



PRIME DOWNTOWN LAKE PARK RETAIL LOCATION | AVAILABLE FOR SALE

800

PARK AVENUE

LAKE PARK, FL 33403



CONFIDENTIAL OFFERING MEMORANDUM

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the **800 Park Avenue** (“the Property”).

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. (“Cushman & Wakefield”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

**For more information,
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LAKE PARK
RECREATION

WARNING
NO TRESPASSING
BY THE CITY OF LAKE PARK

NO TRESPASSING
BY THE CITY OF LAKE PARK



NO TRESPASSING
BY THE CITY OF LAKE PARK

01

Executive **SUMMARY**



LAKE PARK
RECREATION

800

WIND
EPCOR
2014

NO
SMOKING
PLEASE
KEEP
COURTESY



Executive Summary

800 Park Avenue presents a strategic commercial opportunity positioned within the **Town of Lake Park's designated downtown redevelopment district**. Located inside the Town of Lake Park Community Redevelopment Area (CRA), this property benefits from strong municipal investment activity, redevelopment incentives eligibility, and long-term economic development support.

This asset offers **early-entry positioning within a transforming downtown corridor**. Many investors enter redevelopment markets after pricing has already adjusted upward. 800 Park Avenue allows buyers and operators to secure a foothold while the district is actively growing, creating both operational upside and long-term appreciation potential.

The property is well-suited for owner-users, investors, and hospitality-focused operators seeking visibility, brand placement, and alignment with the Town's revitalization objectives. **Qualified buyers may be eligible for CRA-supported improvement and redevelopment programs**. Our team can facilitate direct introductions to City Planning and CRA representatives to review incentive availability and redevelopment opportunities tied to this location.



LAKE PARK
RECREATION



Office of Lake Park
Community Development & Planning
www.lakeparkga.gov

NO TRESPASSING
NO LOITERING
NO VEHICLES

NO
LOITERING
NO VEHICLES

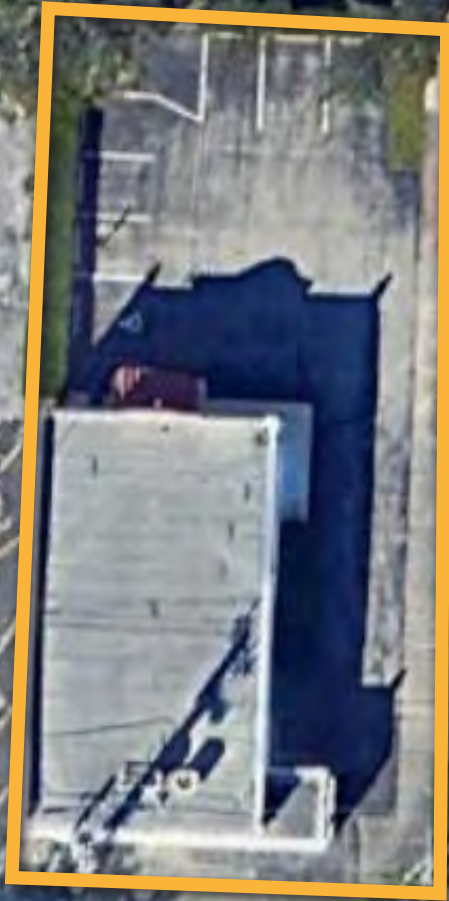
The background is a photograph of a building with a tiled roof, partially obscured by a dark blue overlay. A sign with the number '800' is visible on the left. A utility pole with wires is on the left side. A sign with a wheelchair symbol is on the right. The overall scene is dimly lit, suggesting dusk or dawn.

02

The **PROPERTY**

PARK AVENUE

8th STREET



Property Details

ADDRESS	800 Park Avenue, Lake Park, FL 33403
SUBMARKET	North Palm Beach
LOT SIZE	0.14 AC
PARCEL ID	36-43-42-20-01-006-0010
ZONING	TCC
PARKING	4.63/1,000 SF- 9 Spaces
BUILDING SIZE	1,943 SF
YEAR BUILT	1962
ROAD FRONTAGE	71' on 8th Street
CURRENT USE	Storefront Retail/Office





LAKE PARK
RECREATION



NO TRESPASSING
NO LOITERING
NO DRUGS
NO ALCOHOL

NO
LOITERING
NO
DRUGS
NO
ALCOHOL

The background is a photograph of a building with a tiled roof and a sign. The image is overlaid with a dark blue semi-transparent layer and a white diamond-shaped grid pattern. The number '03' is centered in the upper half of the image, with a short horizontal yellow line above it.

03

Location **OVERVIEW**

Location Overview

800 Park Avenue is located along Park Avenue, Lake Park’s primary downtown corridor and pedestrian-oriented commercial district. This area is positioned as the centerpiece of the Town’s revitalization strategy, supporting destination businesses, streetscape improvements, and long-term mixed-use activity. The surrounding market is experiencing increased redevelopment momentum, with approved projects and infrastructure investment advancing along major corridors. This places the property on the front side of downtown growth — offering businesses and investors the advantage of entering before full market saturation.

CRA Designation Advantage

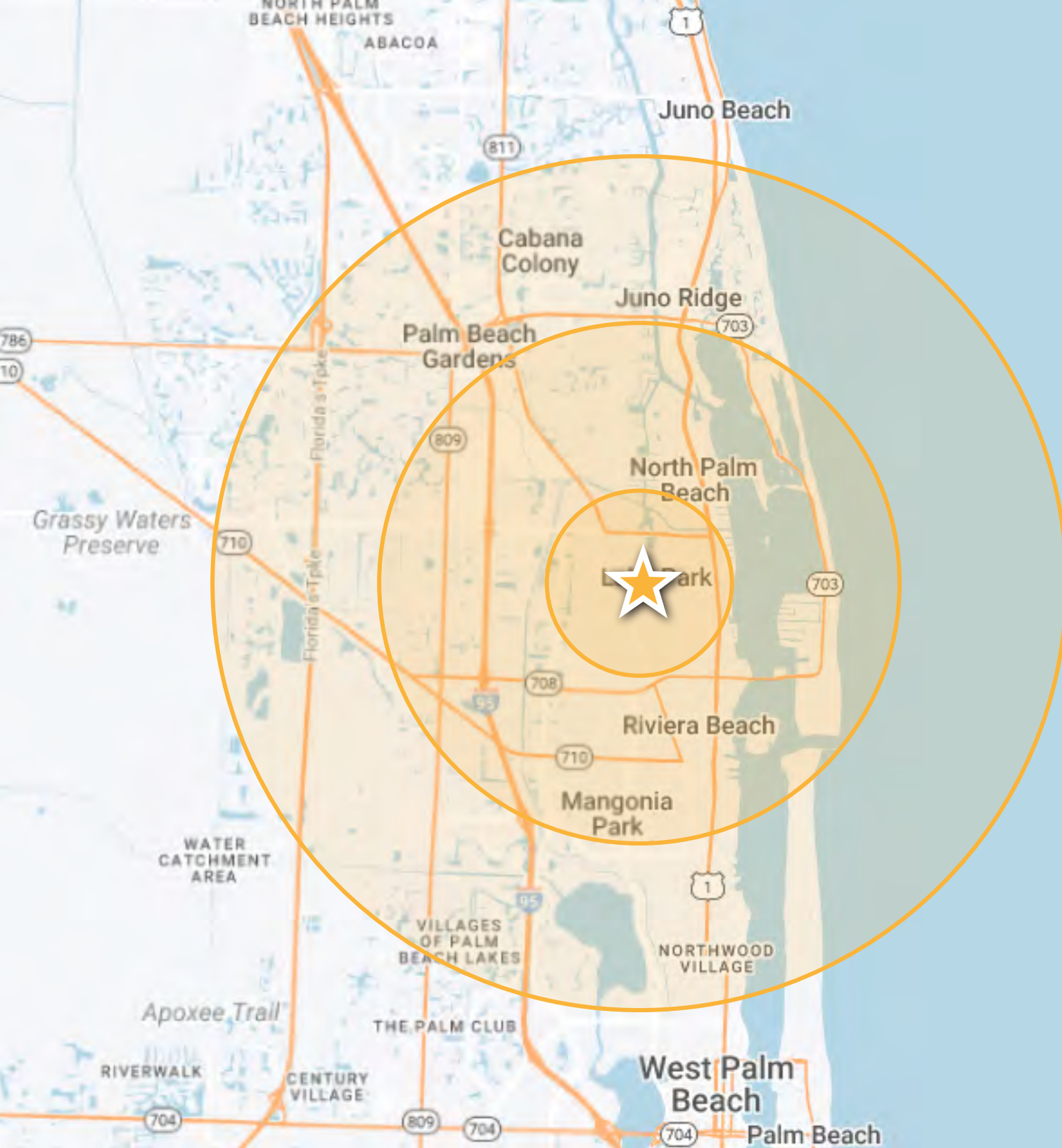
The property’s location within the Lake Park CRA boundary provides access to redevelopment assistance programs designed to support private investment. These programs may include support for façade improvements, tenant build-outs, signage upgrades, and business relocation or expansion initiatives. Interested parties can be connected directly with CRA representatives to explore available programs and qualification criteria.

Hospitality & Business Development Focus

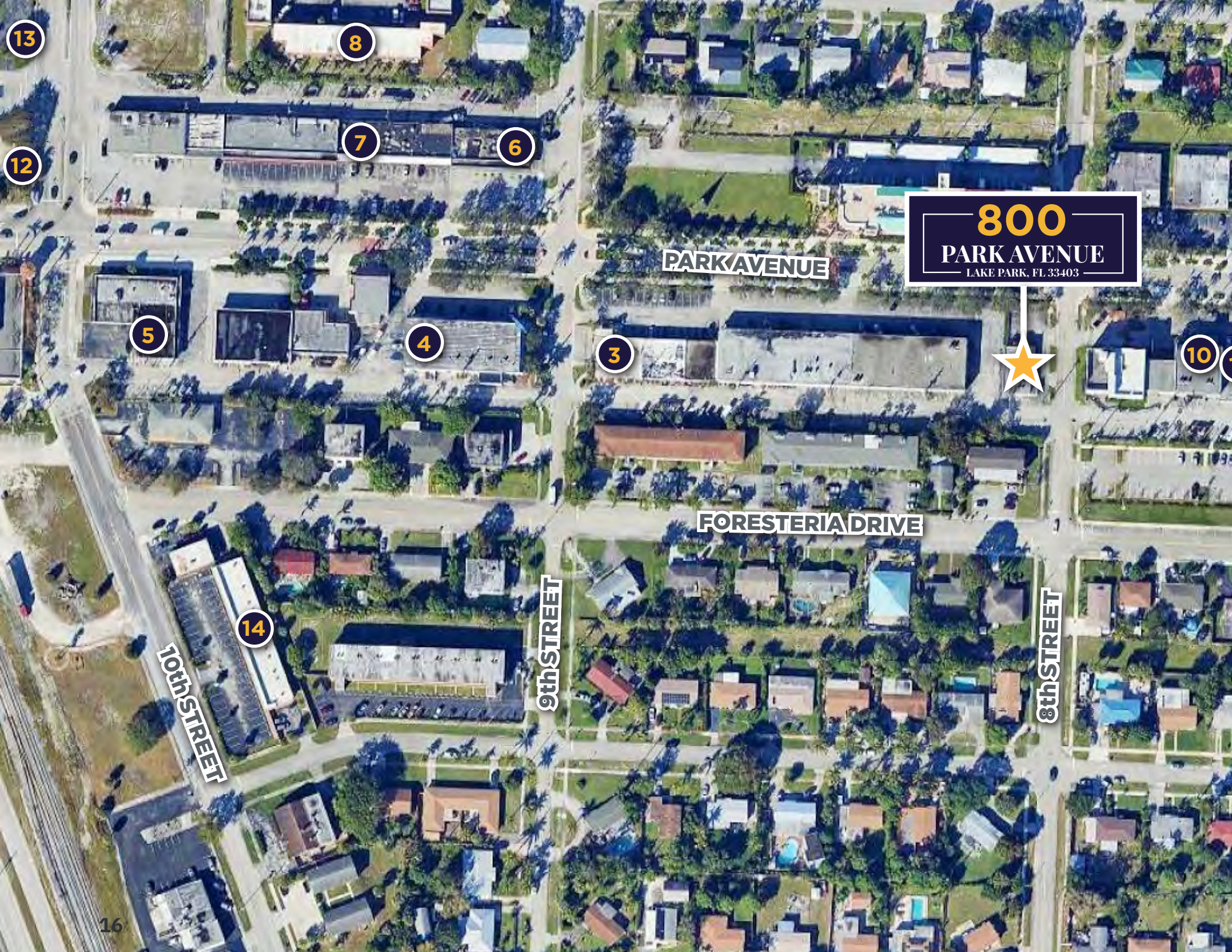
Lake Park has identified hospitality-oriented uses — including restaurants, cafés, and experiential business concepts — as priority downtown activations. The Park Avenue district is positioned to support dining traffic, local foot traffic, and community-driven commercial activity, making this location attractive for food and beverage operators and service-based businesses.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Total Population	13,693	97,394	185,817
Expected Growth from 2024-2029	+2.88%	+5.80%	+5.11%
Average Age	38	43	43
2024 Total Households	4,866	39,955	76,741
Median Household Income	\$59,536	\$65,475	\$68,079
Average Household Size	2.60	2.30	2.30
Median Home Value	\$297,622	\$353,874	\$366,655





- 
 MANGONIA PARK TRI-RAIL
 8 MIN (3.6 MILES)
- 
 WEST PALM BEACH TRI-RAIL
 14 MIN (7.0 MILES)
- 
 PALM BEACH INTERNATIONAL
 22 MIN (10.6 MILES)
- 
 PORT OF PALM BEACH
 7 MIN (3.1 MILES)
- 
 BRIGHTLINE
 19 MIN (7.4 MILES)



800
PARK AVENUE
LAKE PARK, FL 33403



PARK AVENUE

FORESTERIA DRIVE

9th STREET

8th STREET

10th STREET

13

8

7

6

5

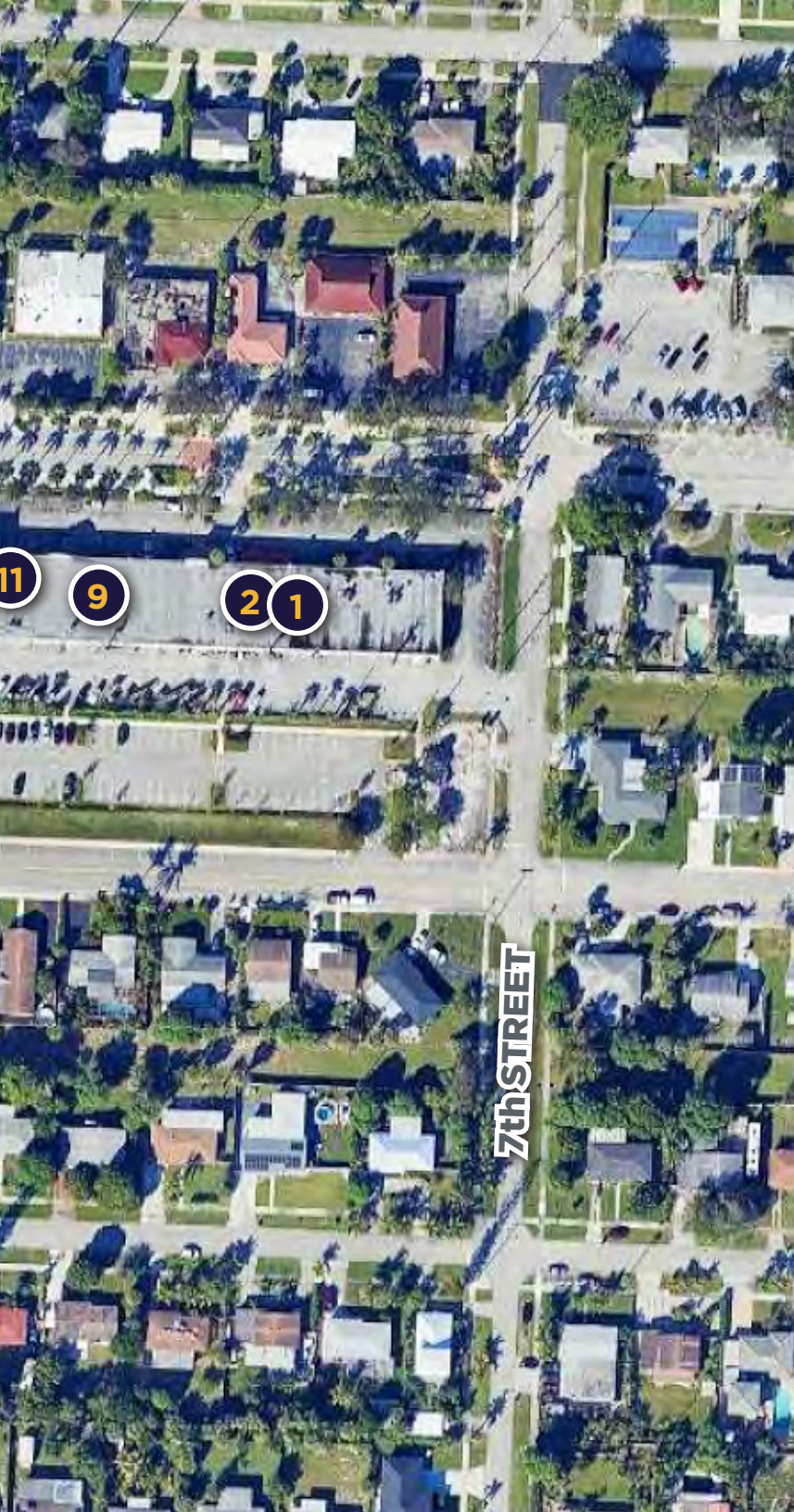
4

3

10

14

16



Amenities Map

1	The Brewhouse Gallery	Brewery
2	The Kelsey City Brewing Company	Brewery
3	Pearl of the Island Restaurant & Patio	Restaurant
4	The Ave Luxe Gym	Fitness
5	Grace Caribbean	Restaurant
6	Kelsey Market	Retail
7	Camilli's Pizza	Restaurant
8	Ercilia Fenelus Book Store	Retail
9	Record Nations	Retail
10	Kelsey Vintage Goods	Retail
11	Attic Fanatics	Retail
12	Advance Auto Parts	Retail
13	Coastal Karma Brewing	Brewery
14	Duverglass Food & Beverage Market	Retail



LAKE PARK
RECREATION

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PRIVATE PROPERTY

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PRIVATE PROPERTY

State of Lake Park
Community Development System
www.lakeparkga.gov

NO
OPENING
PRIVATE PROPERTY



04

Property PHOTOS





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