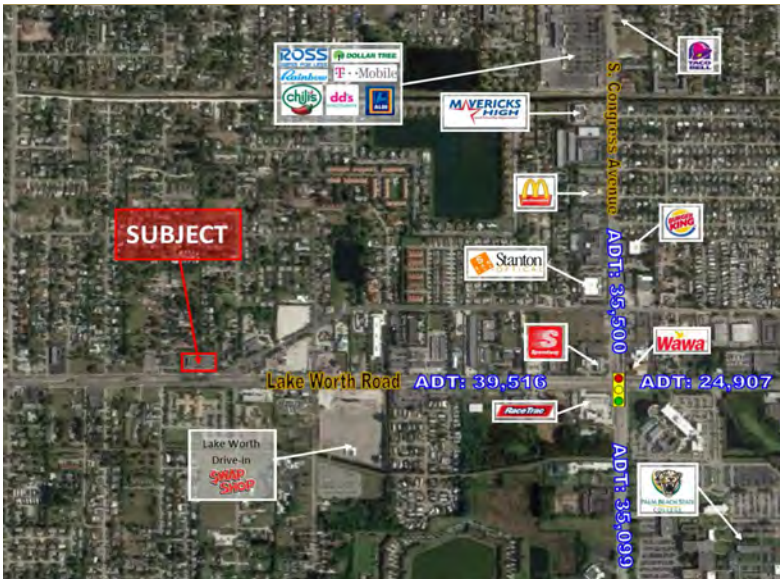




# DOWNTOWN SHOPPES

3701-3729 Lake Worth Road, Lake Worth, Florida 33461



## DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	164,491	333,976
Median age	36.6	38.9
Estimated average household income	\$58,851	\$68,368
Estimated median household income	\$43,140	\$50,455

### PROPERTY FOR LEASE

- Extremely visible strip center located on the major East-West corridor of Lake Worth Road
- Property is only 2 miles from Interstate 95, less than one mile from Palm Beach State College, and 3 miles from downtown Lake Worth
- Desirable 1,054 square foot units available
- Approximately 39,516 cars pass the site daily

Cohen Commercial Realty, Inc.

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533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

### LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# SITE PLAN



UNIT	TENANT	SQ. FT.
3703	Rose Hair Salon and Spa	1,201
<b>3705</b>	<b>AVAILABLE</b>	<b>1,054</b>
3707	Pharmacy	1,054
<b>3709</b>	<b>AVAILABLE</b>	<b>1,054</b>
3711-3717	Doctor's Choice	4,216
3719	U 1st Tax Service	1,054
3721	Multi Beauty	1,054
3723	Barbershop	1,054
3725	American Haitian Bakery	1,054
<b>3727</b>	<b>AVAILABLE</b>	<b>1,054</b>
3729	Dentist	1,201



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