

# First Floor for Lease

# Retail/Office Space



## Downtown Lake Worth Beach

200 Lake Avenue, Lake Worth Beach, FL 33460

### Property Details

- First Floor Area: 5,750 SQ FT
- Full Capacity Generator
- Abundant Free Parking
- Floor-to-Ceiling Windows
- Monument/Building Signage Available
- Opportunity to Design Your Own Space
- Fully Renovated Modern Building (2019)
- In the Heart of Downtown Lake Worth Beach
- Densely Populated, Historic, Walkable Area
- Excellent Visibility

### Leasing Contact

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200 Lake Avenue, 2nd Floor  
Lake Worth Beach, FL 33460

Tel: 888-523-0344  
leasing@in-rel.com

@inrel.properties  
[www.in-rel.com](http://www.in-rel.com)



## Demographic and Income Profile

200 Lake Avenue Lake Worth Beach FL 33460  
200 Lake Avenue Lake Worth Beach FL 33460  
Ring: 1 mile radius

Latitude: 26.6159  
Longitude: -80.0507

Summary	Census 2010	2020	2025				
Population	17,323	19,005	19,799				
Households	6,664	7,202	7,482				
Families	3,144	3,330	3,445				
Average Household Size	2.56	2.60	2.61				
Owner Occupied Housing Units	2,564	2,709	2,811				
Renter Occupied Housing Units	4,100	4,493	4,671				
Median Age	33.7	34.7	34.7				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.82%	1.33%	0.72%				
Households	0.77%	1.27%	0.72%				
Families	0.68%	1.23%	0.64%				
Owner HHs	0.74%	1.22%	0.72%				
Median Household Income	1.78%	1.51%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	1,262	17.5%	1,151	15.4%		
	\$15,000 - \$24,999	943	13.1%	918	12.3%		
	\$25,000 - \$34,999	1,007	14.0%	1,023	13.7%		
	\$35,000 - \$49,999	930	12.9%	978	13.1%		
	\$50,000 - \$74,999	1,167	16.2%	1,281	17.1%		
	\$75,000 - \$99,999	834	11.6%	932	12.5%		
	\$100,000 - \$149,999	571	7.9%	661	8.8%		
	\$150,000 - \$199,999	154	2.1%	177	2.4%		
\$200,000+	336	4.7%	361	4.8%			
Median Household Income	\$40,189		\$43,893				
Average Household Income	\$63,215		\$68,700				
Per Capita Income	\$24,093		\$26,114				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,315	7.6%	1,319	6.9%	1,426	7.2%
	5 - 9	983	5.7%	1,125	5.9%	1,168	5.9%
	10 - 14	788	4.5%	996	5.2%	1,011	5.1%
	15 - 19	1,017	5.9%	1,090	5.7%	1,103	5.6%
	20 - 24	1,629	9.4%	1,583	8.3%	1,753	8.9%
	25 - 34	3,323	19.2%	3,490	18.4%	3,524	17.8%
	35 - 44	2,542	14.7%	2,627	13.8%	2,751	13.9%
	45 - 54	2,239	12.9%	2,205	11.6%	2,158	10.9%
	55 - 64	1,576	9.1%	1,937	10.2%	1,941	9.8%
	65 - 74	952	5.5%	1,457	7.7%	1,628	8.2%
	75 - 84	609	3.5%	796	4.2%	972	4.9%
	85+	349	2.0%	380	2.0%	363	1.8%
	Race and Ethnicity	Census 2010		2020		2025	
Number		Percent	Number	Percent	Number	Percent	
White Alone		10,537	60.8%	10,838	57.0%	11,017	55.6%
Black Alone		2,642	15.3%	3,233	17.0%	3,497	17.7%
American Indian Alone		1,453	8.4%	1,355	7.1%	1,280	6.5%
Asian Alone		162	0.9%	204	1.1%	233	1.2%
Pacific Islander Alone		13	0.1%	15	0.1%	14	0.1%
Some Other Race Alone		1,693	9.8%	2,298	12.1%	2,602	13.1%
Two or More Races		823	4.8%	1,062	5.6%	1,156	5.8%
Hispanic Origin (Any Race)		7,508	43.3%	9,451	49.7%	10,472	52.9%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 22, 2020

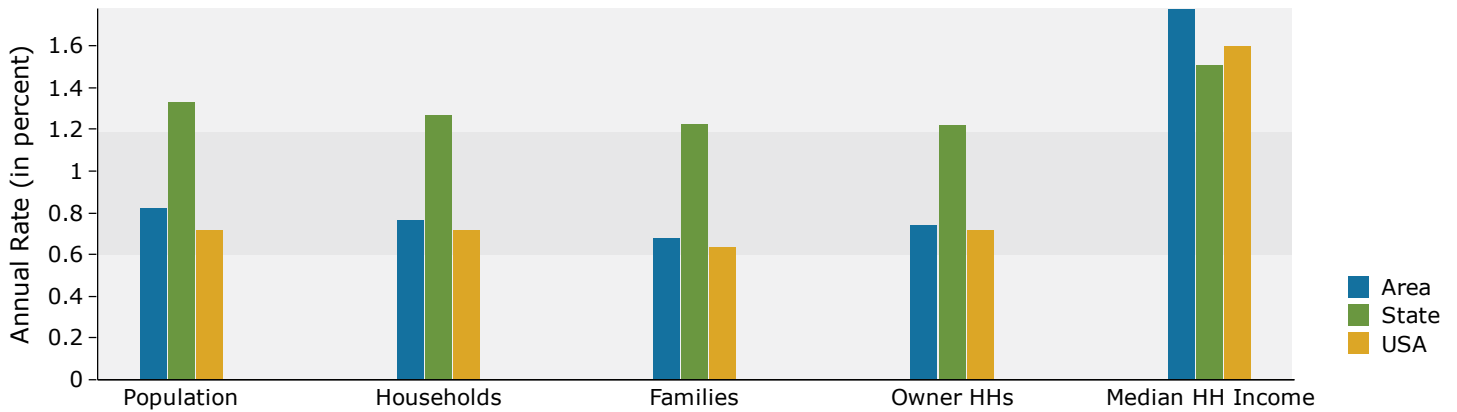


## Demographic and Income Profile

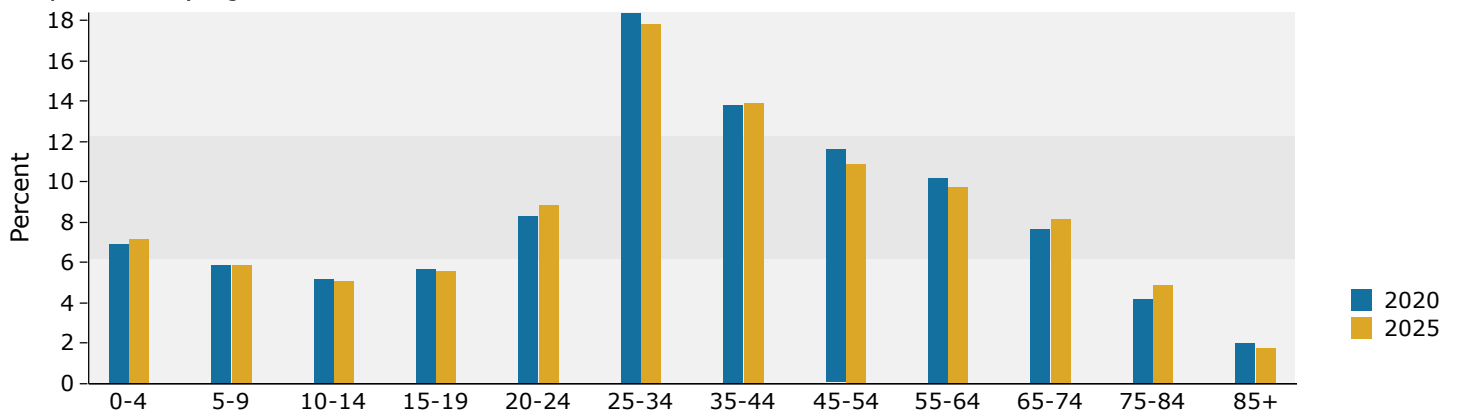
200 Lake Avenue Lake Worth Beach FL 33460  
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Ring: 1 mile radius

Latitude: 26.6159  
Longitude: -80.0507

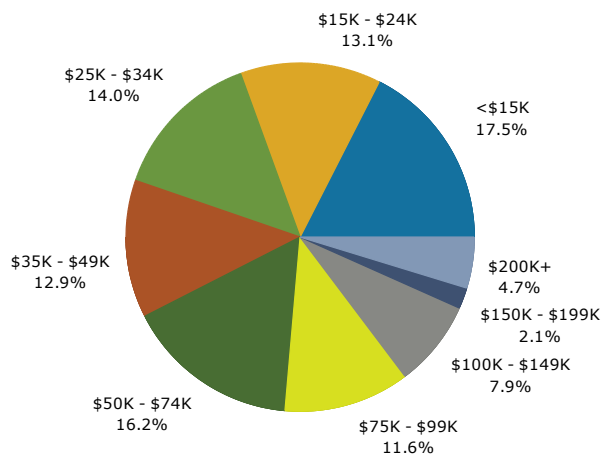
### Trends 2020-2025



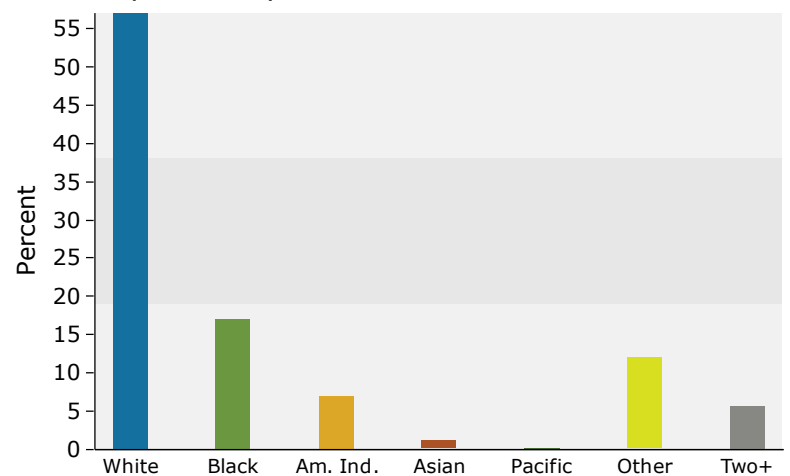
### Population by Age



### 2020 Household Income



### 2020 Population by Race



2020 Percent Hispanic Origin: 49.7%



## Demographic and Income Profile

200 Lake Avenue Lake Worth Beach FL 33460  
200 Lake Avenue Lake Worth Beach FL 33460  
Ring: 3 mile radius

Latitude: 26.6159  
Longitude: -80.0507

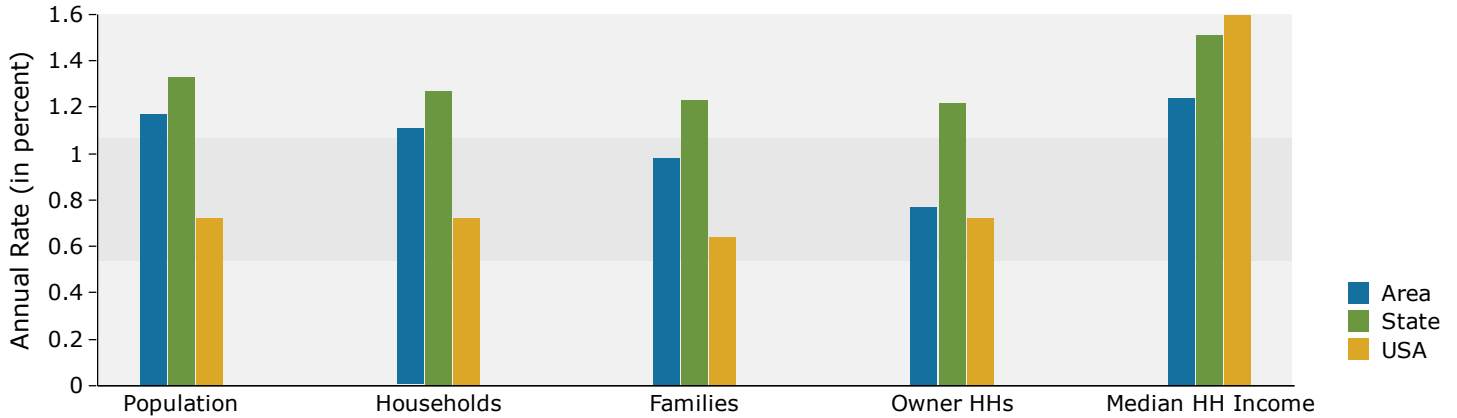
Summary	Census 2010		2020		2025		
Population	75,982		83,312		88,310		
Households	29,986		32,402		34,240		
Families	16,967		18,045		18,945		
Average Household Size	2.50		2.54		2.55		
Owner Occupied Housing Units	17,128		18,103		18,807		
Renter Occupied Housing Units	12,858		14,299		15,433		
Median Age	38.1		39.4		39.7		
Trends: 2020-2025 Annual Rate	Area		State		National		
Population	1.17%		1.33%		0.72%		
Households	1.11%		1.27%		0.72%		
Families	0.98%		1.23%		0.64%		
Owner HHs	0.77%		1.22%		0.72%		
Median Household Income	1.24%		1.51%		1.60%		
Households by Income				2020		2025	
				Number	Percent	Number	Percent
	<\$15,000			4,512	13.9%	4,217	12.3%
	\$15,000 - \$24,999			3,602	11.1%	3,506	10.2%
	\$25,000 - \$34,999			3,759	11.6%	3,785	11.1%
	\$35,000 - \$49,999			4,336	13.4%	4,515	13.2%
	\$50,000 - \$74,999			5,666	17.5%	6,155	18.0%
	\$75,000 - \$99,999			3,677	11.3%	4,073	11.9%
	\$100,000 - \$149,999			3,528	10.9%	4,172	12.2%
	\$150,000 - \$199,999			1,297	4.0%	1,563	4.6%
	\$200,000+			2,025	6.2%	2,254	6.6%
Median Household Income			\$49,963		\$53,149		
Average Household Income			\$75,029		\$81,783		
Per Capita Income			\$29,137		\$31,660		
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,284	7.0%	5,177	6.2%	5,625	6.4%
	5 - 9	4,334	5.7%	4,892	5.9%	5,151	5.8%
	10 - 14	4,028	5.3%	4,791	5.8%	4,993	5.7%
	15 - 19	4,481	5.9%	4,458	5.4%	4,986	5.6%
	20 - 24	5,540	7.3%	5,367	6.4%	5,639	6.4%
	25 - 34	11,210	14.8%	12,221	14.7%	12,240	13.9%
	35 - 44	10,233	13.5%	10,278	12.3%	11,312	12.8%
	45 - 54	10,674	14.0%	9,938	11.9%	9,760	11.1%
	55 - 64	8,177	10.8%	10,360	12.4%	10,264	11.6%
	65 - 74	5,418	7.1%	8,114	9.7%	9,428	10.7%
	75 - 84	4,183	5.5%	4,817	5.8%	5,995	6.8%
	85+	2,418	3.2%	2,899	3.5%	2,918	3.3%
	Race and Ethnicity	Census 2010		2020		2025	
Number		Percent	Number	Percent	Number	Percent	
White Alone		51,259	67.5%	52,628	63.2%	54,135	61.3%
Black Alone		13,097	17.2%	15,996	19.2%	17,807	20.2%
American Indian Alone		2,210	2.9%	2,084	2.5%	1,987	2.3%
Asian Alone		1,033	1.4%	1,245	1.5%	1,397	1.6%
Pacific Islander Alone		57	0.1%	66	0.1%	69	0.1%
Some Other Race Alone		5,489	7.2%	7,525	9.0%	8,716	9.9%
Two or More Races		2,837	3.7%	3,768	4.5%	4,200	4.8%
Hispanic Origin (Any Race)	26,296	34.6%	34,742	41.7%	39,909	45.2%	

**Data Note:** Income is expressed in current dollars.

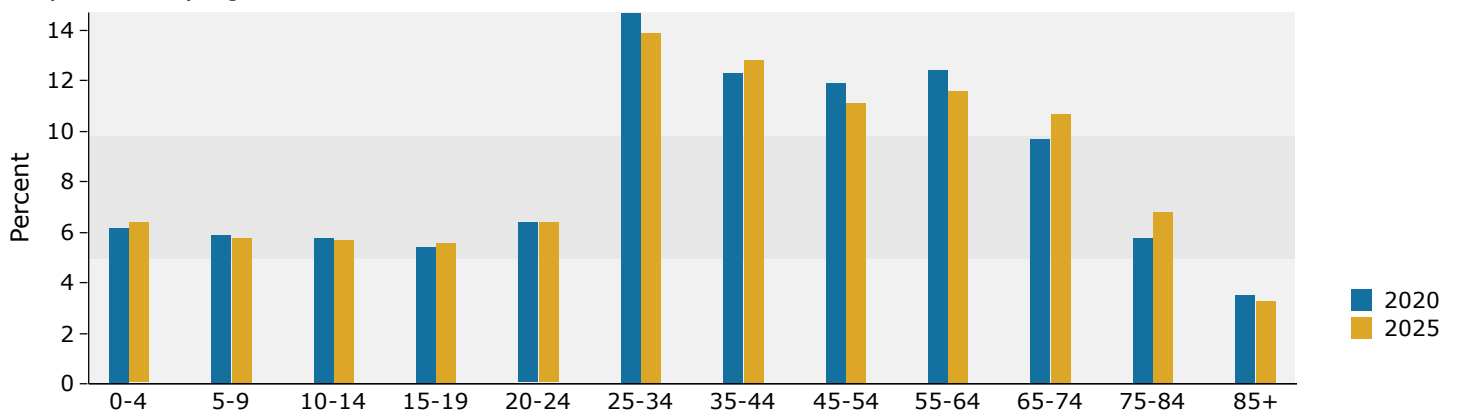
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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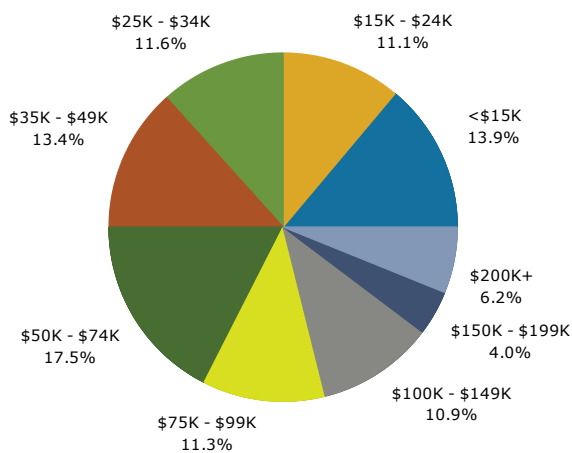
## Trends 2020-2025



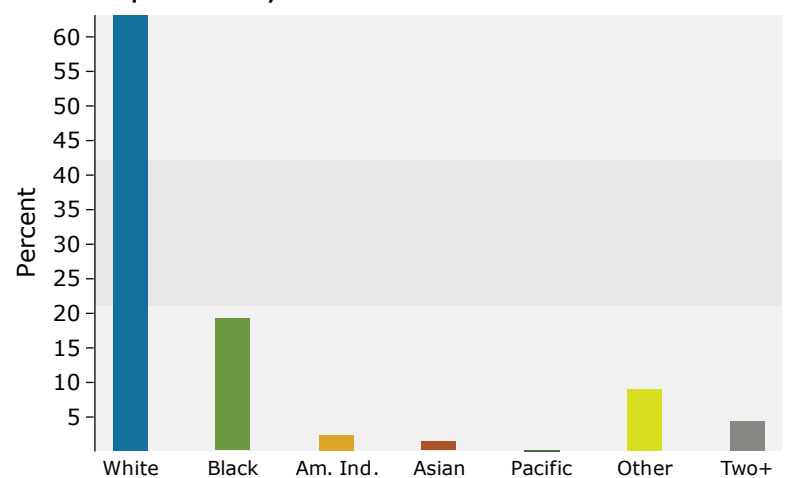
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 41.7%



## Demographic and Income Profile

200 Lake Avenue Lake Worth Beach FL 33460  
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Ring: 5 mile radius

Latitude: 26.6159  
Longitude: -80.0507

Summary	Census 2010	2020	2025
Population	196,978	214,237	224,344
Households	73,331	78,396	81,895
Families	45,378	47,872	49,734
Average Household Size	2.63	2.68	2.69
Owner Occupied Housing Units	44,568	47,008	48,707
Renter Occupied Housing Units	28,763	31,389	33,188
Median Age	36.9	38.4	38.7
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.93%	1.33%	0.72%
Households	0.88%	1.27%	0.72%
Families	0.77%	1.23%	0.64%
Owner HHs	0.71%	1.22%	0.72%
Median Household Income	1.37%	1.51%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	9,956	12.7%	9,128	11.1%
\$15,000 - \$24,999	9,066	11.6%	8,691	10.6%
\$25,000 - \$34,999	8,765	11.2%	8,601	10.5%
\$35,000 - \$49,999	11,634	14.8%	11,774	14.4%
\$50,000 - \$74,999	14,576	18.6%	15,536	19.0%
\$75,000 - \$99,999	8,968	11.4%	9,959	12.2%
\$100,000 - \$149,999	8,705	11.1%	10,363	12.7%
\$150,000 - \$199,999	3,172	4.0%	3,881	4.7%
\$200,000+	3,554	4.5%	3,962	4.8%

Median Household Income	\$49,612	\$53,095
Average Household Income	\$70,605	\$77,578
Per Capita Income	\$25,962	\$28,449

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,789	7.0%	13,452	6.3%	14,324	6.4%
5 - 9	12,424	6.3%	13,113	6.1%	13,575	6.1%
10 - 14	11,885	6.0%	13,048	6.1%	13,501	6.0%
15 - 19	12,574	6.4%	12,422	5.8%	13,372	6.0%
20 - 24	13,859	7.0%	13,909	6.5%	14,296	6.4%
25 - 34	28,495	14.5%	31,686	14.8%	31,598	14.1%
35 - 44	27,939	14.2%	26,955	12.6%	29,333	13.1%
45 - 54	27,301	13.9%	26,454	12.3%	25,691	11.5%
55 - 64	20,883	10.6%	26,014	12.1%	25,959	11.6%
65 - 74	13,390	6.8%	19,884	9.3%	22,421	10.0%
75 - 84	9,412	4.8%	11,149	5.2%	13,955	6.2%
85+	5,025	2.6%	6,151	2.9%	6,320	2.8%

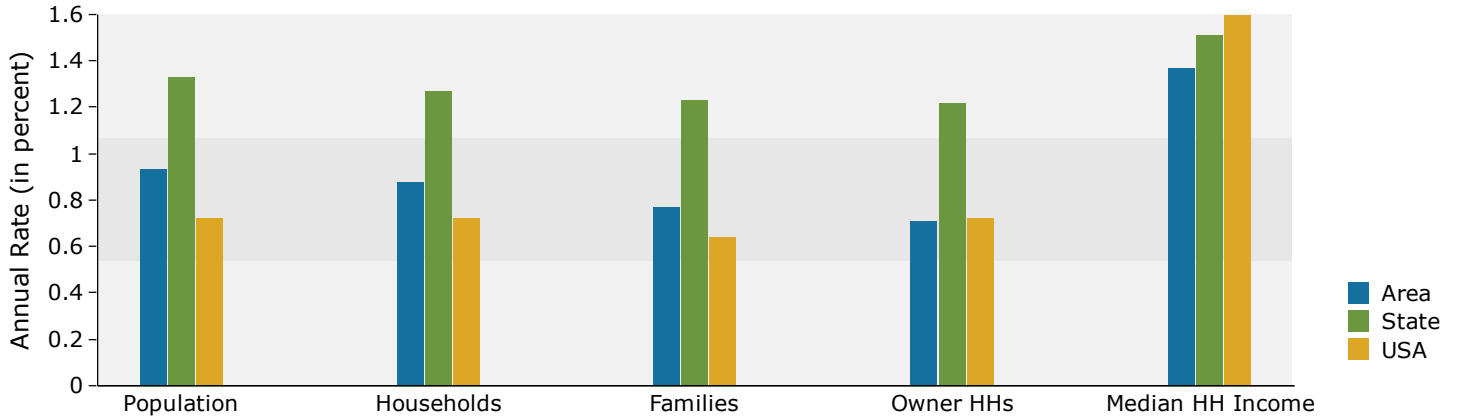
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	133,891	68.0%	135,706	63.3%	137,907	61.5%
Black Alone	34,108	17.3%	41,976	19.6%	46,021	20.5%
American Indian Alone	3,037	1.5%	2,855	1.3%	2,722	1.2%
Asian Alone	3,381	1.7%	4,020	1.9%	4,423	2.0%
Pacific Islander Alone	159	0.1%	180	0.1%	187	0.1%
Some Other Race Alone	15,569	7.9%	20,673	9.6%	23,420	10.4%
Two or More Races	6,833	3.5%	8,828	4.1%	9,664	4.3%
Hispanic Origin (Any Race)	75,072	38.1%	96,705	45.1%	109,025	48.6%

**Data Note:** Income is expressed in current dollars.

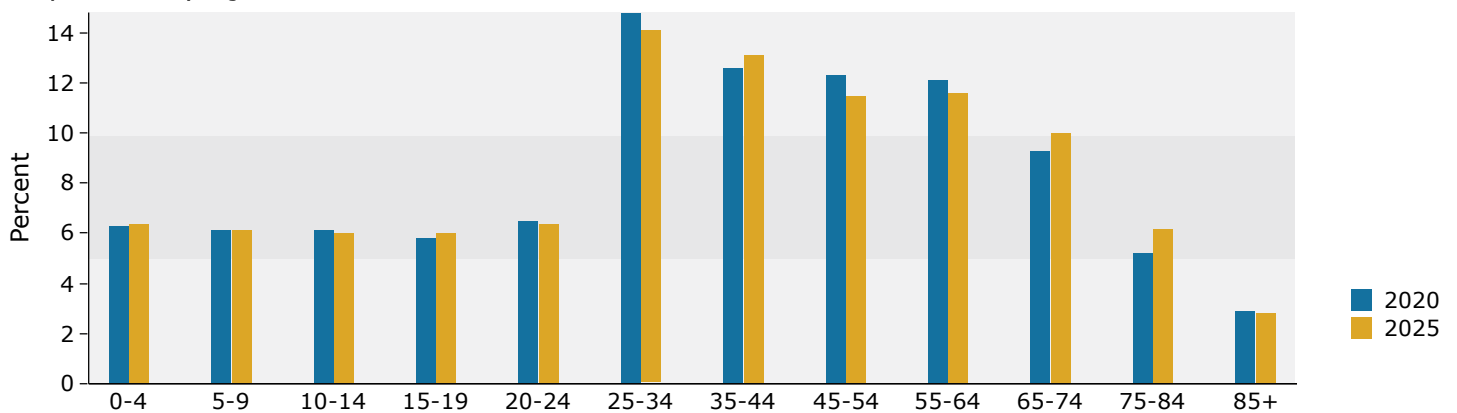
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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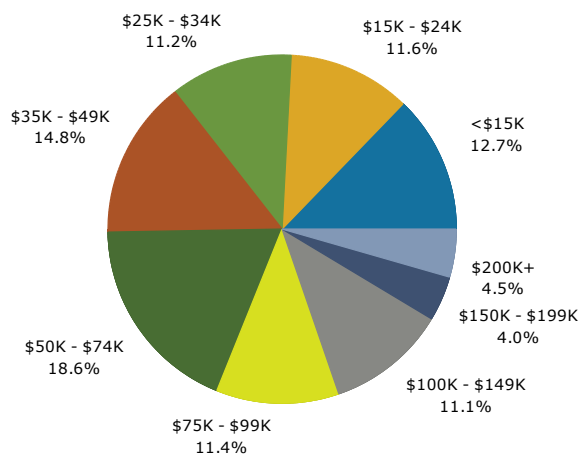
## Trends 2020-2025



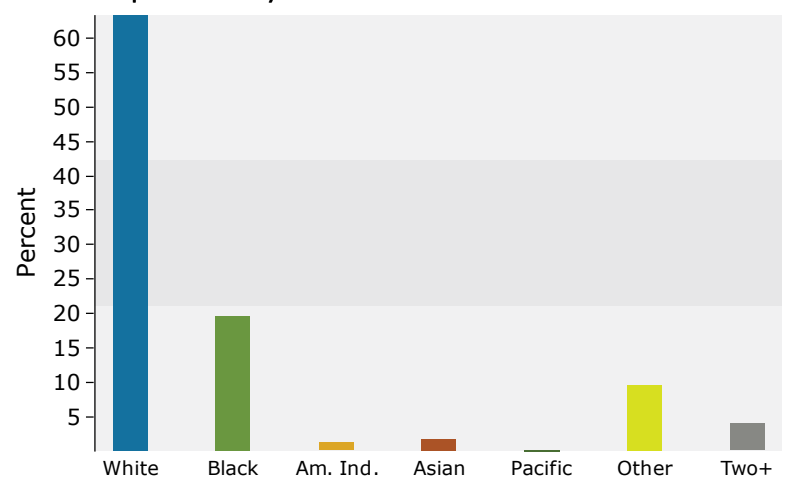
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 45.1%