

**WILLIAM
RAVEIS**
SOUTH FLORIDA

Retail Property For Lease

Offering Memorandum as of 06/02/2023

Retail / Office Space for Lease

212 E Ocean Ave, Lantana, FL 33462



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by William Raveis South Florida in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION:

Retail / Office Space for Lease

212 E Ocean Ave, Lantana, FL 33462

Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,011 SF
Available SF:	500 SF
Lot Size:	0.48 Acres
Number of Units:	1
Zoning:	C1 - NEIGHBORHOOD COMMERCIAL / 1200 - STORE/OFFICE/RESIDENTIAL
Market:	Palm Beach County
Submarket:	East Ocean Ave
Traffic Count:	22,000

PROPERTY OVERVIEW

Unrivaled property location east of US-1. Rent this amazing prime area storefront with, according to Costar, over 22,000 cars a day passing directly in front, 70% or more luxury vehicles across a major-thoroughfare to the island. The first East Ocean Plaza availability in 23 years. Profit from this great sweet spot location between Boca Raton/Delray & PGA/Jupiter, on an extremely high traveled / trafficked critical thoroughfare with expanded walking bridge to four of the five luxury Palm Beach hotels and the Atlantic beaches. Minutes from Worth Avenue in Palm Beach. Minutes from the Palm Beach Ritz Carleton, the EAU Palm Beach Resort & Spa, Four Seasons Resort Palm Beach & The Tideline Ocean Resort & Spa. Just off of I 95 and near enough to Palm Beach International Airport. This very rare business opportunity is a flagship location with incredible optics, and will not last! Walking distance to Old Key Lime House restaurant and a short distance to Dune Deck Café, Johnny G's Café and more.

PROPERTY HIGHLIGHTS

- Amazing Location
- CAM is \$475.41/month
- New & Exciting Tenants Coming
- Open Your Business Here

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Aerial Photos



Amazing Location



Highly Trafficked Road

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Photos



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Parking



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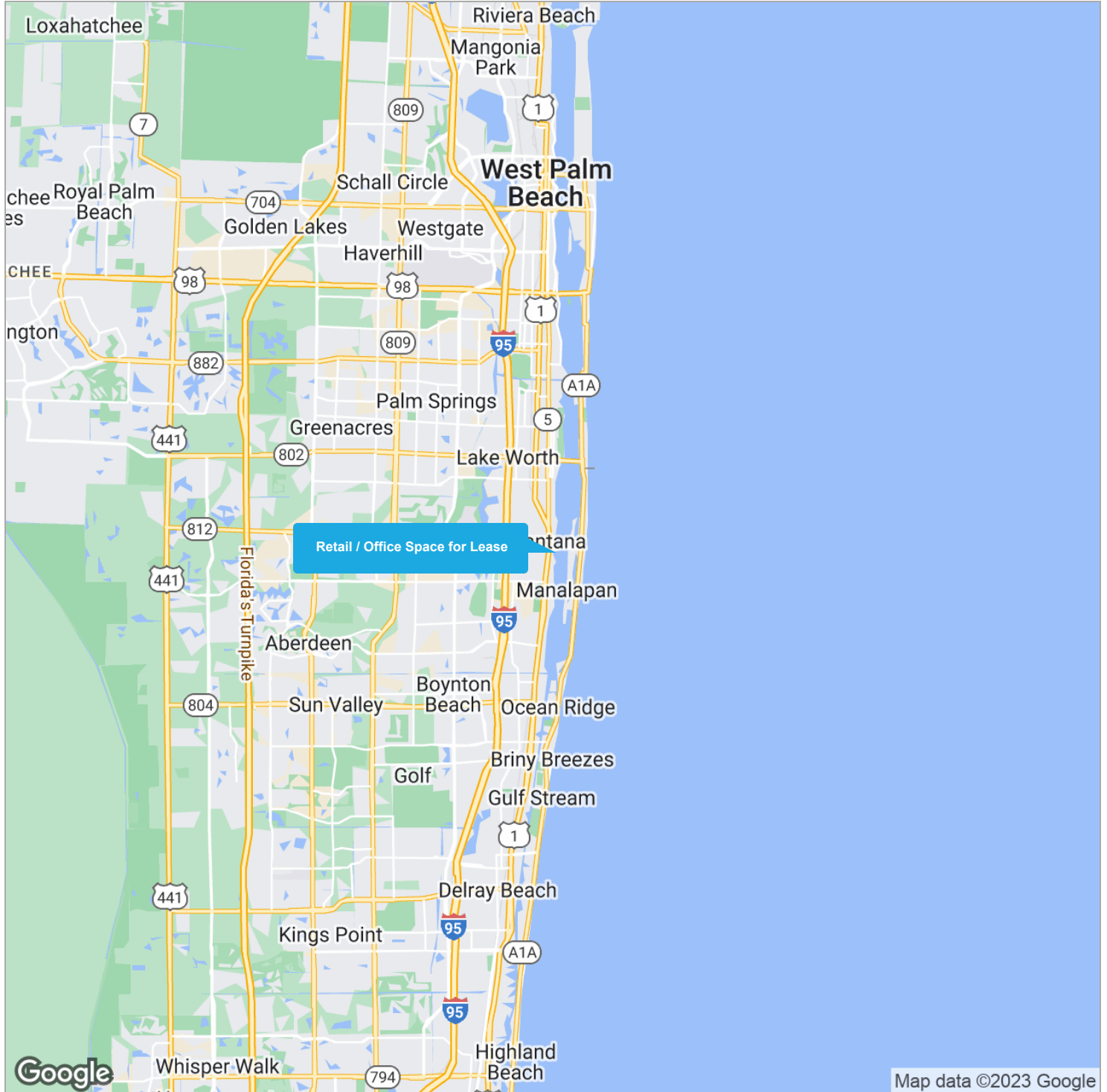
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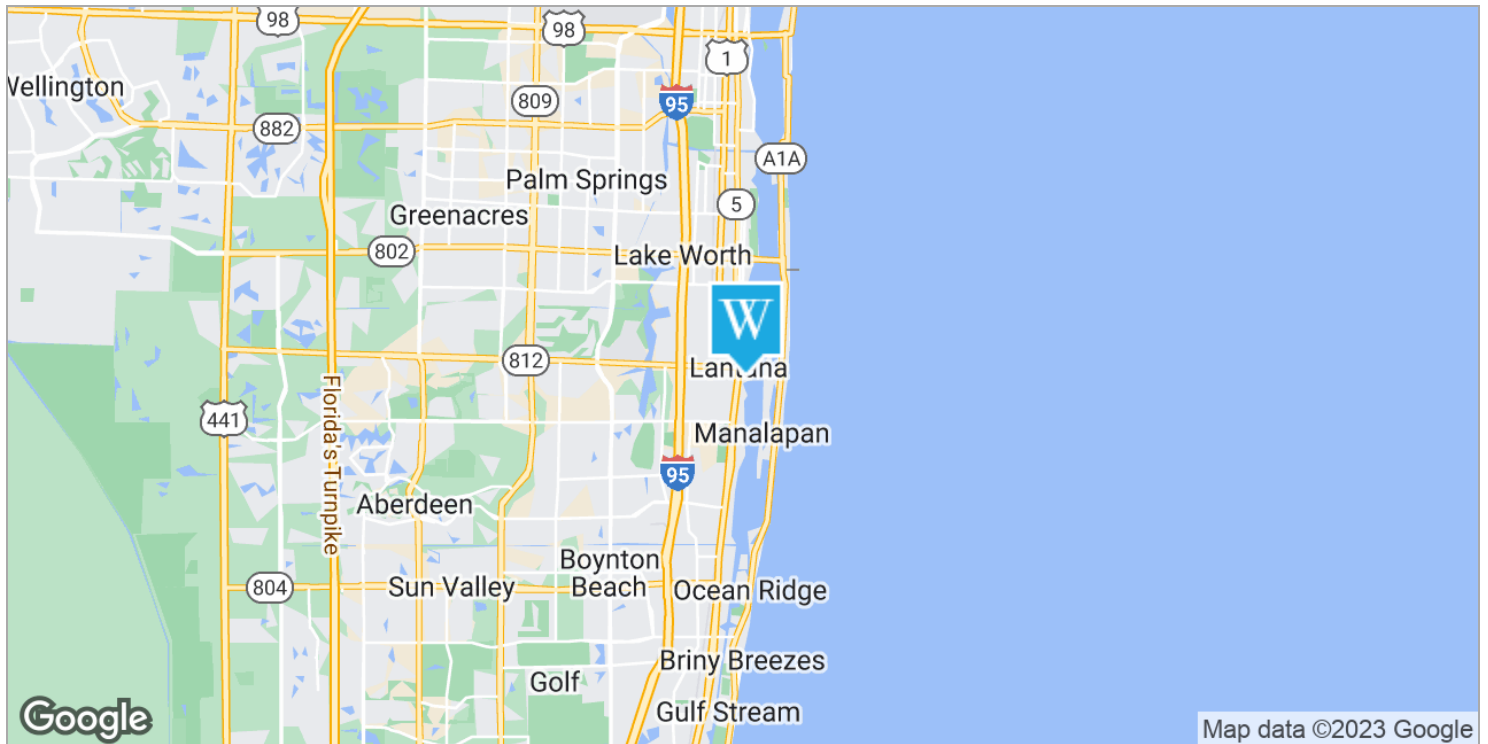
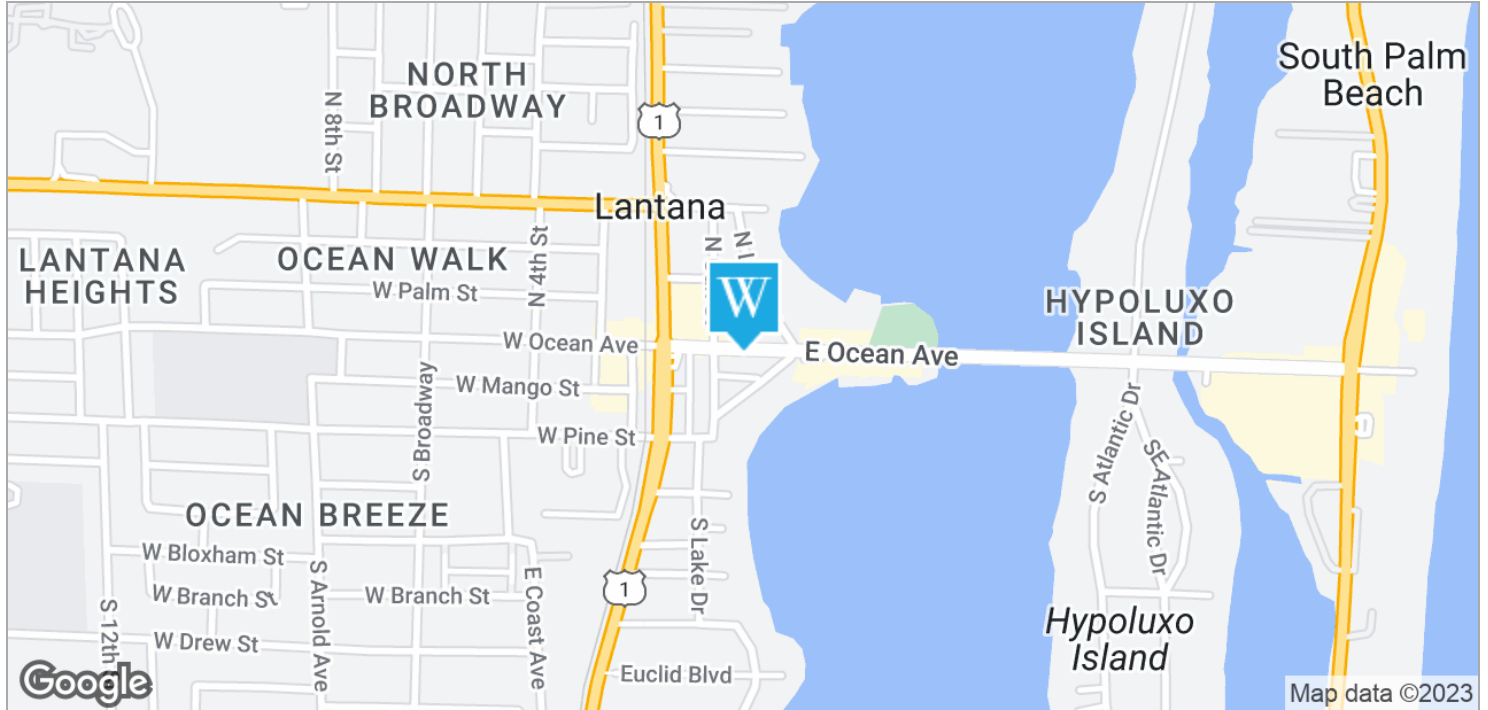


Regional Map



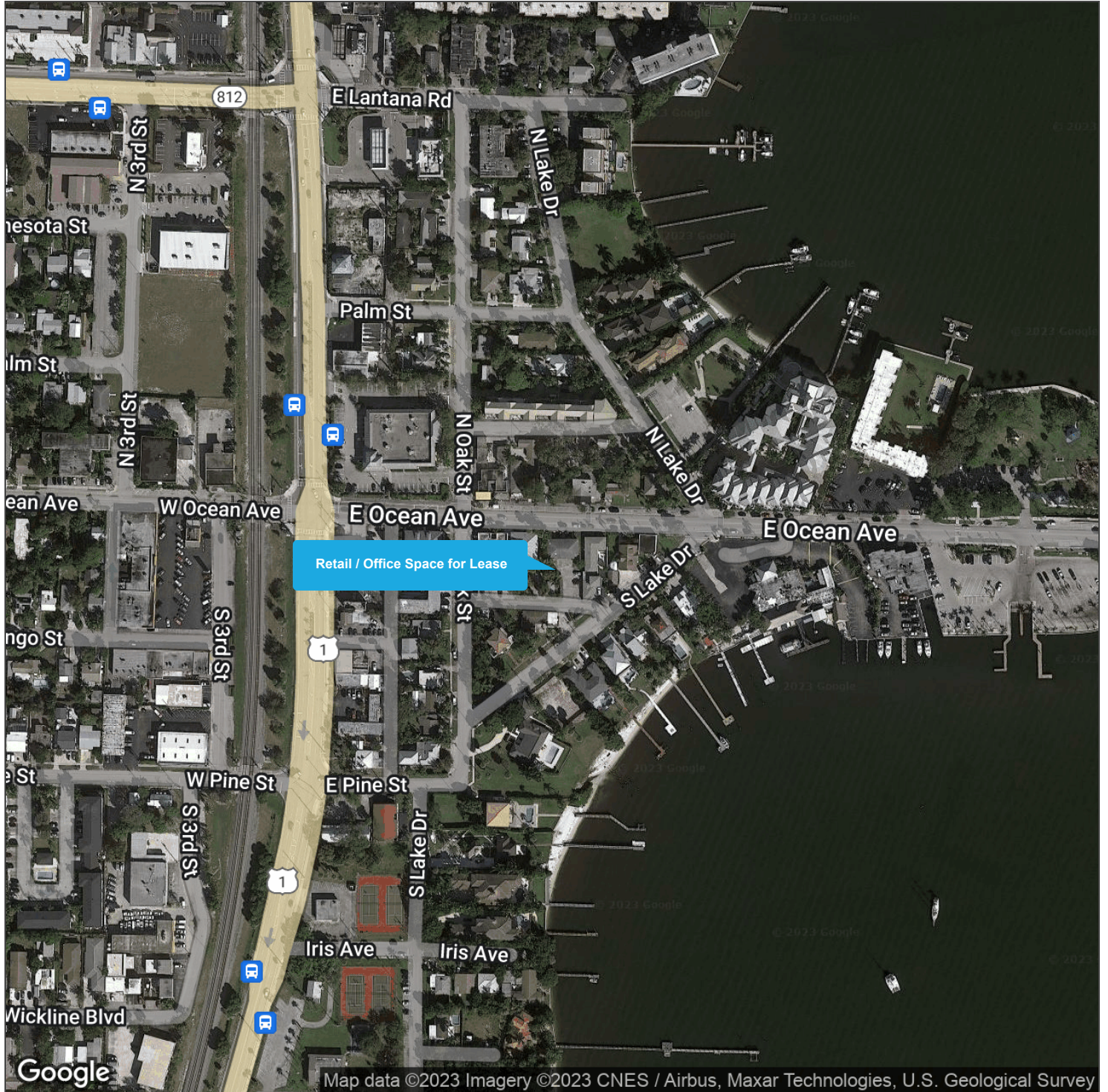


Location Maps



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Aerial Map



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FINANCIAL ANALYSIS:

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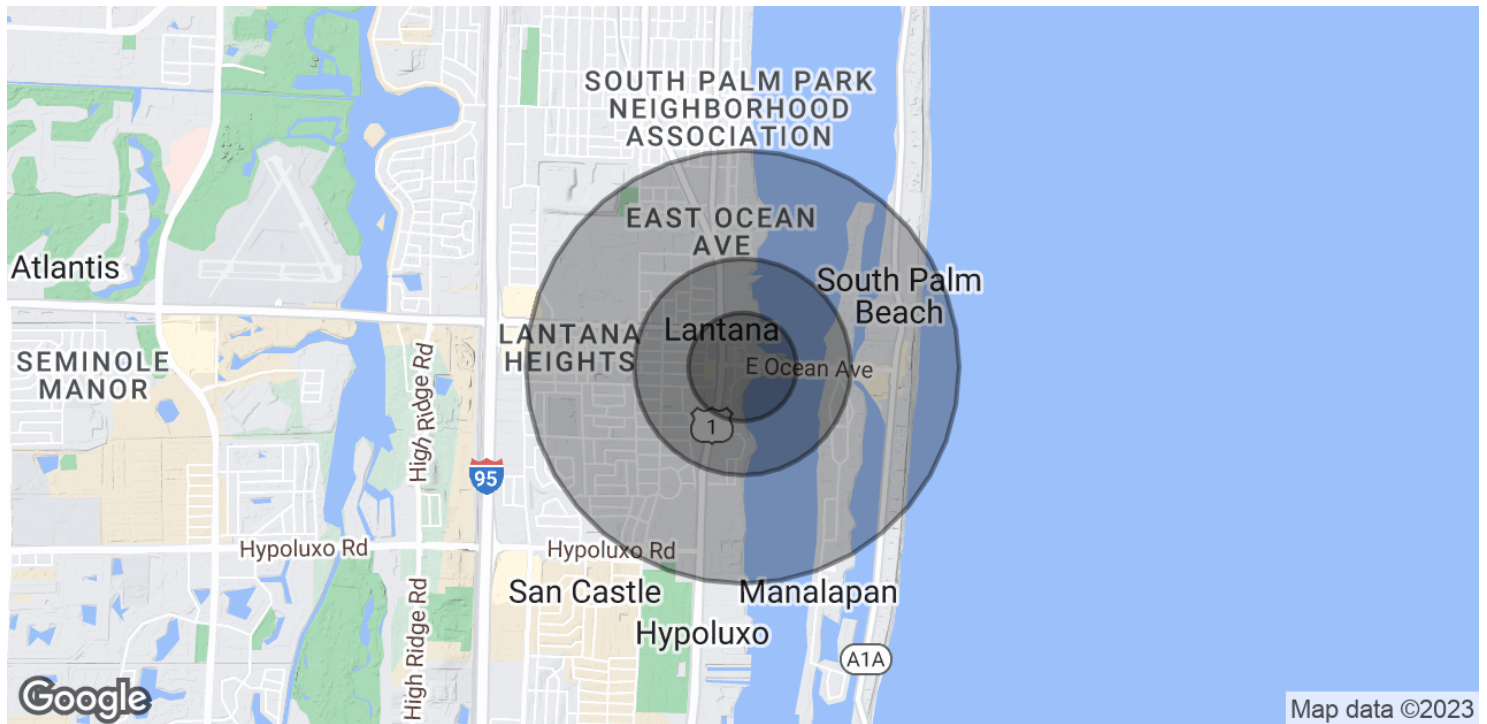
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DEMOGRAPHICS:

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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	936	3,152	13,020
Average Age	45.4	46.8	47.5
Average Age (Male)	40.1	43.9	46.4
Average Age (Female)	44.7	45.1	46.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	568	1,878	7,832
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$69,146	\$64,213	\$67,035
Average House Value	\$261,341	\$319,901	\$350,497

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS:

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Advisor Bio & Contact

BARRY FRETTE

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MEMBERSHIPS & AFFILIATIONS

President-Elect at Realtor Commercial Alliance RAPB (Real Estate Association of Palm Beach County) - <https://sflcommercial.com/leadership>
Member Greater Delray Chamber of Commerce
Alumni of Leadership Delray

EDUCATION

Bachelors of Science in Finance
Florida State University - 89

PROFESSIONAL BACKGROUND

Barry was born and raised in Miami but left in 2004 and now is a happy resident of Delray Beach, Florida.

He specializes in Commercial and Luxury properties. For commercial property, Barry is a boutique commercial practitioner specializing in Retail, Office, Medical, & Industrial. Barry, in 2022, was Chairman of Education for the Real Estate Association's Realtors Commercial Alliance for Palm Beach, Broward, and Saint Lucie Counties. Today he is President-Elect of this organization.

Whether helping you find a site or property to purchase, choose a building or space to lease for your business, market your property to find a tenant, or use our marketing team to help you divest of your property, we have the perfect plan so let's talk about it.

Selling an asset on your own can be an overwhelming task. There's advertising to plan and budget for, possibly private showings to arrange, purchase offers to negotiate, contract contingencies to worry about, and complicated paperwork to fill out. Make it easy on yourself by putting your asset in the hands of seasoned professionals. We have extensive experience marketing properties & showing them to their best advantage.

When assisting residential clients, he relishes developing long lasting relationships and takes the time to fulfill the goals of his clients. Whether looking for the perfect home to buy or sell, Barry will take his time and it will be reflected the first day you begin working with him on your journey. Luxury Property? Put The William Raveis Luxury Team to work for you and ask about our Luxury Property Program!

With the market the way it is, buying a home in Palm Beach County can be challenging. Barry will ensure you avoid speedbumps by being proactive, swift, and professional when working with you and the seller's agent. Barry works primarily in Delray Beach, Boca Raton, West Palm Beach, Boynton Beach, Lake Worth, Lantana, and Hypoluxo areas.

Barry holds the title of RTS which a Certified Raveis Technology Specialist. This means when it comes to market your property, rest assured Barry knows how to utilize the latest technology programs to maximize your property's exposure which leads to more buyers, more offers, and ultimately a higher price if you are selling.

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