

# MIXED-USE DEVELOPMENT SITE

718 S Federal Highway, Lake Worth Beach, FL 33460



0.30 AC

8,800 AADT

S FEDERAL HIGHWAY

8TH AVE S

FOR SALE | \$500,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

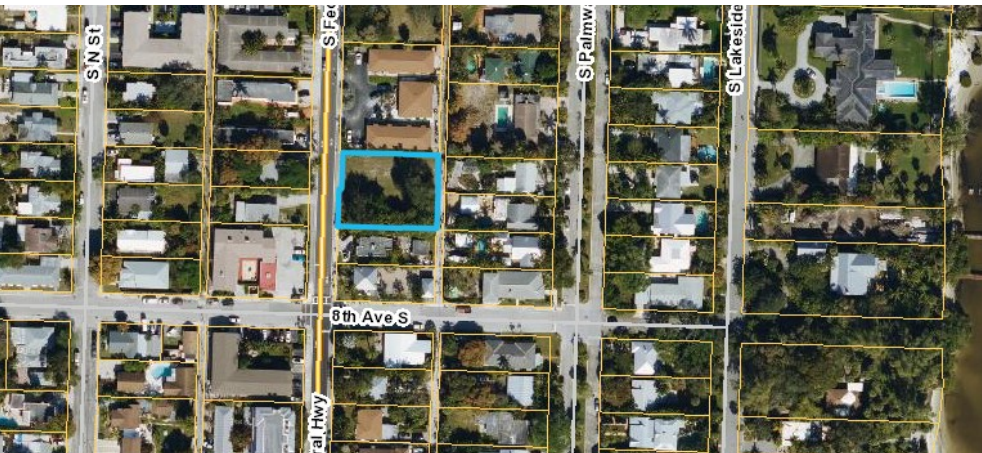
500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)



# PROPERTY OVERVIEW

- Great opportunity to acquire a 0.30-acre parcel located along S Federal Highway in Lake Worth Beach, FL.
- Mixed-Use Federal Highway (MU-FH) zoning allows for flexible development opportunities such as multifamily, professional office, or mixed-use concepts.
- Excellent street frontage and visibility along S Federal Highway.
- Convenient access to I-95, and minutes away from the Lake Avenue Causeway bridge, offering direct access to the beaches.
- Minutes from downtown Lake Worth's shops, restaurants, and entertainment, enhancing tenant appeal and long-term value.



## PRICE

\$500,000

## ACREAGE

0.30 AC

## FRONTAGE

114' on Federal Hwy

## TRAFFIC COUNT

8,800 AADT

## ZONING

MU-FH

## LAND USE

Multi-Family/Commercial

## PARCEL ID

38-43-44-27-01-013-0030

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	20,987	1 Mile	\$88,385	1 Mile	41.1
3 Mile	97,228	3 Mile	\$91,903	3 Mile	42.2
5 Mile	232,434	5 Mile	\$84,263	5 Mile	40.2
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	22,160	1 Mile	\$65,370	1 Mile	40.2
3 Mile	102,115	3 Mile	\$65,327	3 Mile	42
5 Mile	241,000	5 Mile	\$61,959	5 Mile	39.9

**JEREMIAH BARON  
& CO**  
COMMERCIAL REAL ESTATE

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

# ZONING INFORMATION

TYPE/USE	MU-FH
<b>RESIDENTIAL</b>	
Accessory Dwelling Unit	P
Accessory Mechanical Equipment	P
Accessory Structure (s)	P
Assisted Living Centers/Facilities	C
Community Residences, Type I (6 or less residents)–Former Group Home	P
Community Residences, Type III	C
Dwelling, Single Family	P
Dwelling, Two-Family	P
Dwelling, Multifamily	P
Family Day Care (Accessory to Residence per Florida Statutes)	P
Nursing Homes/Facilities	C
Retirement Homes/Facilities	C
Townhouses	C
<b>RETAIL</b>	
<b>High Intensity Retail Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.</b>	
Liquor Store	C

Merchant Retail Stock (Reference Ordinance Chapter 14)	C
Single Destination Retail	C
<b>COMMERCIAL</b>	
<b>High Intensity Commercial Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.</b>	
Bars/clubs with or without live entertainment	C
Financial Institution w/o Drive Through	C
Lodging Facility	C
Medium Intensity Commercial Uses–Use area less than 7 500 sq. ft. and/or medium intensity impact uses.	
Bed and Breakfast Inns	C
Indoor Commercial Recreation (Reference Ordinance Chapter 14)	A
<b>OFFICE</b>	
<b>High Intensity Office Uses–Use area greater than 7,500 sq. ft. and/or high intensity impact uses.</b>	
Administrative/Professional Services: (non-medical)	C
Out Patient Clinics/Medical Office	C
<b>Low Intensity Office Uses–Use area less than 2,500 sq. ft. and low intensity impact uses.</b>	
Administrative/Professional Services (non-medical)	P
Home Occupation	P

**Note: P is Permitted by Right, A is Administrative Use Permit (staff level review), and C is Conditional Use Permit (board level review). All residential uses except for single-family and two-family greater than 7,500 sf shall require a conditional use approval. Additional use information available at [municode.com](http://municode.com)**

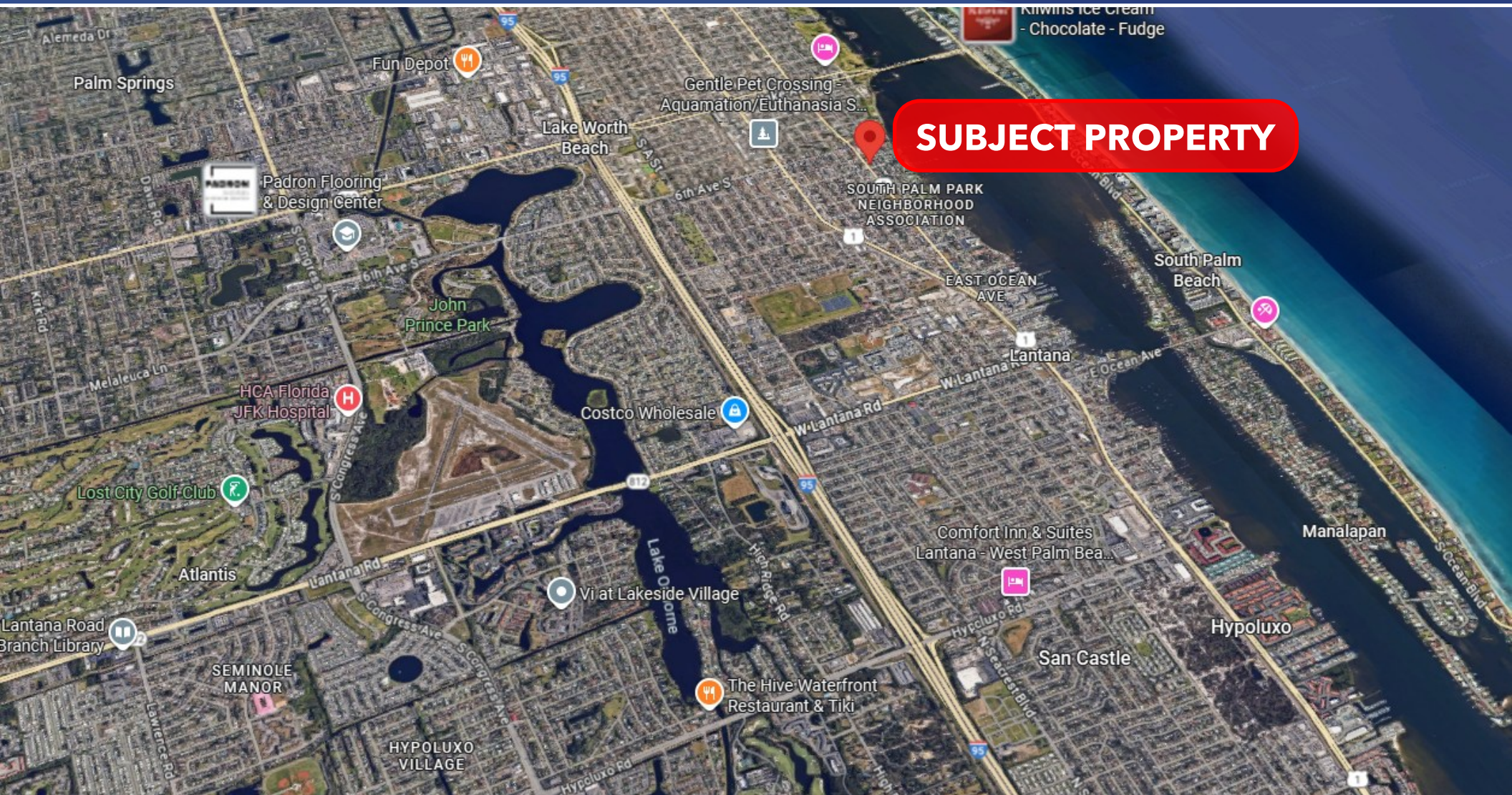


500 SE Osceola Street  
 Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
 772.286.5744 Office  
 772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)



# PROXIMITY MAP



**JEREMIAH BARON  
& CO**

**COMMERCIAL REAL ESTATE**

500 SE Osceola Street  
Stuart FL, 34994  
[www.commercialrealestatellc.com](http://www.commercialrealestatellc.com)

**Brian Schwan**  
772.286.5744 Office  
772.215.1167 Mobile  
[bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)