

FOR LEASE

# ± 5,856 SF 2ND GENERATION RESTAURANT W/ DRIVE THRU

6120 LAKE WORTH ROAD, GREENACRES, FL 33463



43,500 AADT ON LAKE WORTH ROAD!

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

ERIC SPRITZ  
VICE PRESIDENT  
ericspritz@katzretail.com  
(954) 296-5861

JON CASHION  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071

# PROPERTY OVERVIEW

## HIGHLIGHTS

- Freestanding ±5,856 SF 2nd Generation Restaurant with Drive Thru on 1.296 Acres
- 2nd Generation with Restaurant infrastructure
- Ample Parking (76 Spaces)
- Strong Visibility to the road including monument signage
- 2 Miles East of the Florida Turnpike
- High Growth Market
- Located on Lake Worth Road with heavy traffic counts (43,500 AADT)



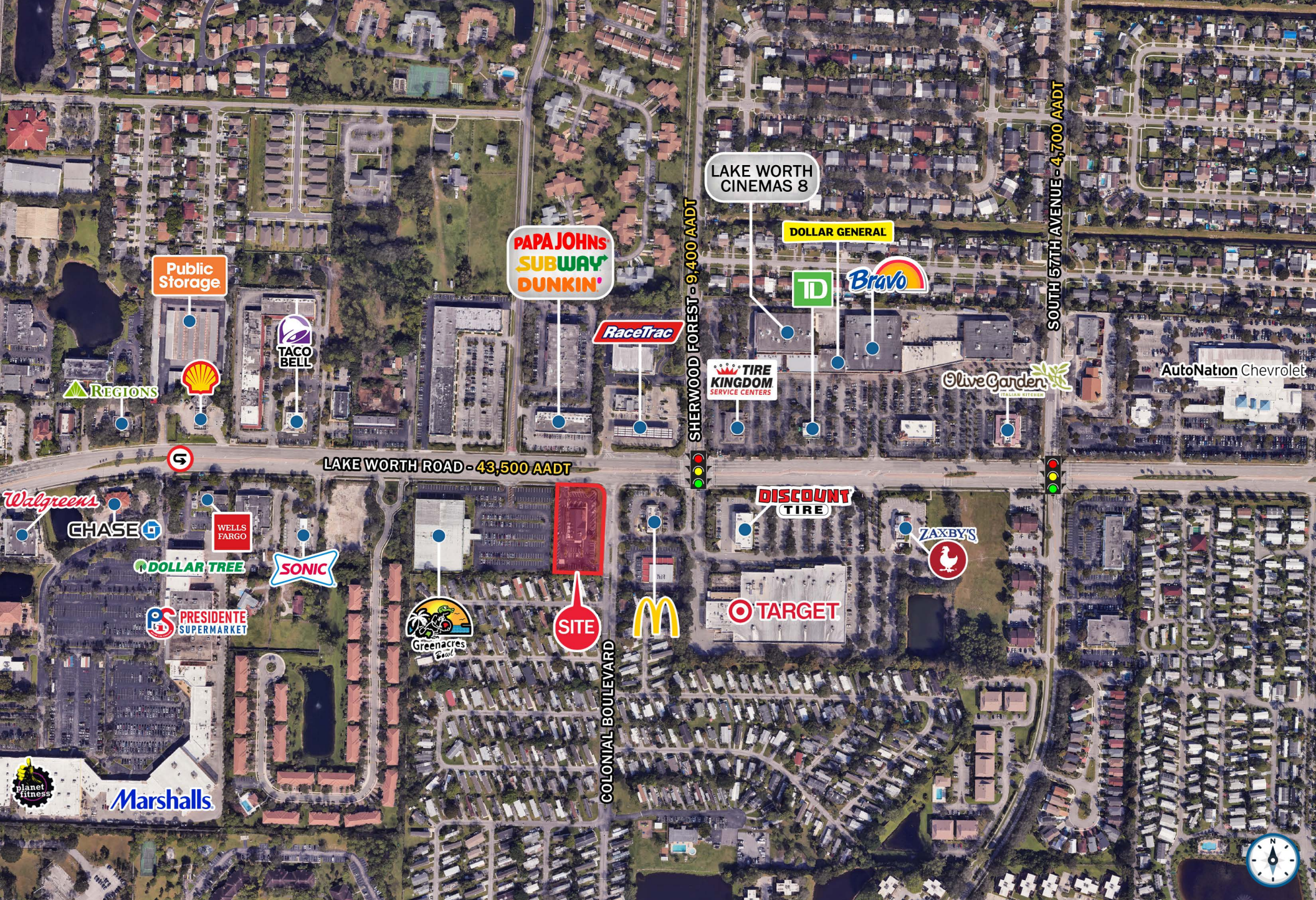
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	22,854	162,321	347,277
HOUSEHOLDS	8,969	58,131	123,006
DAYTIME EMPLOYEES	18,890	131,335	281,854
AVERAGE HH INCOME	\$92,106	\$86,916	\$96,529
	5 Minutes	10 Minutes	15 Minutes
POPULATION	49,645	192,971	395,182
HOUSEHOLDS	19,823	68,469	141,899
DAYTIME EMPLOYEES	41,323	155,736	321,739
AVERAGE HH INCOME	\$78,059	\$86,950	\$96,229

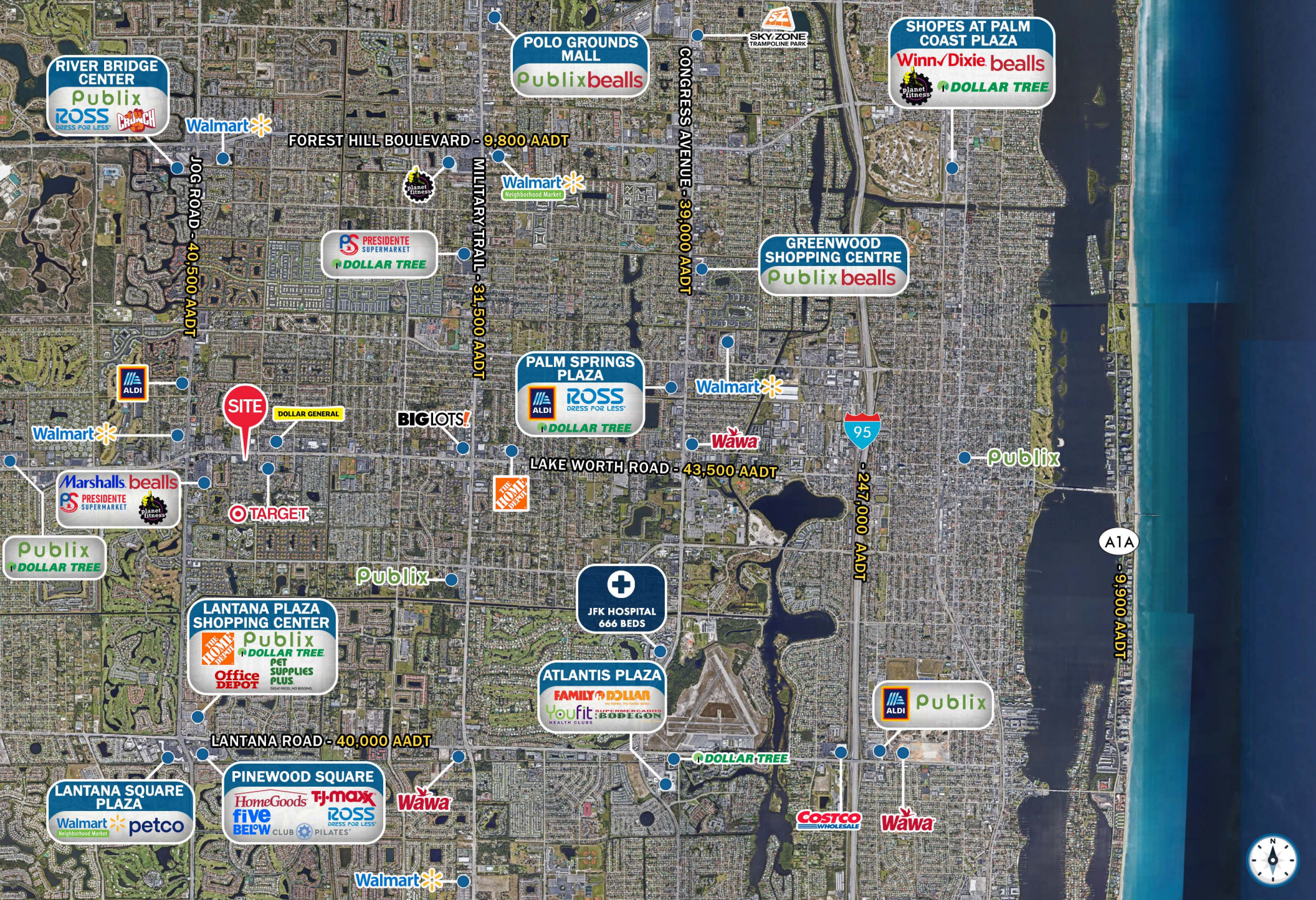


# 6120 LAKE WORTH ROAD | EXECUTIVE SUMMARY





6120 LAKE WORTH ROAD | CLOSE INTERSECTION AERIAL



# 6120 LAKE WORTH ROAD | MARKET AERIAL

**LAKE WORTH ROAD - 43,500 AADT**

**COLONIAL BOULEVARD**

## CONTACT AGENTS

**ERIC SPRITZ**  
VICE PRESIDENT  
ericspritz@katzretail.com  
(954) 296-5861

**JON CASHION**  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071



# KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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: 07.29.24