

Retail | Restaurant Pad Available, Ground Lease or BTS

Lantana Rd, Lake Worth | FL 33462



SOUTHEAST
COMMERCIAL

Southeast Commercial—Tampa Bay
200 S Hoover Blvd #145
Tampa FL 33609
cbauman@southeastcommercial.net

Carol Bauman
Managing Broker
813.992.9696 Mobile
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OVERVIEW

Outstanding retail pad available in a highly visible and well traveled location, just east of S Congress Ave on Lantana Rd.

HIGHLIGHTS

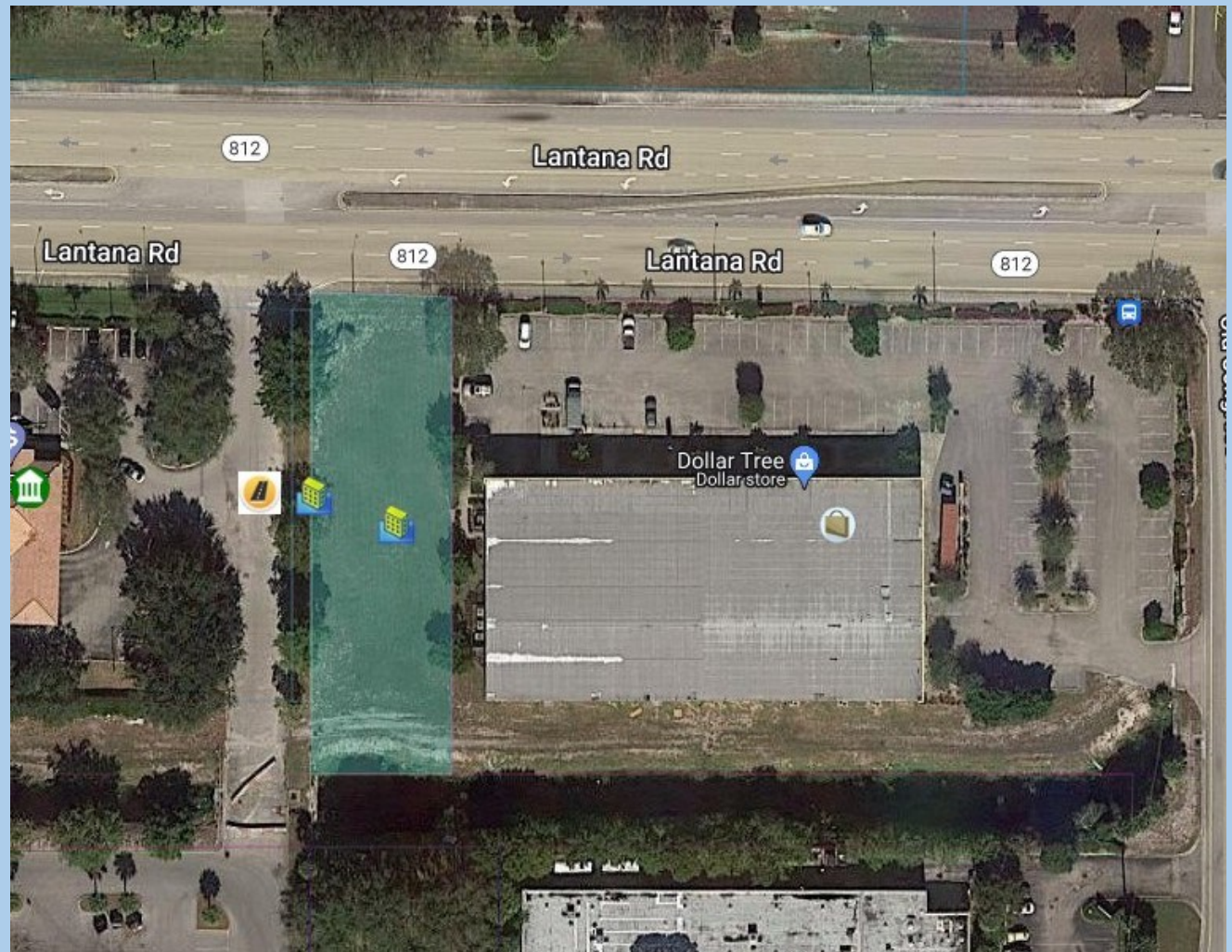
- +/- .48 ac site with offsite stormwater retention,
- Available for Ground Lease or BTS
- Full access
- Morning-go to work side of the road
- Site is located across from Palm Beach County Park Airport (LNA), a reliever airport focusing on general aviation. LNA is a busy 6 runway airport with a mix of both fixed wing and helicopters.

SUMMARY

- Asking Price: Ask Broker
- Lot Size: +/- .48 Acre Available

LOCATION HIGHLIGHTS

- High demand neighborhood
- Close to high-end housing



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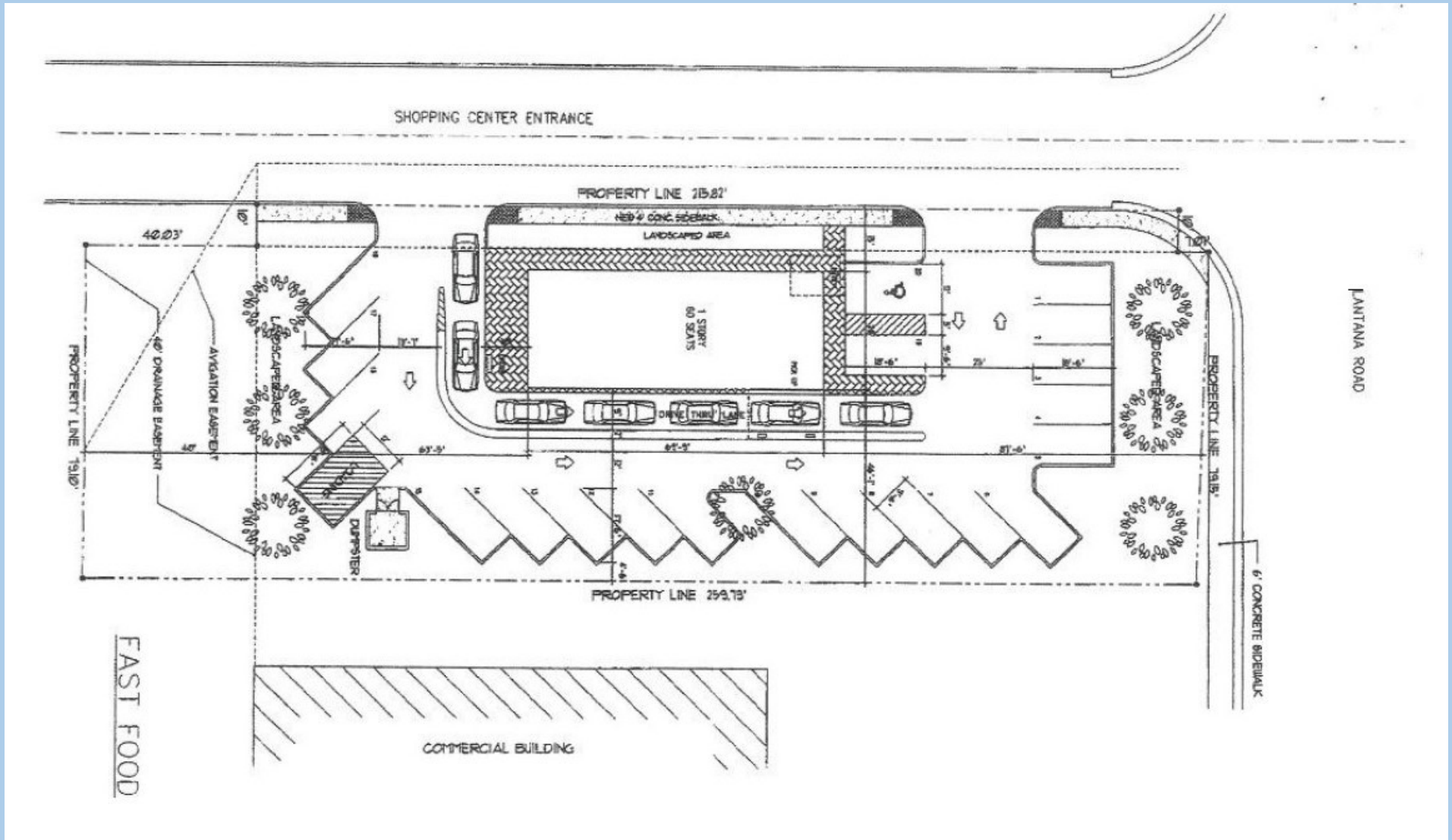
PROPERTY PHOTO



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SITE PLAN



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COMMUNITY OVERVIEW

WELL PAYING JOBS DRIVE THE NUMBERS

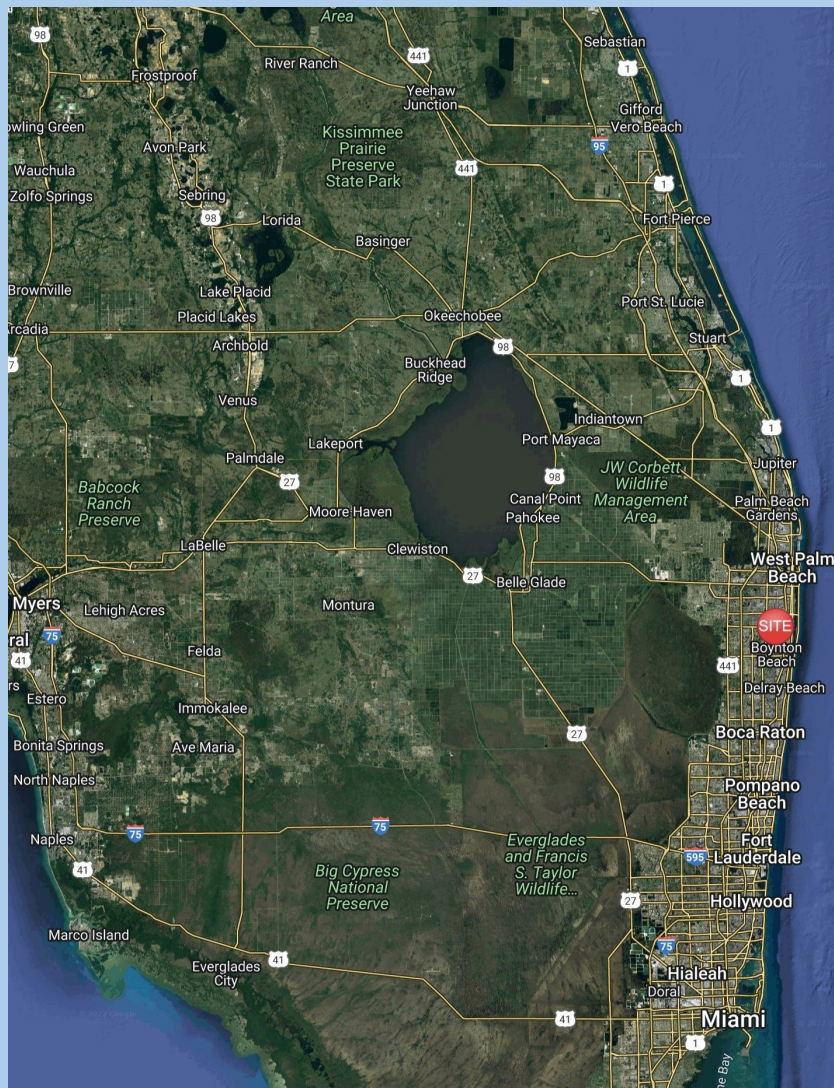
- Site surrounded by numerous multifamily housing complexes, including The View at Waters Edge (404 units), Savona Grand (214 units), Villas at Cove Crossing (220 units), and more, creating a large consumer base.
- More than 362,000 residents and 94,000 employees support the trade area
- New Water Tower Commons is a 72-acre retail and residential project less than 2 miles to the East
- Site is only 1.2 miles south of HCA Florida JFK Hospital, a 527-bed hospital affiliated with over 900 physicians representing a wide range of medical specialties.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,881	148,027	344,880
MEDIAN HH INCOME	\$57,396	\$59,160	\$62,392
MEDIAN AGE	39.6	36.7	41.2
HOUSEHOLDS	4,144	51,990	133,091

TRAFFIC COUNTS

40,513 ADT on Lantana Rd
35,333 ADT on S Congress Ave



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