOD FENCE
W/M	= WATER METER

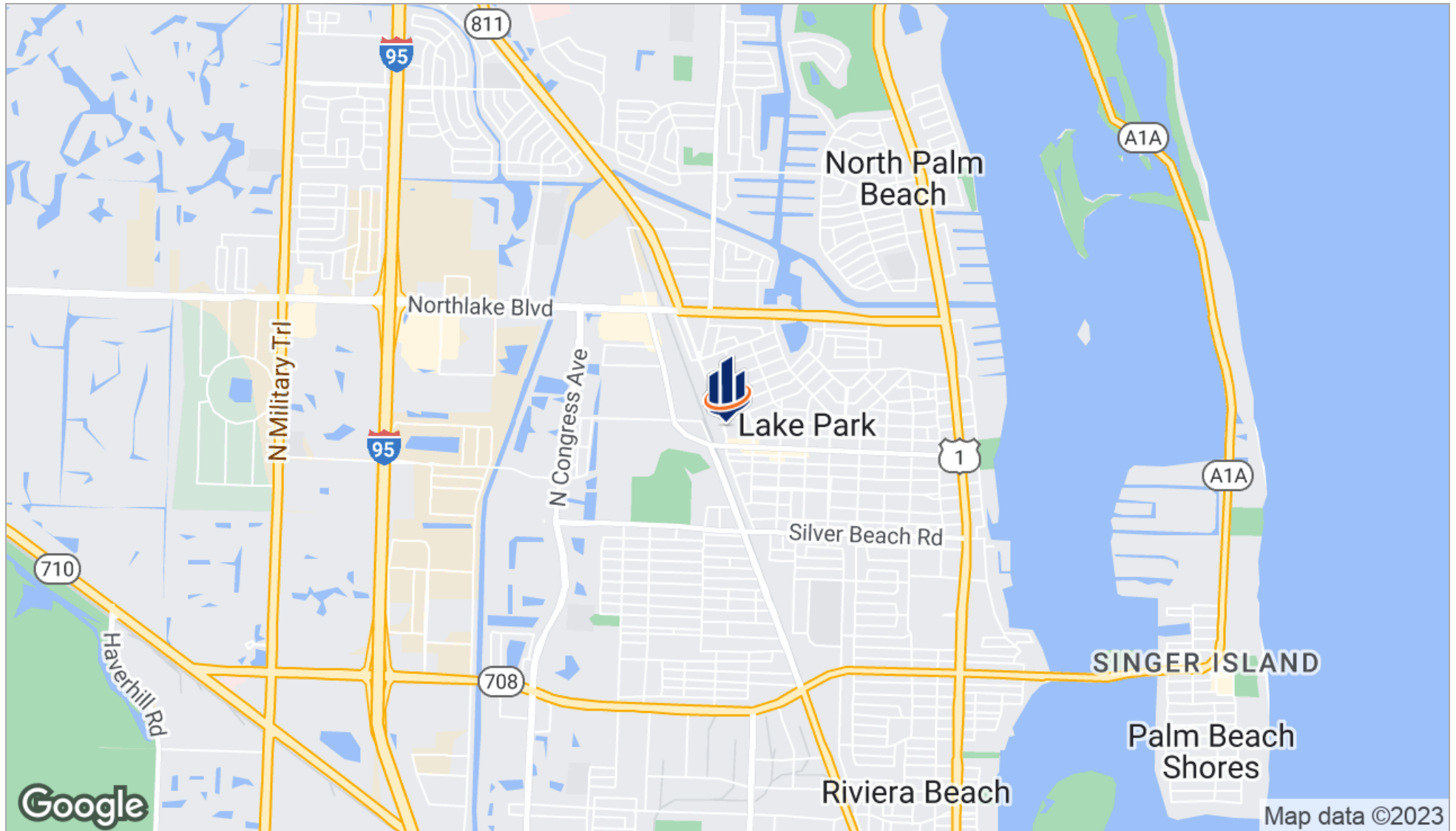
NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
THE DATUM SHOWN BELOW IS REFERENCED TO 1988



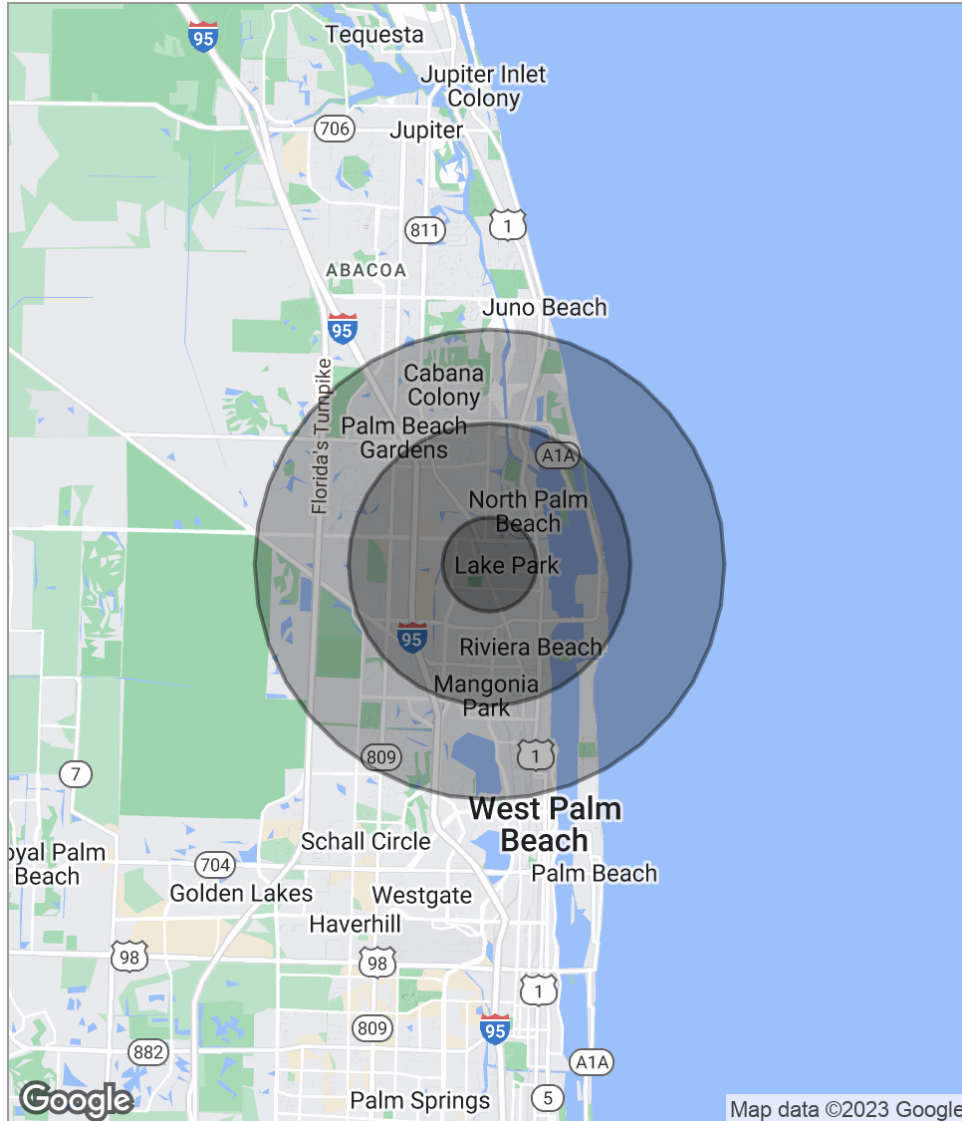
Location Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,079	78,963	157,968
Median age	35.6	40.6	40.9
Median age (Male)	35.3	39.6	39.5
Median age (Female)	34.5	41.1	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,267	32,267	65,111
# of persons per HH	2.9	2.4	2.4
Average HH income	\$51,004	\$69,729	\$79,528
Average house value	\$250,776	\$313,877	\$336,412
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	6.9%	8.1%	10.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	32.9%	55.2%	58.8%
Black	60.3%	38.9%	34.3%
Asian	1.8%	1.9%	2.2%
Hawaiian	0.0%	0.0%	0.2%
American Indian	0.1%	0.2%	0.2%
Other	2.5%	1.9%	2.9%

* Demographic data derived from 2020 ACS - US Census



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