



PRIME DOWNTOWN LAKE PARK RETAIL LOCATION | AVAILABLE FOR SALE

800

PARK AVENUE

LAKE PARK, FL 33403



CONFIDENTIAL OFFERING MEMORANDUM

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01 EXECUTIVE SUMMARY 5

02 THE PROPERTY 9

03 PROPERTY & LOCATION OVERVIEW 13

04 PROPERTY PHOTOS 19





01

Executive SUMMARY



LAKE PARK
RECREATION

800

WIND
*
10/20/19
2019

NO
PARKING
HERE



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.



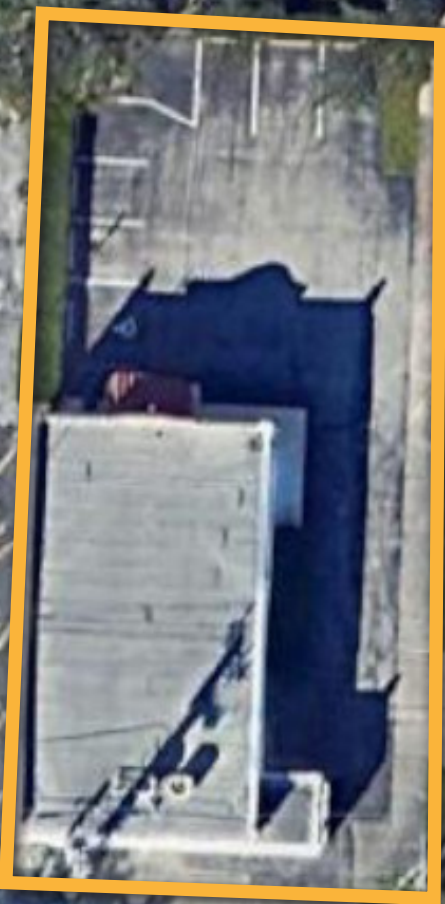


02

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







03

Location OVERVIEW

Property & 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.

Retail/Hospitality & Activation Focus

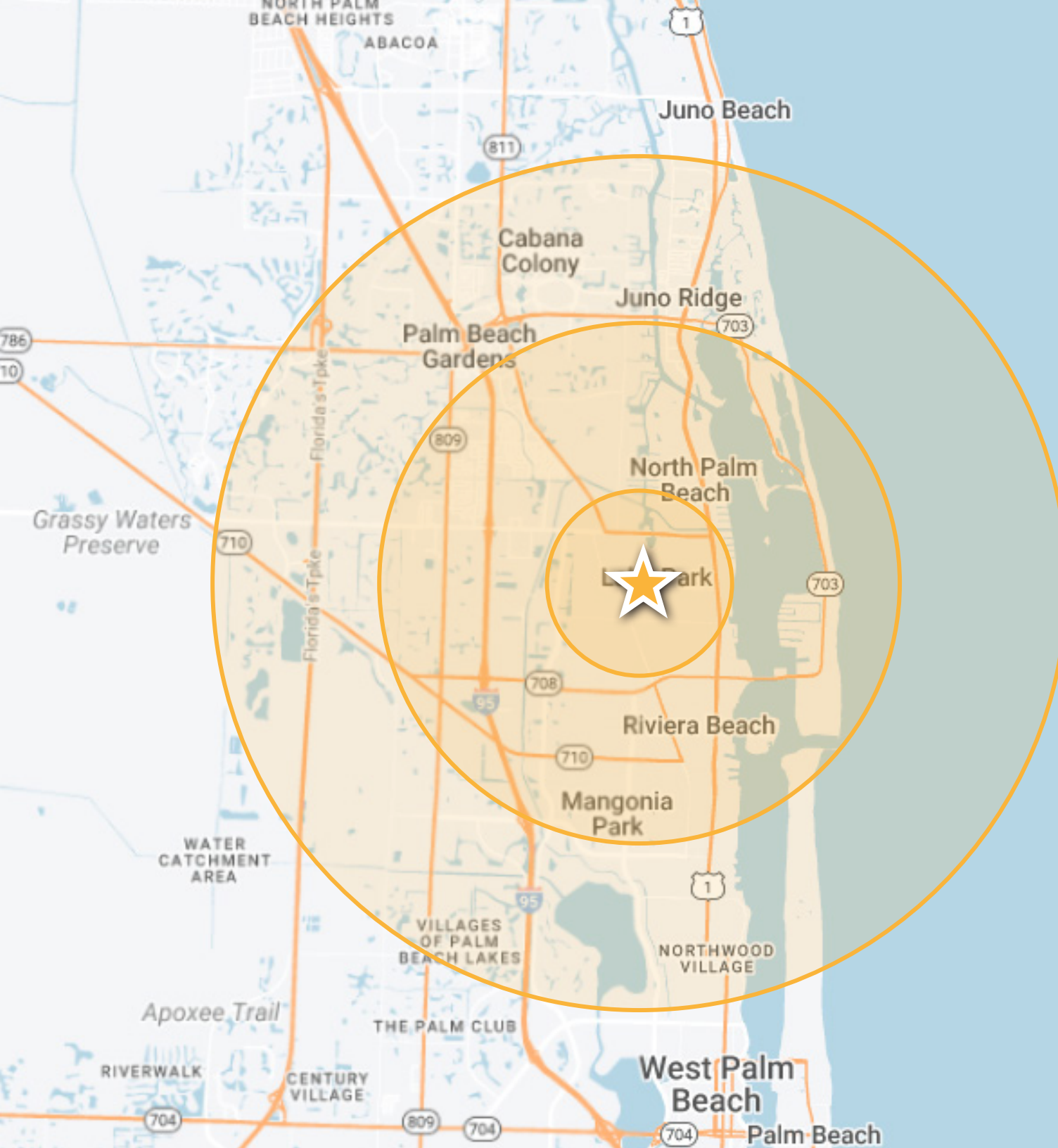
Lake Park has identified hospitality-oriented uses — including restaurants, cafés, and experiential retail business concepts — as priority downtown activations. The Park Avenue district is positioned to support dining traffic, local foot traffic, and community-driven commercial activity, making this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

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.

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)



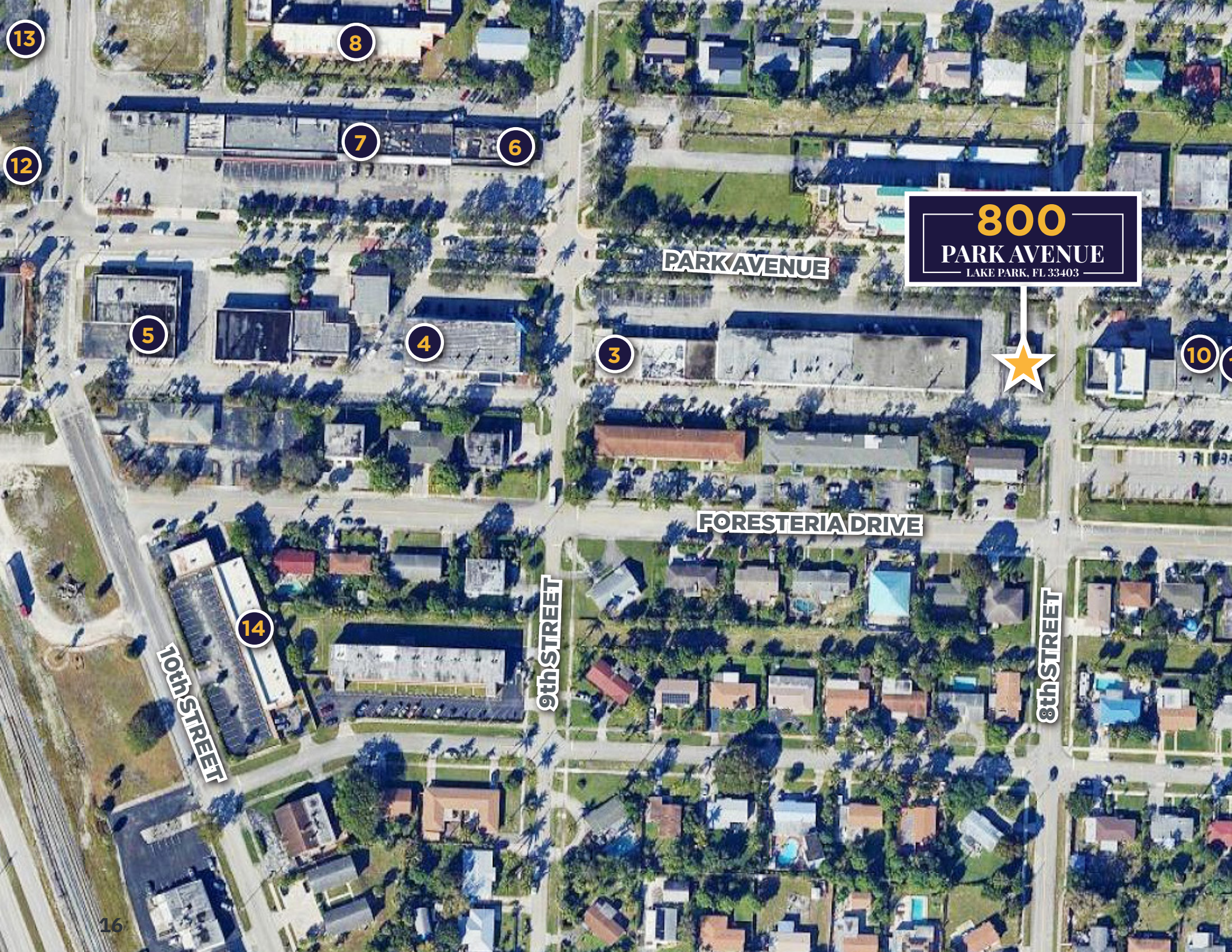
PALM BEACH INTERNATIONAL
22 MIN (10.6 MILES)



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

12

5

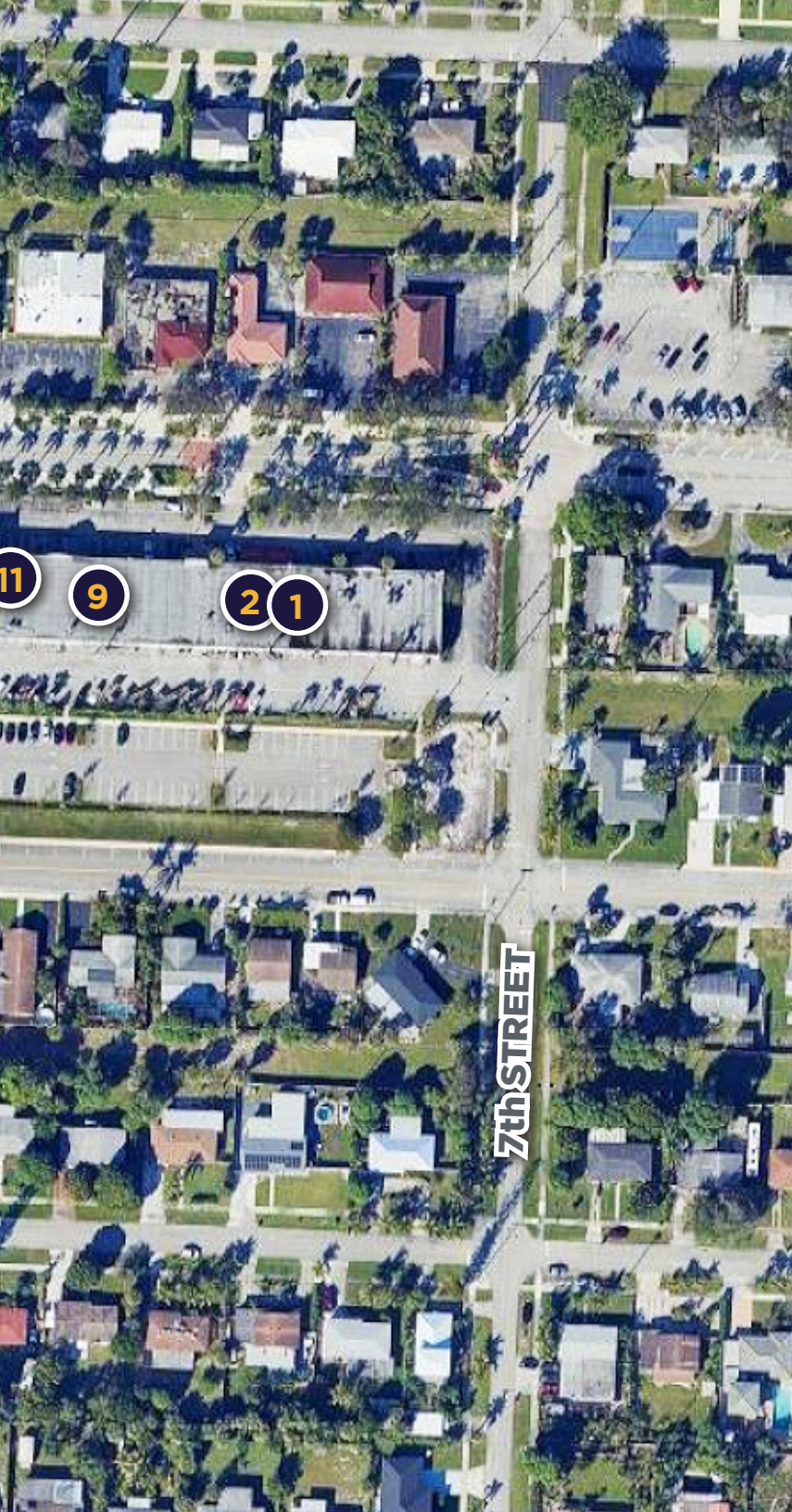
4

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

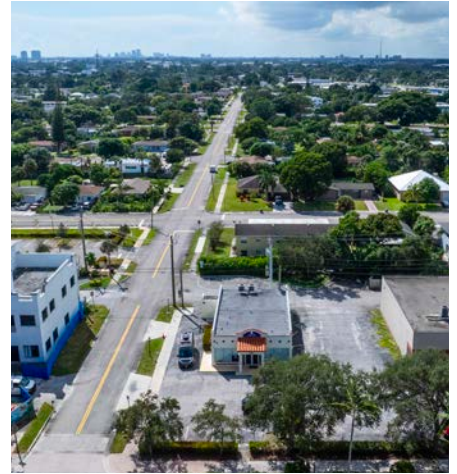
NO
ENTERING
BEHIND
PROPERTY
BARRIER



04

Property PHOTOS





Exclusive Advisors

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