



Downtown Lake Worth Beach

200 Lake Avenue, 1st Floor, 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
- Fully Renovated Modern Building (2019)
- In the Heart of Downtown Lake Worth Beach
- Densely Populated, Historic, Walkable Area
- Excellent Visibility

Leasing Contact

| Name | Phone Number | Email Address |
|--------------------|--------------|--------------------|
| Leasing Department | 561-533-0344 | leasing@in-rel.com |



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

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

@inrel.properties
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

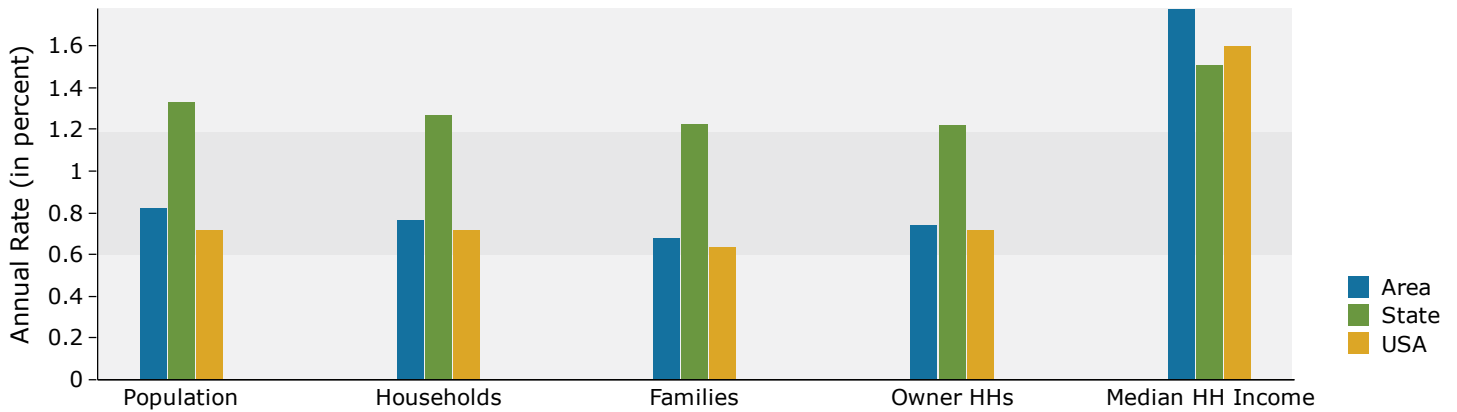


Demographic and Income Profile

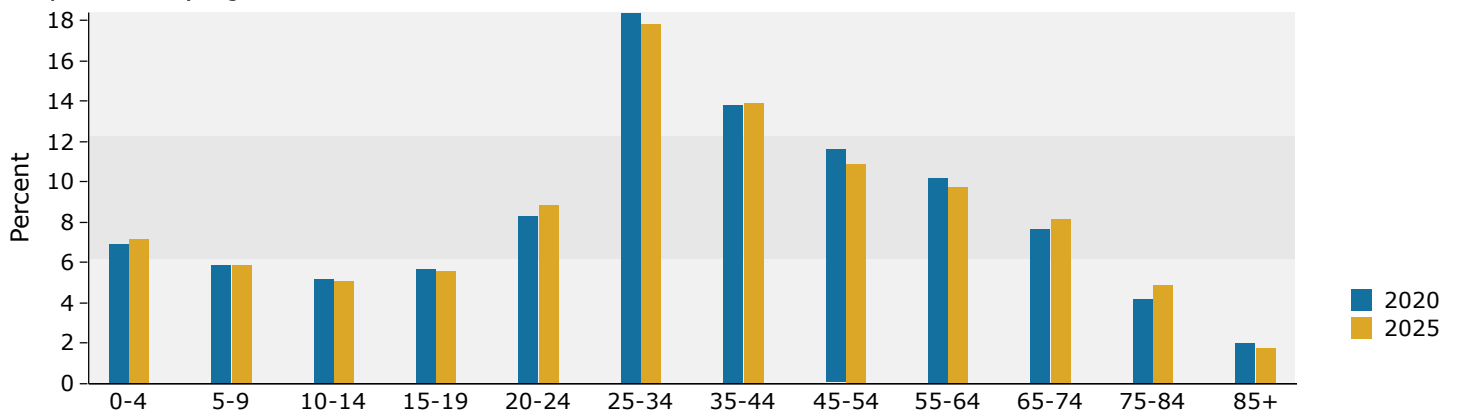
200 Lake Avenue Lake Worth Beach FL 33460
200 Lake Avenue Lake Worth Beach FL 33460
Ring: 1 mile radius

Latitude: 26.6159
Longitude: -80.0507

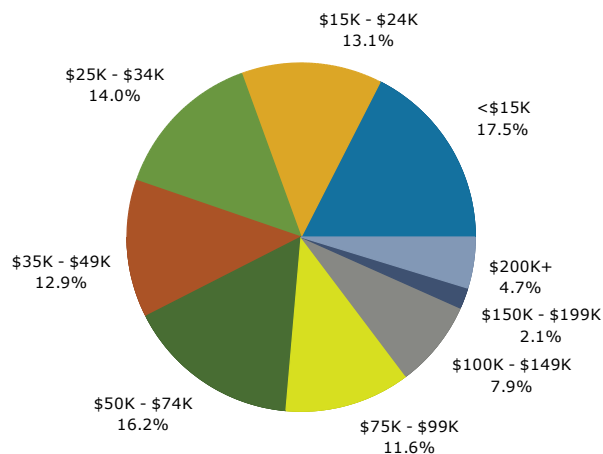
Trends 2020-2025



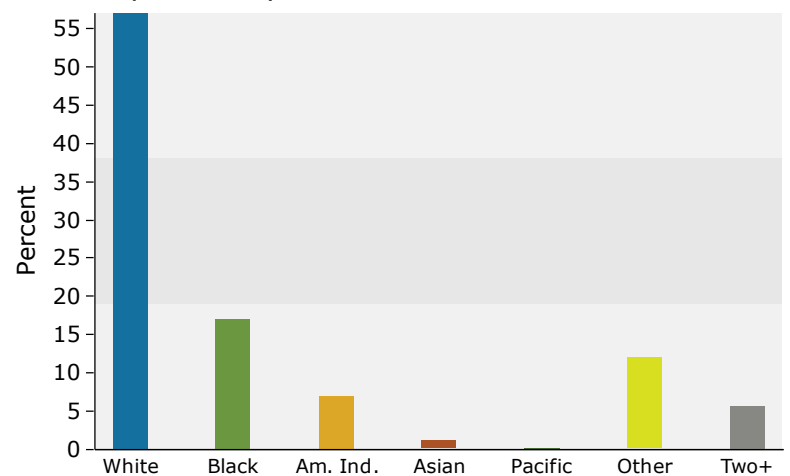
Population by Age



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.

July 22, 2020

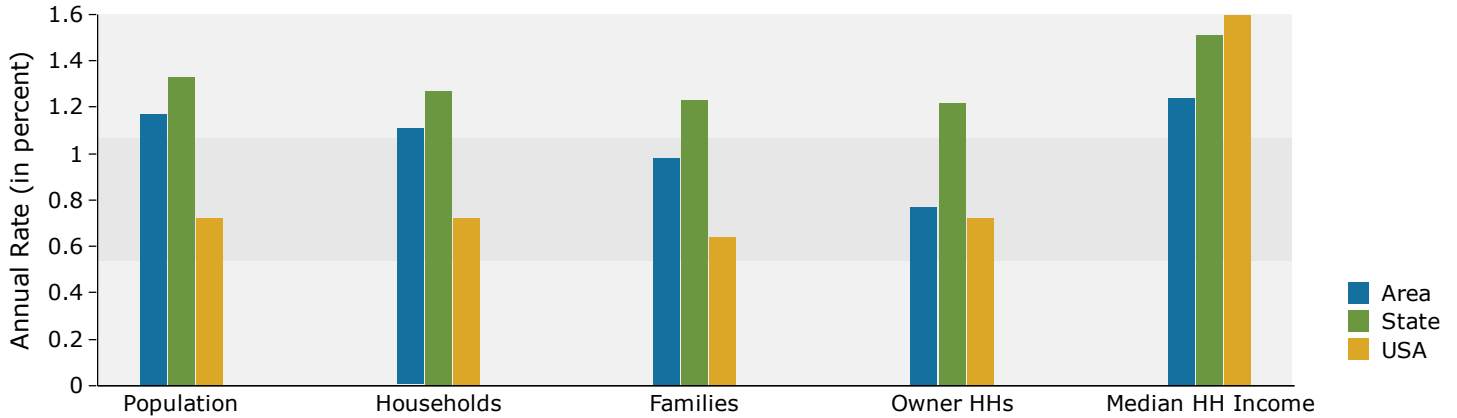


Demographic and Income Profile

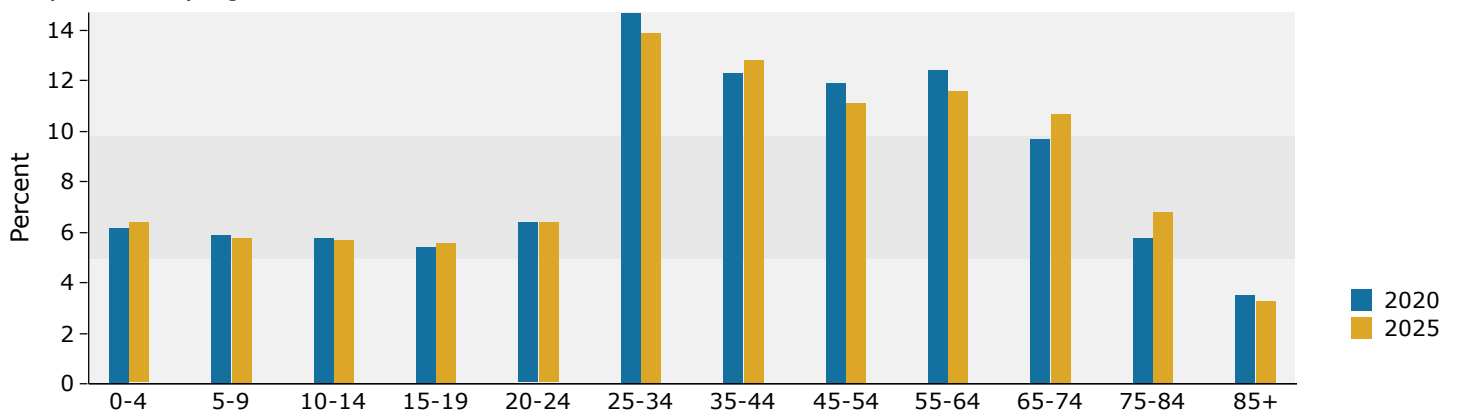
200 Lake Avenue Lake Worth Beach FL 33460
200 Lake Avenue Lake Worth Beach FL 33460
Ring: 3 mile radius

Latitude: 26.6159
Longitude: -80.0507

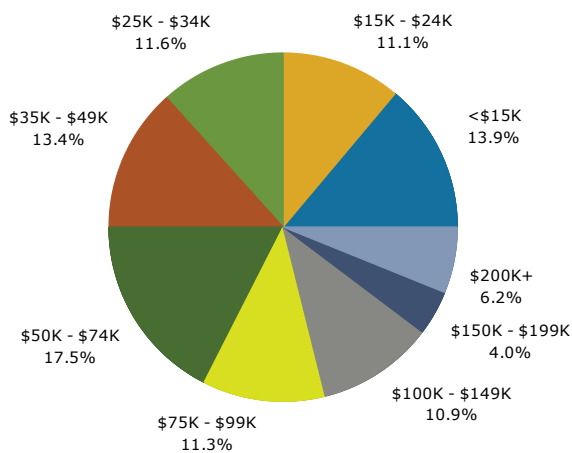
Trends 2020-2025



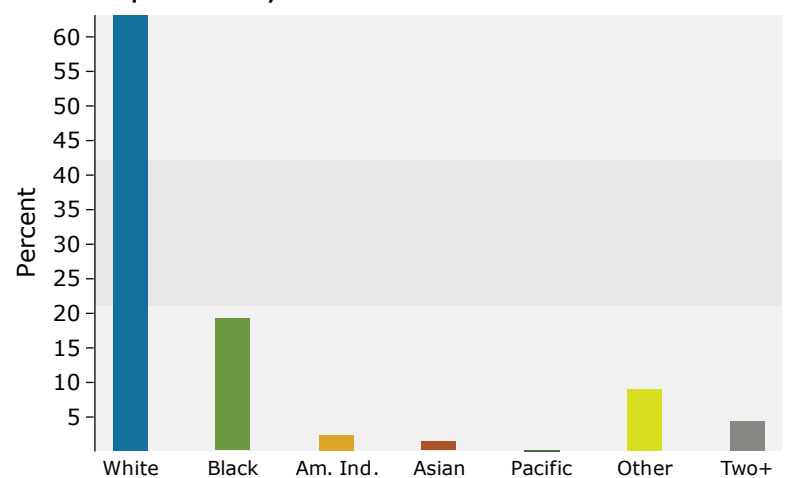
Population by Age



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
200 Lake Avenue Lake Worth Beach FL 33460
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% |

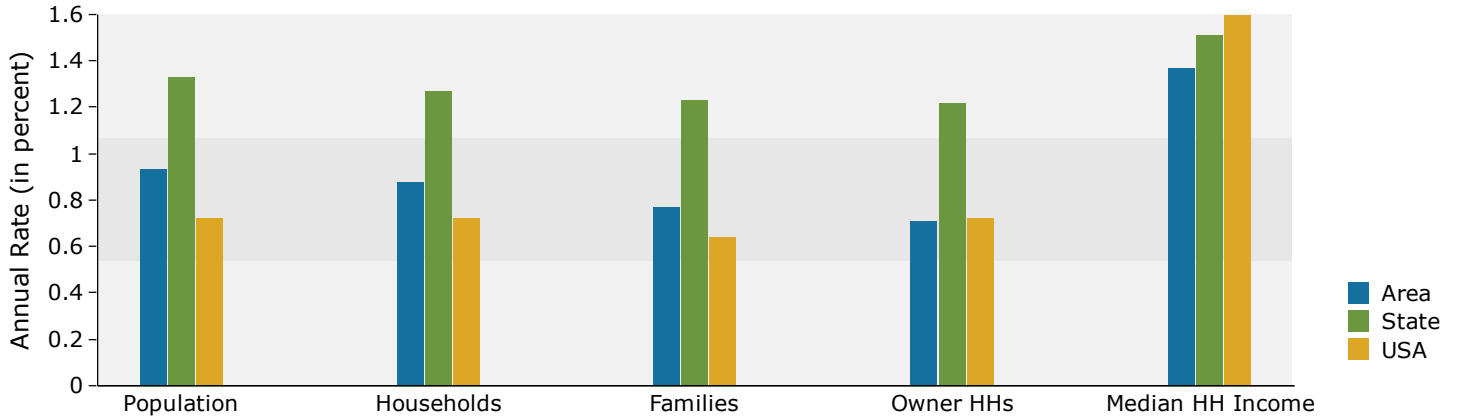
| Race and Ethnicity | Census 2010 | | 2020 | | 2025 | |
|----------------------------|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 133,891 | 68.0% | 135,706 | 63.3% | 137,907 | 61.5% |
| Black Alone | 34,108 | 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.

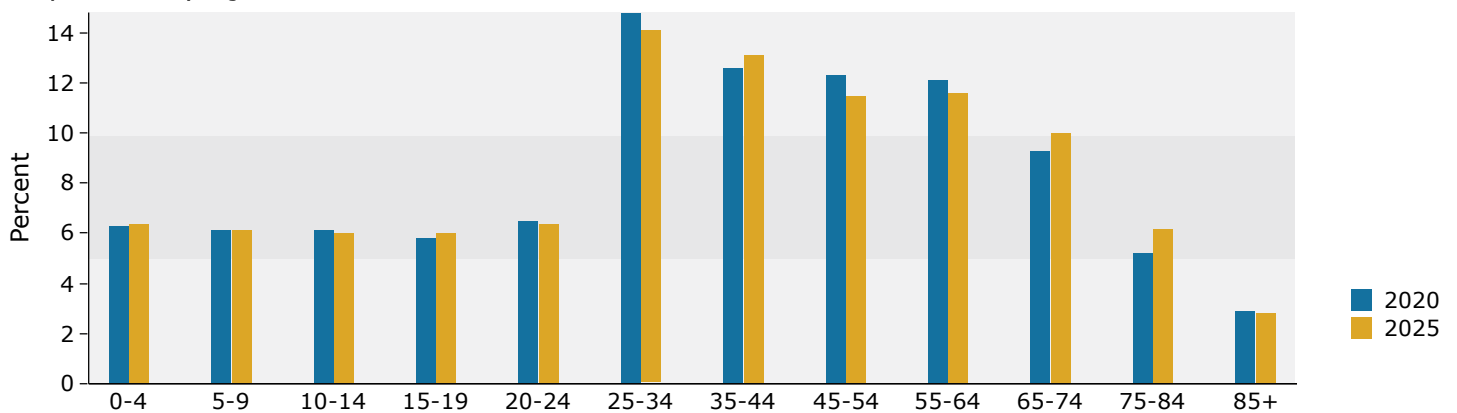
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 22, 2020

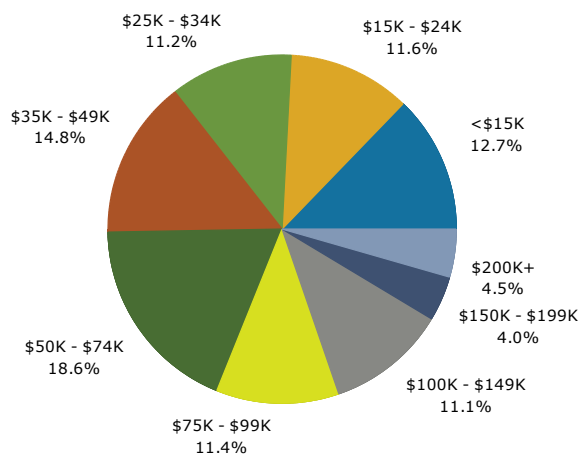
Trends 2020-2025



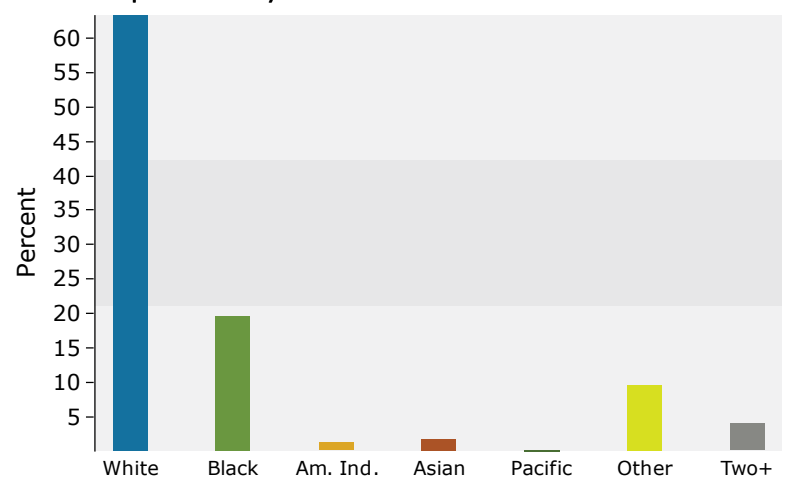
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 45.1%