

FOR SALE | FOR LEASE

6,200 SF BUILDING ON 0.83 ACRES

4690 Lake Worth Road, Greenacres, FL 33463



EXISTING AUTOMOTIVE BUILDING FOR SALE OR LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Eric Spritz
VICE PRESIDENT
ericsspritz@katzretail.com
(954) 296-5861

Property Overview

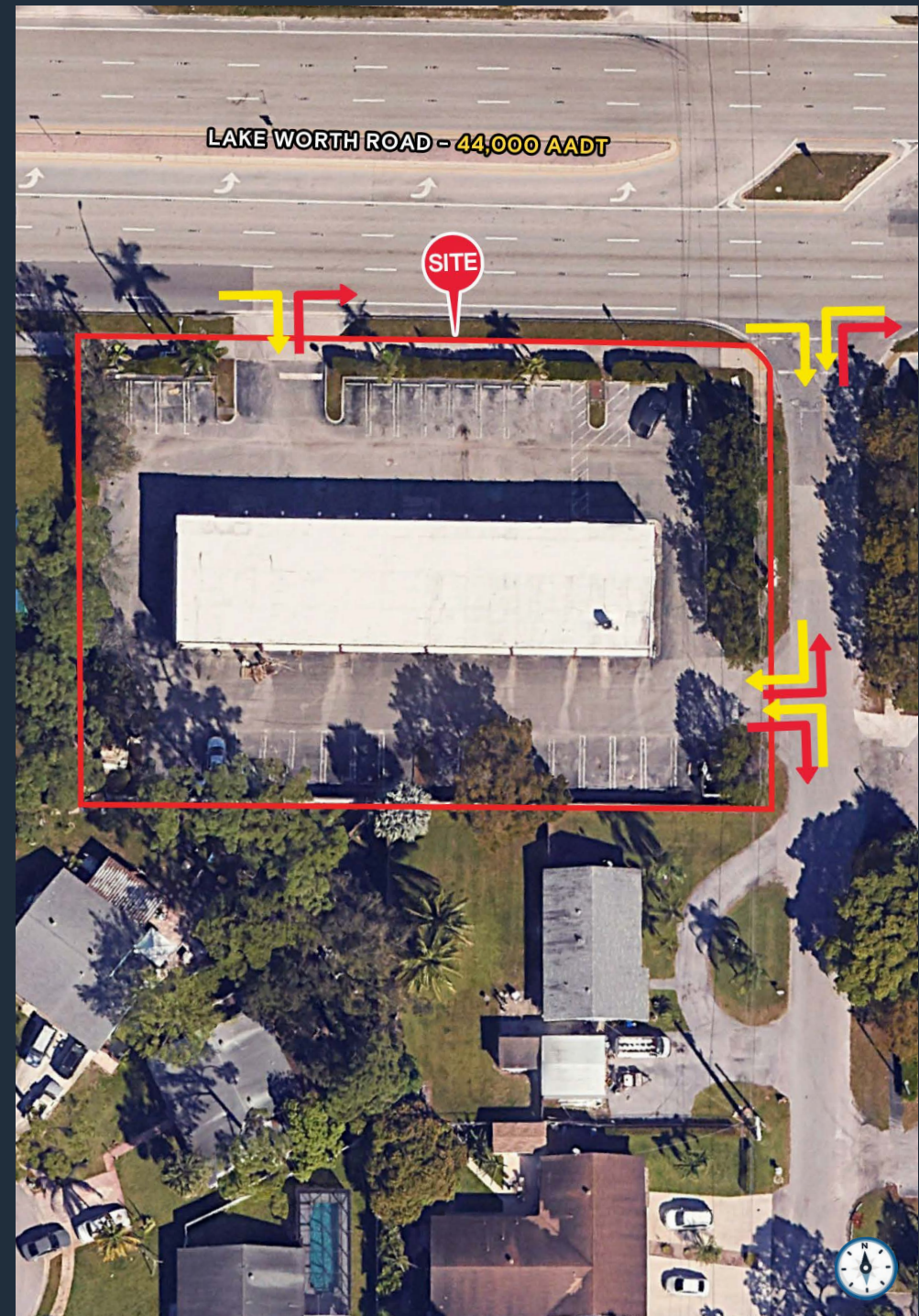
HIGHLIGHTS

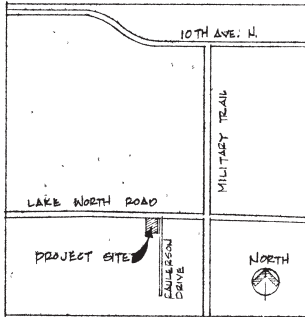
- 6,200 SF existing Automotive Building for Sale or Lease
- 0.83 Acre Parcel
- Left Turn in, Right Turn In, Right Turn Out Egress
- 9 Service Bays
- Zoned CI
- Approximately 85,000 cars per day at the intersection of Lake Worth Road and Military Trail
- Ample Parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,456	182,321	370,873
HOUSEHOLDS	6,596	65,636	133,726
EMPLOYEES	17,312	146,977	301,040
AVERAGE HH INCOME	\$81,150	\$80,453	\$92,959

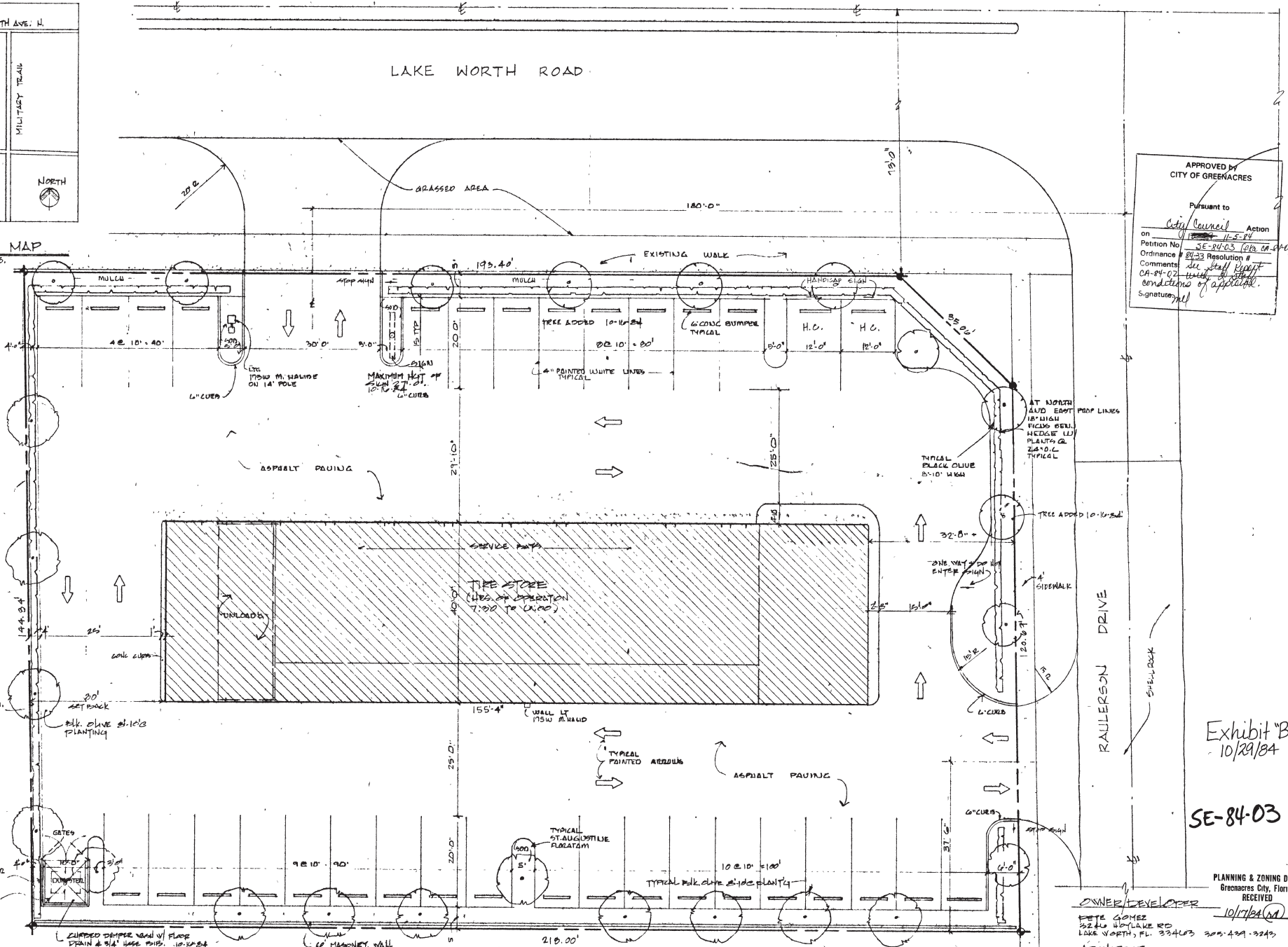
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	62,357	217,476	411,432
HOUSEHOLDS	20,759	77,617	148,934
EMPLOYEES	49,401	174,868	334,263
AVERAGE HH INCOME	\$81,774	\$81,208	\$93,617





LAKE WORTH ROAD

LOCATION MAP



APPROVED BY
CITY OF GREENACRES

Pursuant to
City Council Action
on 11-5-84
Petition No. SE-84-03 (P.A. 08-0402)
Ordinance # 84-33 Resolution #
Comments: See Staff Report
CA-84-02 Handwritten notes
conditions of approval.
Signature: [Signature]

AT WEST & SOUTH
24" HIGH FENCE BELL
W/ PLANTS @ 2'-0" O.C.

NOTE: ALL PLANTING
AREAS WILL BE
SPRINKLERED

Exhibit "B"
10/29/84

SE-84-03

PLANNING & ZONING DEPT
Gretnacres City, Florida
RECEIVED

OWNER/DEVELOPER
10/17/84 (84)

TIRE STORE
5240 W. LAKE RD
LAKE WORTH, FL. 33403 305-439-3243

ARCHITECT
FURBER NEWMAN ARCHITECTS & PLANNERS
1640 DONNA RD
N. PALM BCH., FL. 33409 305-684-1788

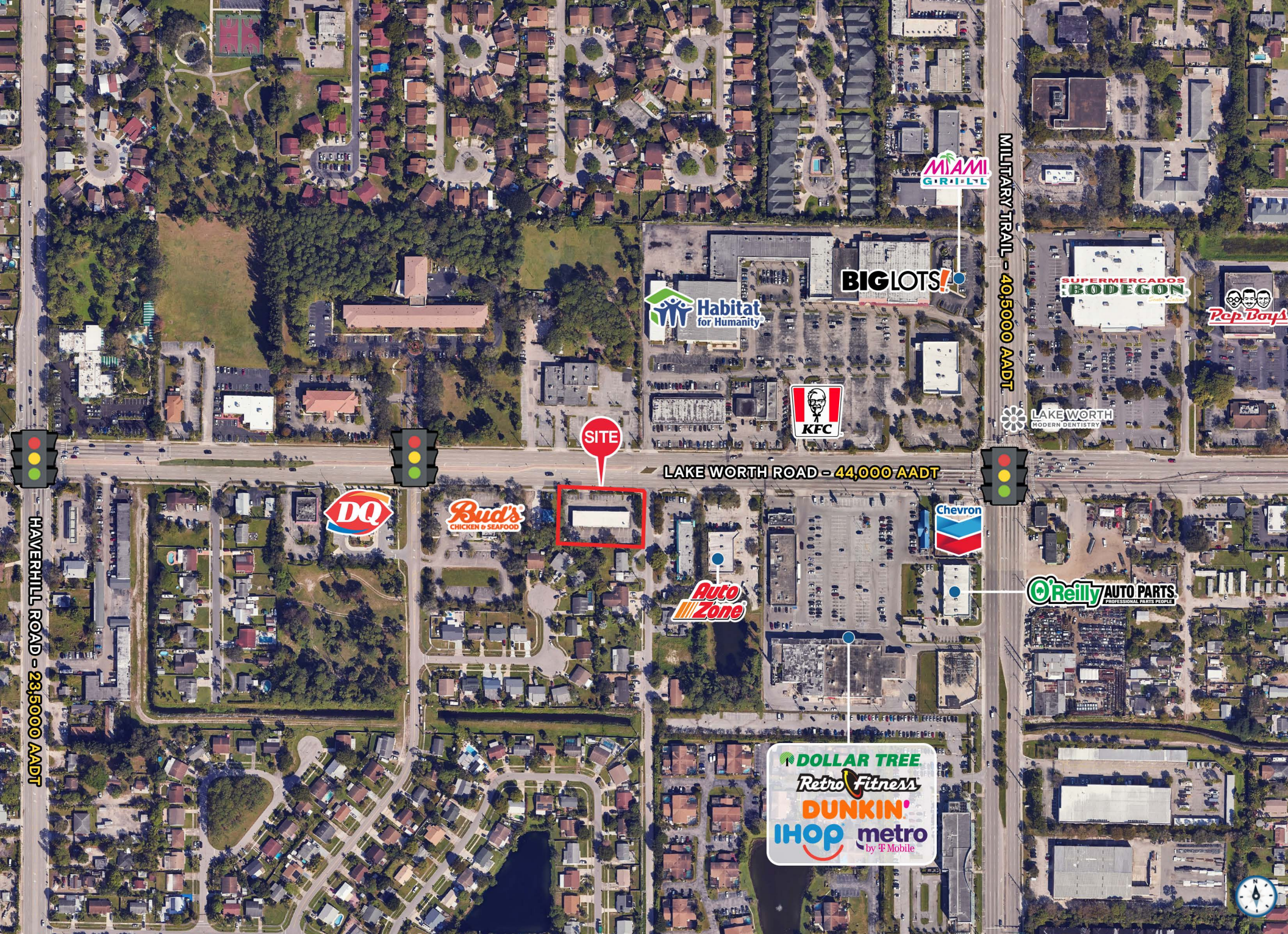
ENGINEER
KATZ & ASSOCIATES
1546 DONNA RD
N. PALM BCH., FL. 33409 305-684-6333

SITE DEVELOPMENT DATA:
CURRENT ZONING : C-1 BLDG. USES SECT
ADJACENT ZONING : WEST(1) SOUTH (RESIDENTIAL)
SITE AREA 0.726 ACRES COVERAGE (HEA) 21% LANDSCAPED 11.7%
PARKING : REQUIRED 32 PROVIDED 33

LEGAL DESCRIPTION
LOTS 6 & 7, "CLINTON PARK" ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 12, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS
OF WAY OF RECORD CONTAINING 0.72 AC.

site plan
1"=10'-0"



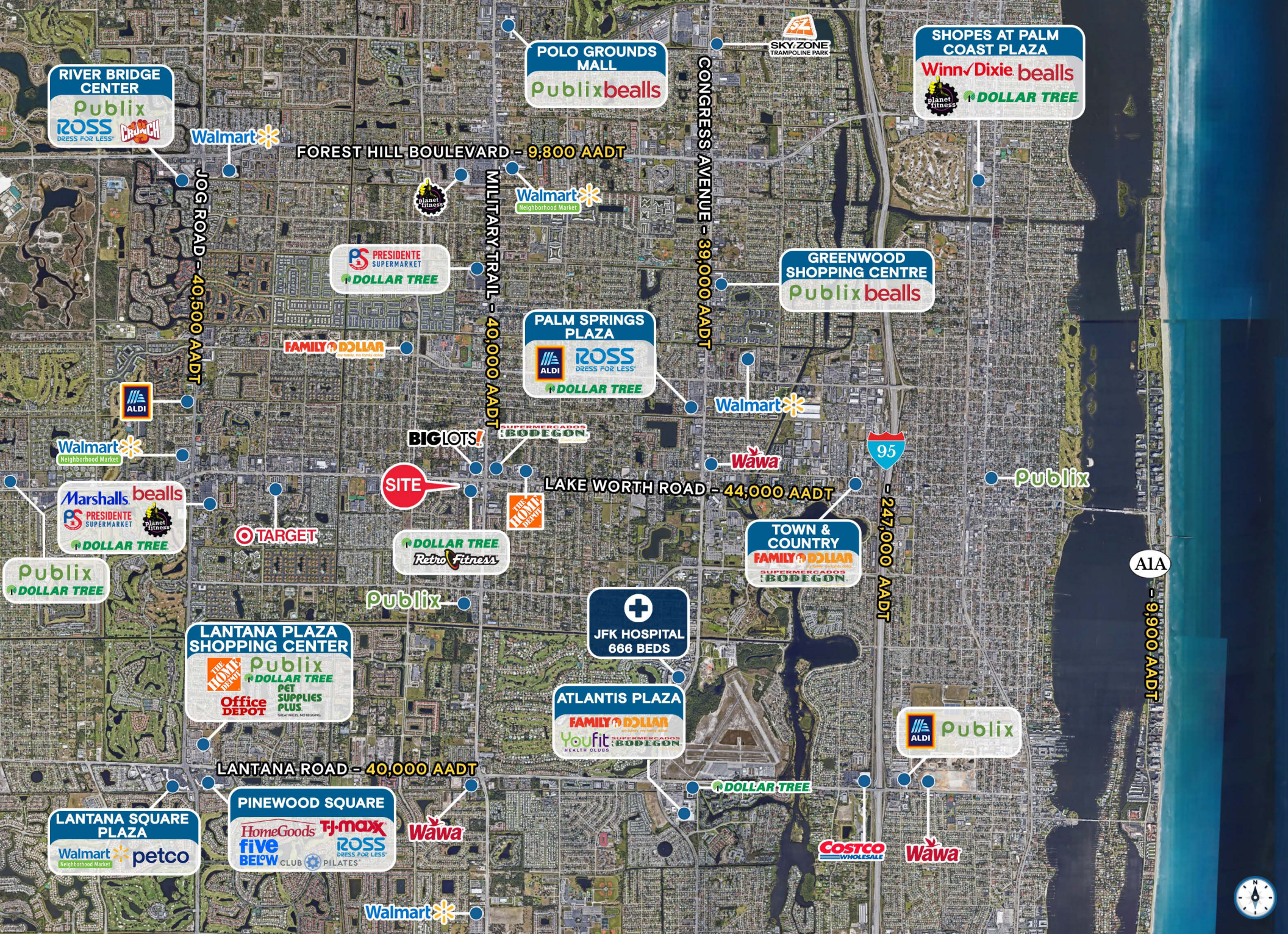


HAVERHILL ROAD - 23,500 AADT

MILITARY TRAIL - 40,500 AADT

LAKE WORTH ROAD - 44,000 AADT

SITE

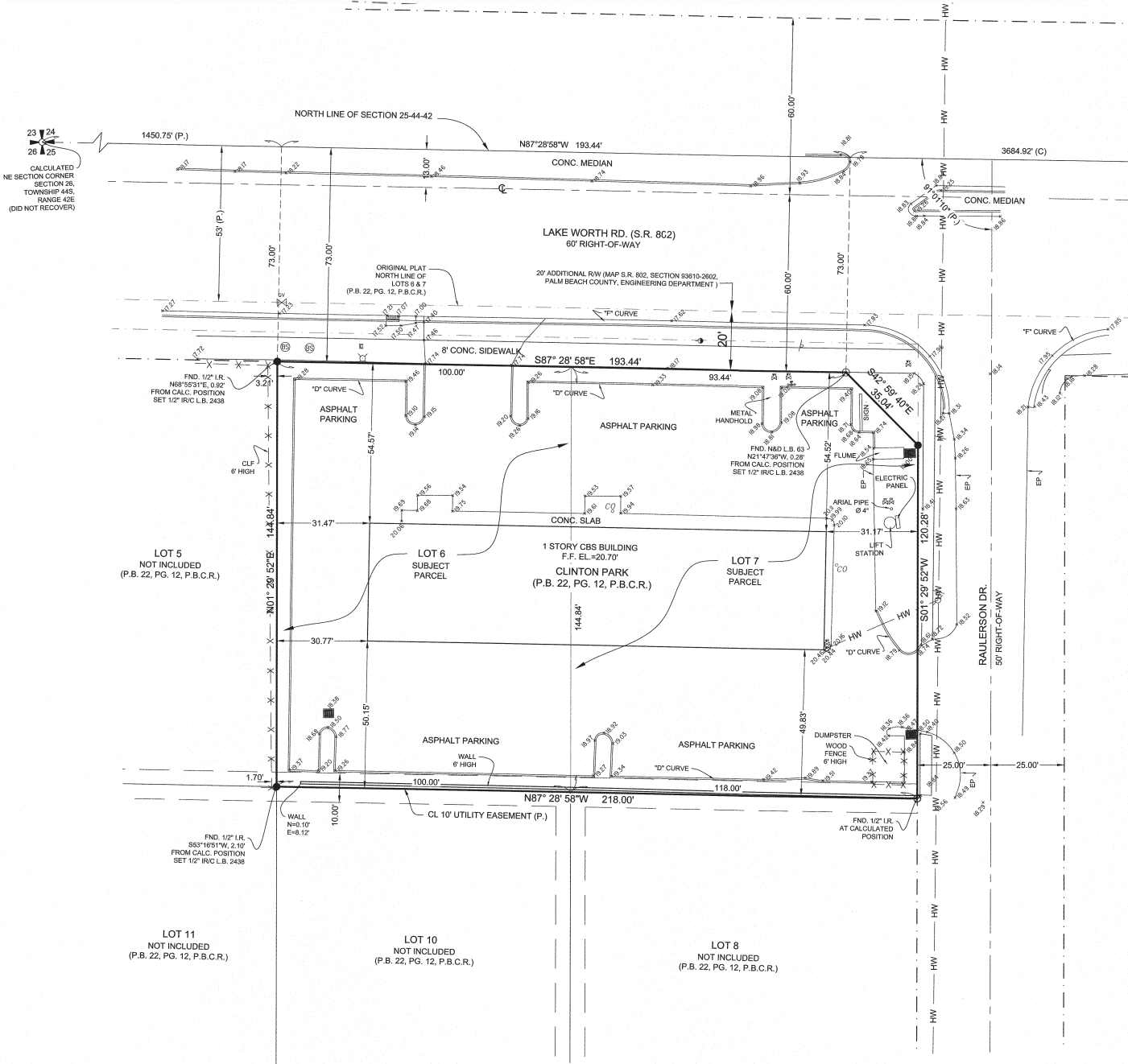


BOUNDARY SURVEY

LOT 6 & 7 OF THE PLAT OF CLINTON PARK, PLAT BOOK 22, PAGE 12, P.B.C.R.
SECTIONS 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.22.25