

FOR LEASE

***JUST RENOVATED
NASSAU SQUARE
150,000 sf Neighborhood Shopping Plaza
Publix – Dollar Tree – Altitude Trampoline Park –
McDonald's***

~

***7577 Lake Worth Road
Lake Worth, Florida
North side of Lake Worth Road
just east of Florida Turnpike***

***For Further Information Contact:
Jim Tornabene, Associate
William B. Reichel, President
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8845 North Military Trail, Ste. 100
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Commercial Real Estate Expertise for Today's Market

Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

Property Information Sheet

Location: Lake Worth Road just east of Florida turnpike in Lake Worth, Florida.

Description: 150,000 sf Publix, Dollar-Tree, New Altitude Trampoline Park and McDonald's anchored retail center. Great location just east of Florida Turnpike's Lake Worth entrance. Beautiful multi-colored earth tone barrel tile roof new facades total renovation completed in 2016, new elevations, new LED lighting throughout, new paint and parking lot.

Space Available: Several spaces to choose from 1,600 to 2,400 sf retail space
Unit 7597, 7665 and 7667B - 1,600 sf to 2,400 sf of build out office space
Unit 7737 - 3,200sf of build out bank space
Unit 7625 - 8,252 sf of build out medical space
Unit 7613 - 4,675 sf surgical center/office space
Unit 7771 - 900 sf office space
Unit 7581 - contiguous up to 11,075 sf
Unit 7639 - 1,616 sf built out MRI space

Lease Price: \$15.00 psf - \$18.00 psf NNN

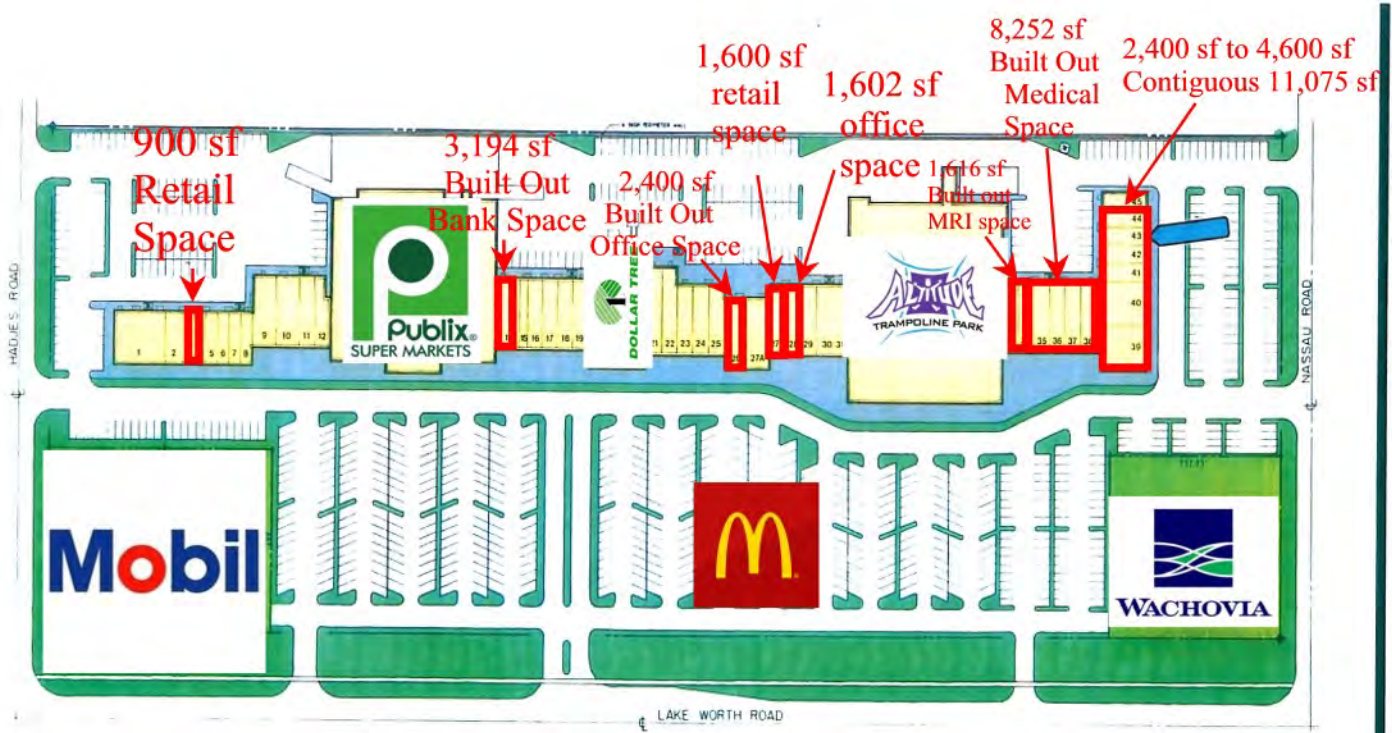
CAM: Estimated at \$6.78 psf

Traffic Counts: 49,000 2017 Daily Peak.

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NASSAU SQUARE

LAKE WORTH, FLORIDA

BUILDING DATA		
BAY	BAY SIZE	SQ. FT.
1	48 X 60	4080
2	23 X 60	1380
3	15 X 60	900
4	15 X 60	900
5	15 X 60	900
6	30 X 60	1800
7	15 X 60	900
8	30 X 80	2400
9	20 X 80	1600
10	20 X 80	1600
11	20 X 80	1600
12	20 X 80	1600
13	30 X 80	2400
14	30 X 80	2400
15	10 X 80	800
16	20 X 80	1600
17	20 X 80	1600
18	20 X 80	1600
19	20 X 80	1600
20	20 X 80	1600
21	20 X 180	3600
22	20 X 180	3600
23	20 X 80	1600
24	20 X 80	1600
25	20 X 80	1600
26	30 X 80	2400
27	20 X 80	1600
28	20 X 80	1600
29	20 X 80	1600
30	30 X 80	2400
31	30 X 80	2400
32	30 X 80	2400
33	20 X 80	1600
34	20 X 80	1600
35	20 X 80	1600
36	20 X 80	1600
37	20 X 80	1600
38	20 X 80	1600
39	40 X 50	2000
40	50 X 60	3000
41	20 X 60	1200
42	20 X 60	1200
43	20 X 60	1200
44	20 X 60	1200
45	20 X 60	1200

SITE DATA	
TOTAL SITE AREA	22.2*
OUTPARCEL A	0.9
OUTPARCEL B	4.4
OUTPARCEL C	1.0
NEW SITE AREA	17.9*

THE SCALE OF THIS PLAN IS 1/8" = 1'-0". PLANS DEVELOPED UNDER AN ASSUMED WARRANTY OF MERCHANTABILITY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THIS PLAN.

TOTAL G.L.A. 165,743 sf
TOTAL PARKING 832



LEASED AND MANAGED BY: Schmier & Feuring Properties, Inc.
7777 GLADES ROAD, SUITE 310, BOCA RATON, FLORIDA, 33434
Phone: (561) 488-9100 Fax: (561) 488-0888

Vander Ploeg and Associates, Inc.
architects and planners
1200 NORTH LAKE HAVEN AVENUE
BOCA RATON, FLORIDA 33434
(561) 365-1000

DATE: 01/11/00
BY: [Signature]
PROJECT: NASSAU SQUARE
SHEET: LP:1

NASSAU SQUARE RENOVATION



Major Renovation Highlights:

- * New Facades
- * New lighting in Parking Lot
- * New Parking Lot
- * Publix major interior renovation
- * McDonalds on Outparcel
- * New Paint - Landscaping

EAST SIDE OF CENTER



Publix

Welcome to Publix

7745

C



Publix

7745

C



publix

7745

STOP



McDonald's



Welcome



INGAL
& HARDWAR

ADVANCED
AL COSMETIC CENTER

IN LINE SPACE



DOLLAR TREE

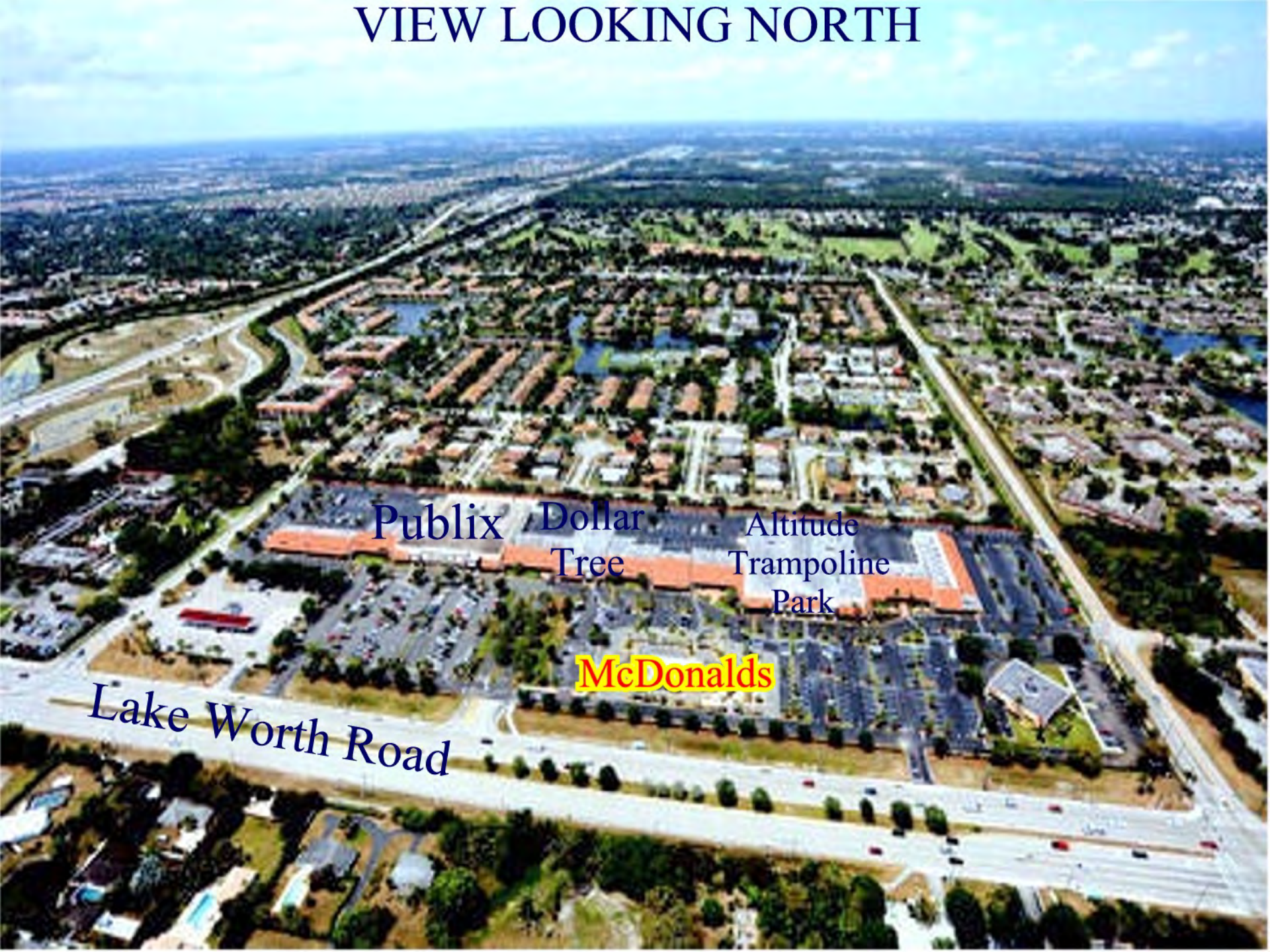


OVERHEAD VIEW



Lake Worth Road

VIEW LOOKING NORTH



Publix

Dollar
Tree

Altitude
Trampoline
Park

McDonalds

Lake Worth Road

VIEW LOOKING EAST



Altitude
Trampoline
Park

CVS

Dollar **McDonald's**

Tree

Publix

Lake Worth Road

VIEW LOOKING NORTHEAST



Publix

Dollar
Tree

Altitude
Trampoline
Park

McDonalds

Lake Worth Road

VIEW LOOKING NORTHWEST

Turnpike Interchange
Florida Turnpike

Publix

Dollar

Tree Altitude

McDonalds

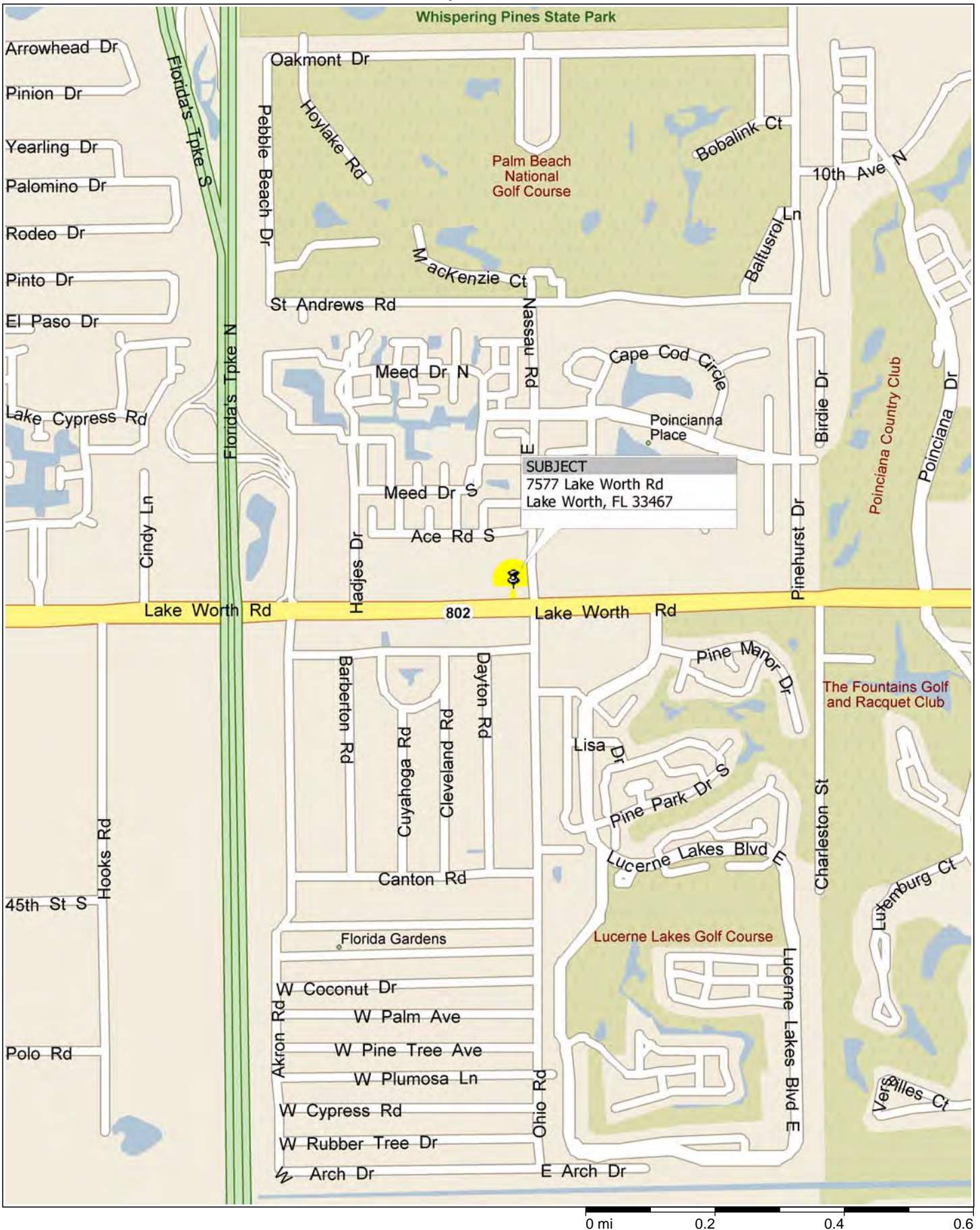
Trampoline Park

Lake Worth Road

CVS



Nassau Square - Area View



7577 Lake Worth Road, Lake Worth, Florida

Description	7577 LAKE WORTH RD, LAKE WORTH, FL, 33467-2532: Radius Analysis Area Group: Radius 1.5 mile(s)		7577 LAKE WORTH RD, LAKE WORTH, FL, 33467-2532: Radius Analysis Area Group: Radius 3.0 mile(s)		7577 LAKE WORTH RD, LAKE WORTH, FL, 33467-2532: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2021 Projection	18,343		118,290		295,770	
2016 Estimate	17,817		110,253		274,637	
2010 Census	17,370		100,195		248,037	
2000 Census	17,367		70,961		172,218	
Growth 2016 - 2021		2.95%		7.29%		7.70%
Growth 2010 - 2016		2.57%		10.04%		10.72%
Growth 2000 - 2010		0.02%		41.20%		44.02%
Households						
2021 Projection	9,091		43,968		103,836	
2016 Estimate	8,795		41,288		97,122	
2010 Census	8,522		38,552		90,184	
2000 Census	8,652		30,404		67,606	
Growth 2016 - 2021		3.36%		6.49%		6.91%
Growth 2010 - 2016		3.21%		7.10%		7.69%
Growth 2000 - 2010		(1.50%)		26.80%		33.40%
Family Households						
2021 Projection	4,954		29,937		74,593	
2016 Estimate	4,787		27,995		69,568	
2010 Census	4,635		25,997		64,364	
2000 Census	5,167		19,802		46,382	
Growth 2016 - 2021		3.48%		6.94%		7.22%
Growth 2010 - 2016		3.30%		7.69%		8.08%
Growth 2000 - 2010		(10.31%)		31.28%		38.77%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2016 Est. Population by Age	17,817		110,253		274,637	
Age 0 - 4	594	3.33%	6,427	5.83%	17,010	6.19%
Age 5 - 9	628	3.52%	6,799	6.17%	17,690	6.44%
Age 10 - 14	687	3.85%	7,346	6.66%	19,024	6.93%
Age 15 - 17	450	2.52%	4,309	3.91%	11,321	4.12%
Age 18 - 20	424	2.38%	3,912	3.55%	10,318	3.76%
Age 21 - 24	626	3.51%	5,251	4.76%	13,935	5.07%
Age 25 - 34	1,409	7.91%	11,765	10.67%	31,415	11.44%
Age 35 - 44	1,464	8.22%	13,605	12.34%	35,466	12.91%
Age 45 - 54	1,915	10.75%	14,627	13.27%	38,225	13.92%
Age 55 - 64	2,229	12.51%	12,676	11.50%	31,728	11.55%
Age 65 - 74	2,730	15.32%	11,110	10.08%	26,055	9.49%
Age 75 - 84	2,734	15.34%	7,938	7.20%	15,179	5.53%
Age 85 and over	1,929	10.83%	4,487	4.07%	7,271	2.65%
Age 16 and over	15,763	88.47%	88,269	80.06%	217,204	79.09%
Age 18 and over	15,459	86.77%	85,372	77.43%	209,591	76.32%
Age 21 and over	15,035	84.39%	81,460	73.88%	199,274	72.56%
Age 65 and over	7,392	41.49%	23,535	21.35%	48,505	17.66%
2016 Est. Median Age	58.2		41.8		39.7	
2016 Est. Average Age	53.8		42.0		39.9	

2016 Est. Population by Single-Classification Race	17,817		110,253		274,637	
White Alone	15,057	84.51%	75,605	68.57%	186,319	67.84%
Black or African American Alone	1,102	6.18%	18,459	16.74%	48,609	17.70%
American Indian and Alaska Native Alone	147	0.82%	589	0.53%	1,362	0.50%
Asian Alone	351	1.97%	3,867	3.51%	9,716	3.54%
Native Hawaiian and Other Pacific Islander Alone	11	0.06%	102	0.09%	221	0.08%
Some Other Race Alone	630	3.53%	8,070	7.32%	19,298	7.03%
Two or More Races	519	2.92%	3,561	3.23%	9,112	3.32%

2016 Est. Population by Ethnicity (Hispanic or Latino)	17,817		110,253		274,637	
Hispanic or Latino	3,868	21.71%	35,729	32.41%	94,501	34.41%
Not Hispanic or Latino	13,949	78.29%	74,524	67.59%	180,136	65.59%

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	Total	%	Total	%	Total	%

2016 Est. Population by Sex	17,817		110,253		274,637	
Male	8,080	45.35%	52,735	47.83%	133,660	48.67%
Female	9,737	54.65%	57,518	52.17%	140,977	51.33%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2016 Est. Households by Household Income	8,795		41,288		97,122	
Income < \$15,000	1,084	12.32%	4,435	10.74%	10,819	11.14%
Income \$15,000 - \$24,999	1,547	17.59%	5,610	13.59%	11,225	11.56%
Income \$25,000 - \$34,999	938	10.67%	4,498	10.89%	9,853	10.14%
Income \$35,000 - \$49,999	1,607	18.27%	6,322	15.31%	15,067	15.51%
Income \$50,000 - \$74,999	1,661	18.88%	8,169	19.79%	18,038	18.57%
Income \$75,000 - \$99,999	767	8.72%	4,369	10.58%	11,122	11.45%
Income \$100,000 - \$124,999	494	5.62%	3,004	7.28%	7,641	7.87%
Income \$125,000 - \$149,999	286	3.26%	1,788	4.33%	4,709	4.85%
Income \$150,000 - \$199,999	230	2.62%	1,702	4.12%	4,522	4.66%
Income \$200,000 - \$249,999	80	0.91%	604	1.46%	1,715	1.77%
Income \$250,000 - \$499,999	82	0.93%	635	1.54%	1,855	1.91%
Income \$500,000+	19	0.22%	151	0.37%	557	0.57%
2016 Est. Average Household Income	\$56,434		\$66,414		\$71,206	
2016 Est. Median Household Income	\$42,739		\$49,477		\$52,214	
2016 Median HH Inc. by Single-Classification Race						
White Alone	\$41,869		\$49,161		\$53,572	
Black or African American Alone	\$45,216		\$48,061		\$46,339	
American Indian and Alaska Native Alone	\$33,664		\$36,973		\$37,529	
Asian Alone	\$74,088		\$69,219		\$72,094	
Native Hawaiian and Other Pacific Islander Alone	\$53,884		\$69,112		\$67,162	
Some Other Race Alone	\$53,052		\$46,264		\$45,059	
Two or More Races	\$62,836		\$55,615		\$52,902	
Hispanic or Latino	\$39,988		\$41,409		\$41,521	
Not Hispanic or Latino	\$43,251		\$53,138		\$58,188	
2016 Est. Households by Household Type	8,795		41,288		97,122	
Family Households	4,787	54.43%	27,995	67.81%	69,568	71.63%
Nonfamily Households	4,008	45.57%	13,293	32.19%	27,555	28.37%
2016 Est. Group Quarters Population	13		188		1,410	
2016 Est. Households by Household Size	8,795		41,288		97,122	
1-person	3,614	41.09%	10,955	26.53%	21,512	22.15%

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	Total	%	Total	%	Total	%
2-person	3,221	36.62%	13,113	31.76%	30,261	31.16%
3-person	864	9.82%	6,253	15.15%	16,662	17.16%
4-person	625	7.11%	5,356	12.97%	14,160	14.58%
5-person	286	3.25%	3,113	7.54%	8,107	8.35%
6-person	122	1.39%	1,464	3.55%	3,753	3.86%
7-or-more-person	63	0.71%	1,034	2.50%	2,667	2.75%
2016 Est. Average Household Size	2.02		2.67		2.81	

2016 Est. HHs by Type by Presence of Own Children	4,787		27,995		69,568	
Married-Couple Family, own children	899	18.78%	8,582	30.66%	21,809	31.35%
Married-Couple Family, no own children	2,886	60.29%	12,106	43.24%	28,350	40.75%
Male Householder, own children	116	2.42%	1,057	3.77%	2,956	4.25%
Male Householder, no own children	165	3.44%	1,032	3.69%	2,727	3.92%
Female Householder, own children	279	5.83%	2,887	10.31%	7,970	11.46%
Female Householder, no own children	442	9.23%	2,330	8.32%	5,756	8.27%

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Hispanic or Latino	3,868	21.71%	35,729	32.41%	94,501	34.41%
Not Hispanic or Latino	13,949	78.29%	74,524	67.59%	180,136	65.59%
2016 Occupied Housing Units by Tenure	8,795		41,288		97,122	
Owner-Occupied	7,543	85.76%	32,501	78.72%	72,107	74.24%
Renter-Occupied	1,252	14.24%	8,787	21.28%	25,016	25.76%
2016 Average Household Size	2.02		2.67		2.81	
2016 Est. Households by Household Income	8,795		41,288		97,122	
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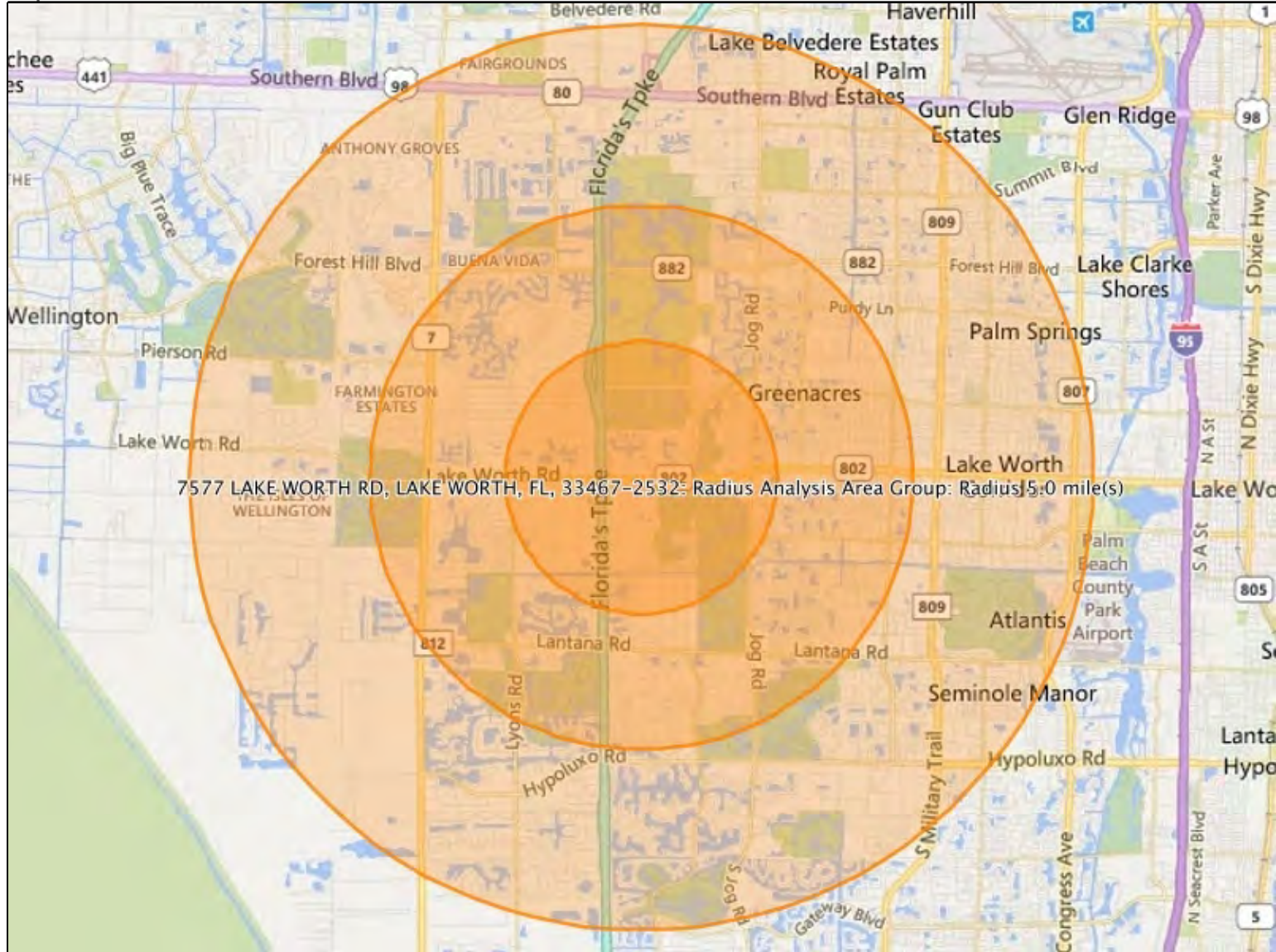
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Some Other Race Alone	\$53,052		\$46,264		\$45,059	
Two or More Races	\$62,836		\$55,615		\$52,902	
Hispanic or Latino	\$39,988		\$41,409		\$41,521	
Not Hispanic or Latino	\$43,251		\$53,138		\$58,188	

7577 Lake Worth Road, Lake Worth, Florida

Map



7577 LAKE WORTH RD, LAKE WORTH, FL, 33467-2532

-  Radius 1.5 mile(s)
-  Radius 3.0 mile(s)
-  Radius 5.0 mile(s)