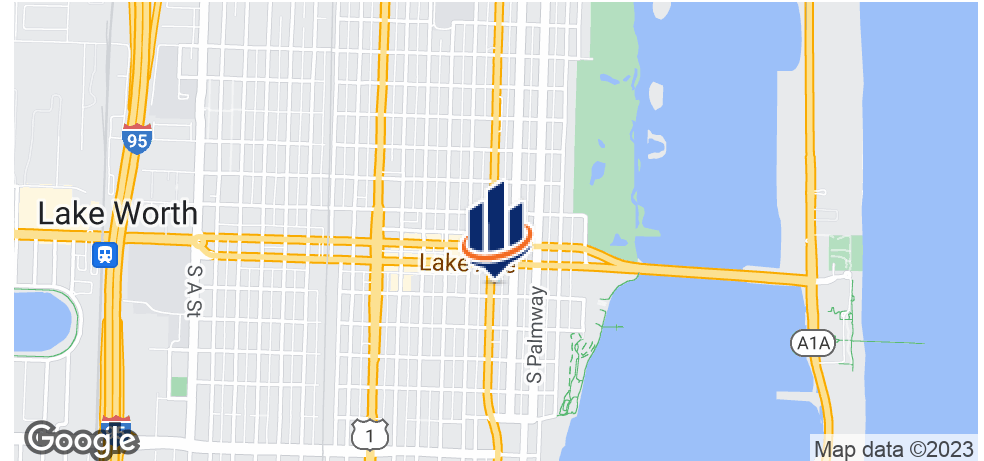


OFFICE/RETAIL GROUND LEASE OPPORTUNITY

S. FEDERAL HWY
LAKE WORTH, FL 33460

Robert Hamman
Senior Advisor
561.346.2310
robert.hamman@svn.com

Property Summary



OFFERING SUMMARY

Available SF: 0.63± Acres

Lease Rate: N/A

Zoning: DT-Downtown

PROPERTY OVERVIEW

Located in the Heart of Historic Lake Worth, this 0.63± acre parcel is available for ground lease. Great exposure on S. Federal Hwy with 200 feet of frontage, and 1st Ave S with 135 feet of frontage. Currently zoned for office/retail development. Possible build to suit.

LOCATION OVERVIEW

0.63± acres located on the NE corner of SE Federal Highway and 1st Ave S directly behind Wells Fargo.

Additional Photos



Facing South

Additional Photos



Facing Northeast

Additional Photos



Facing North

Additional Photos



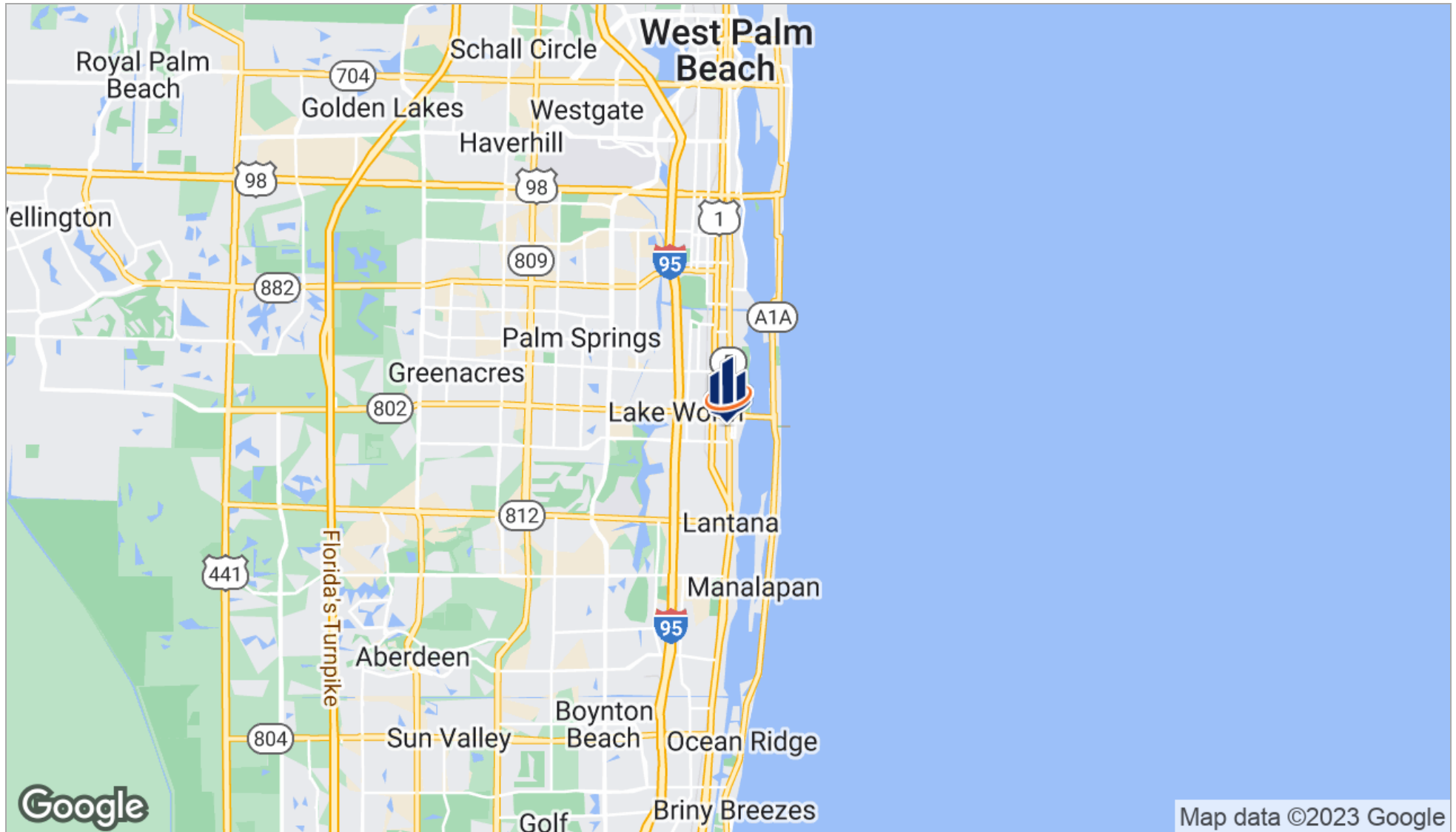
Facing Southwest

Parcel Outline

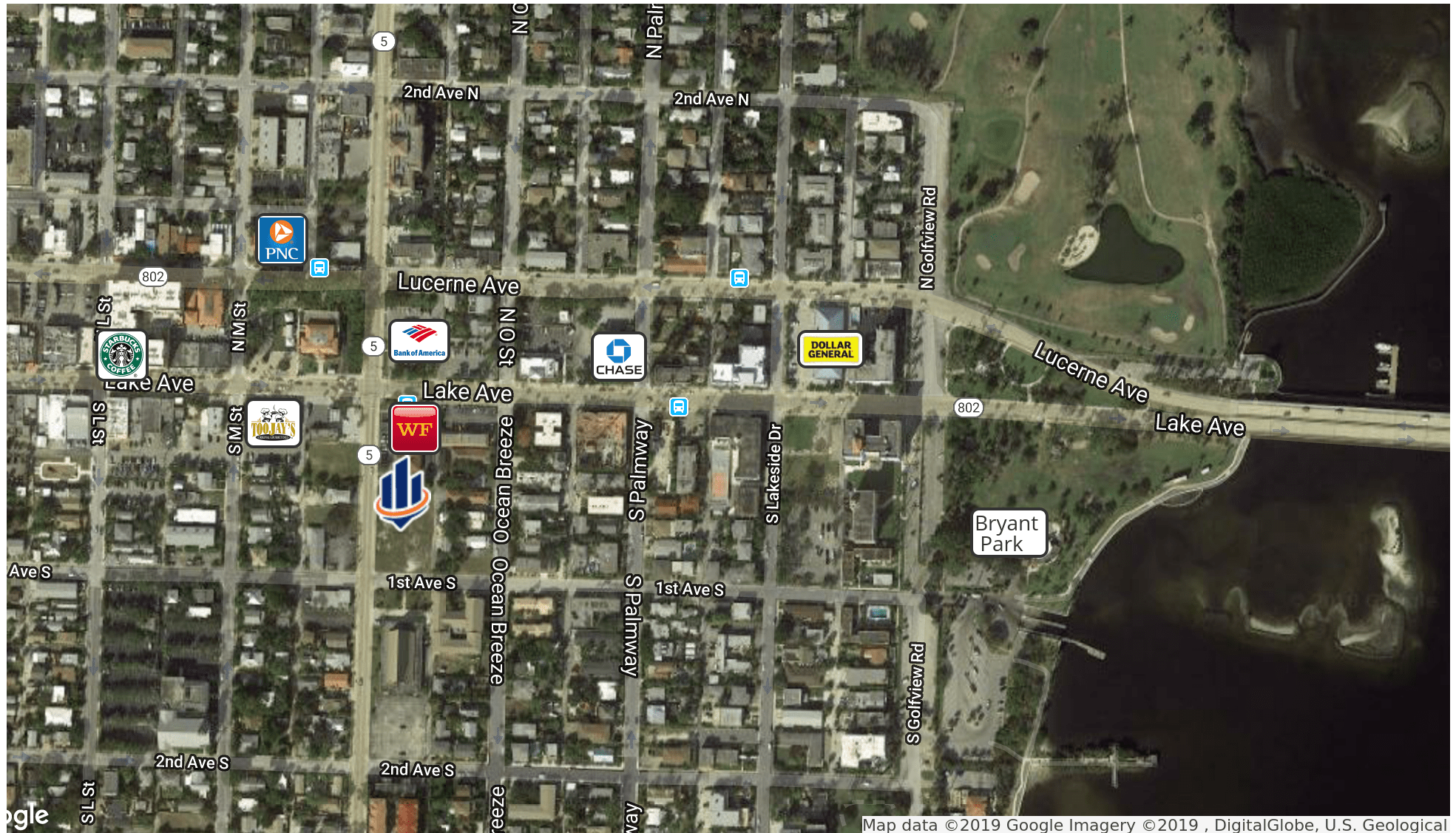


Aerial Map

Location Map



Retail Map

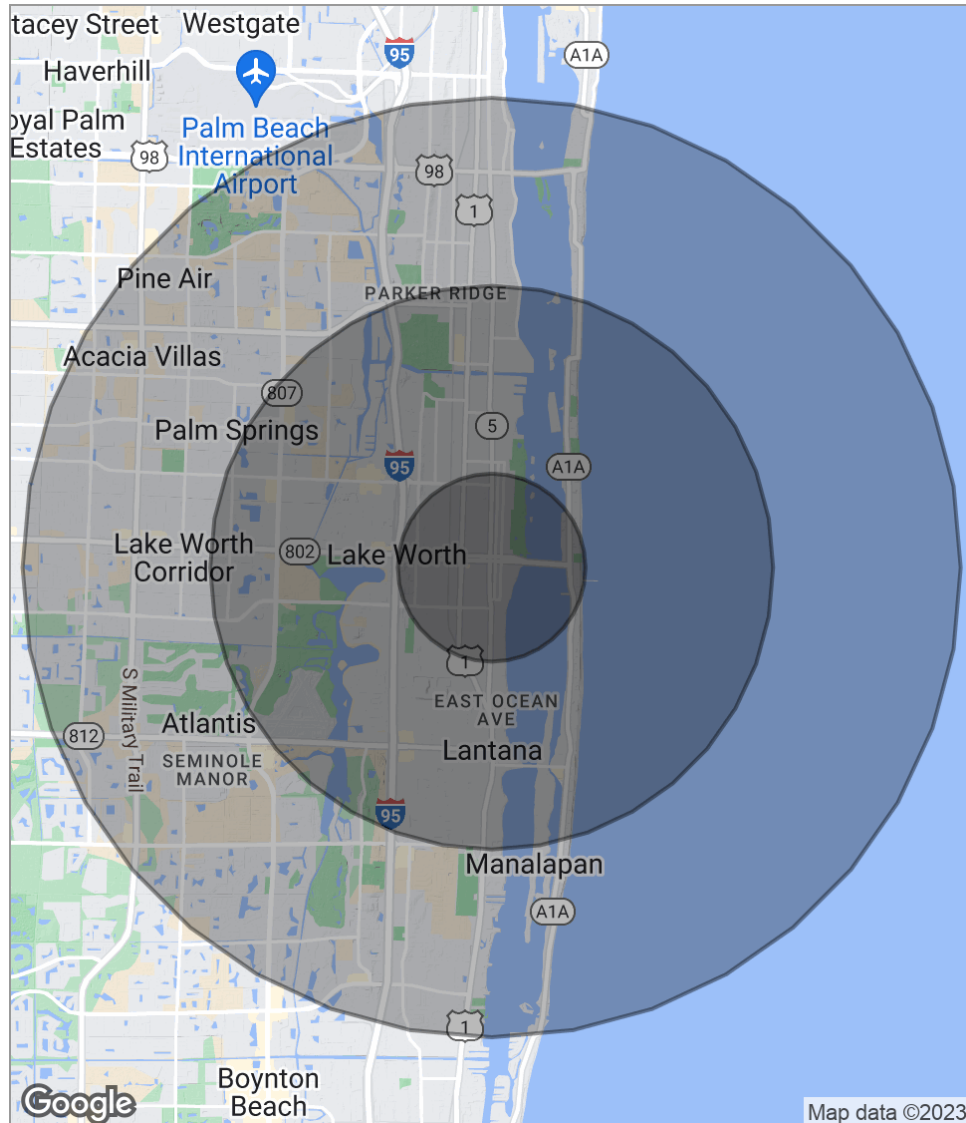


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	15,638	79,480	198,725
Median age	37.3	39.1	37.4
Median age (male)	36.6	38.1	36.3
Median age (female)	38.8	40.3	38.5
Total households	5,936	29,615	72,150
Total persons per HH	2.6	2.7	2.8
Average HH income	\$54,961	\$61,024	\$61,229
Average house value	\$363,979	\$285,522	\$282,960
Total Population - White	11,209	56,966	138,847
% White	71.7%	71.7%	69.9%
Total Population - Black	2,445	12,419	34,430
% Black	15.6%	15.6%	17.3%
Total Population - Asian	131	938	3,620
% Asian	0.8%	1.2%	1.8%
Total Population - Hawaiian	0	10	57
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	216	527	627
% American Indian	1.4%	0.7%	0.3%
Total Population - Other	1,502	7,458	18,068
% Other	9.6%	9.4%	9.1%
Total Population - Hispanic	6,097	29,751	73,260
% Hispanic	39.0%	37.4%	36.9%

Source: U.S. Census Bureau, 2010-2014 ACS 5-year estimates

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,638	79,480	198,725
Median age	37.3	39.1	37.4
Median age (Male)	36.6	38.1	36.3
Median age (Female)	38.8	40.3	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,936	29,615	72,150
# of persons per HH	2.6	2.7	2.8
Average HH income	\$54,961	\$61,024	\$61,229
Average house value	\$363,979	\$285,522	\$282,960

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	39.0%	37.4%	36.9%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	71.7%	71.7%	69.9%
Black	15.6%	15.6%	17.3%
Asian	0.8%	1.2%	1.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.4%	0.7%	0.3%
Other	9.6%	9.4%	9.1%

* Demographic data derived from 2020 ACS - US Census