FOR LEASE

LAKE POINT CENTRE

6901 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33411



PROPERTY DESCRIPTION

Lake Point Centre is located at the northeast corner of Okeechobee Boulevard and Jog Road, one of the most active intersections in Palm Beach County. The property is anchored by Walmart Neighborhood Market, Fresenius Kidney Care, Leslie's Pool Supplies, USPS, Tropical Smoothie, and more.

PROPERTY HIGHLIGHTS

- Join Walmart Neighborhood Market, Walgreens Pharmacy, and Tropical Smoothie
- High street visibility on Okeechobee Boulevard
- Easy access to Florida's Turnpike
- Approximately 61,500 vehicles pass the site daily
- Second generation med spa available

OFFERING SUMMARY

Lease Rate:	$25 SF/yr (NNN)
Available SF:	975 - 4,041 SF
Building Size:	119,443 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Postal Count Population	7,990	66,299	190,296
Median Age	46.0	39.6	35.8
Average HH Income	$67,715	$64,392	$72,583

BRYAN COHEN

561.471.0212

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cohen commercial

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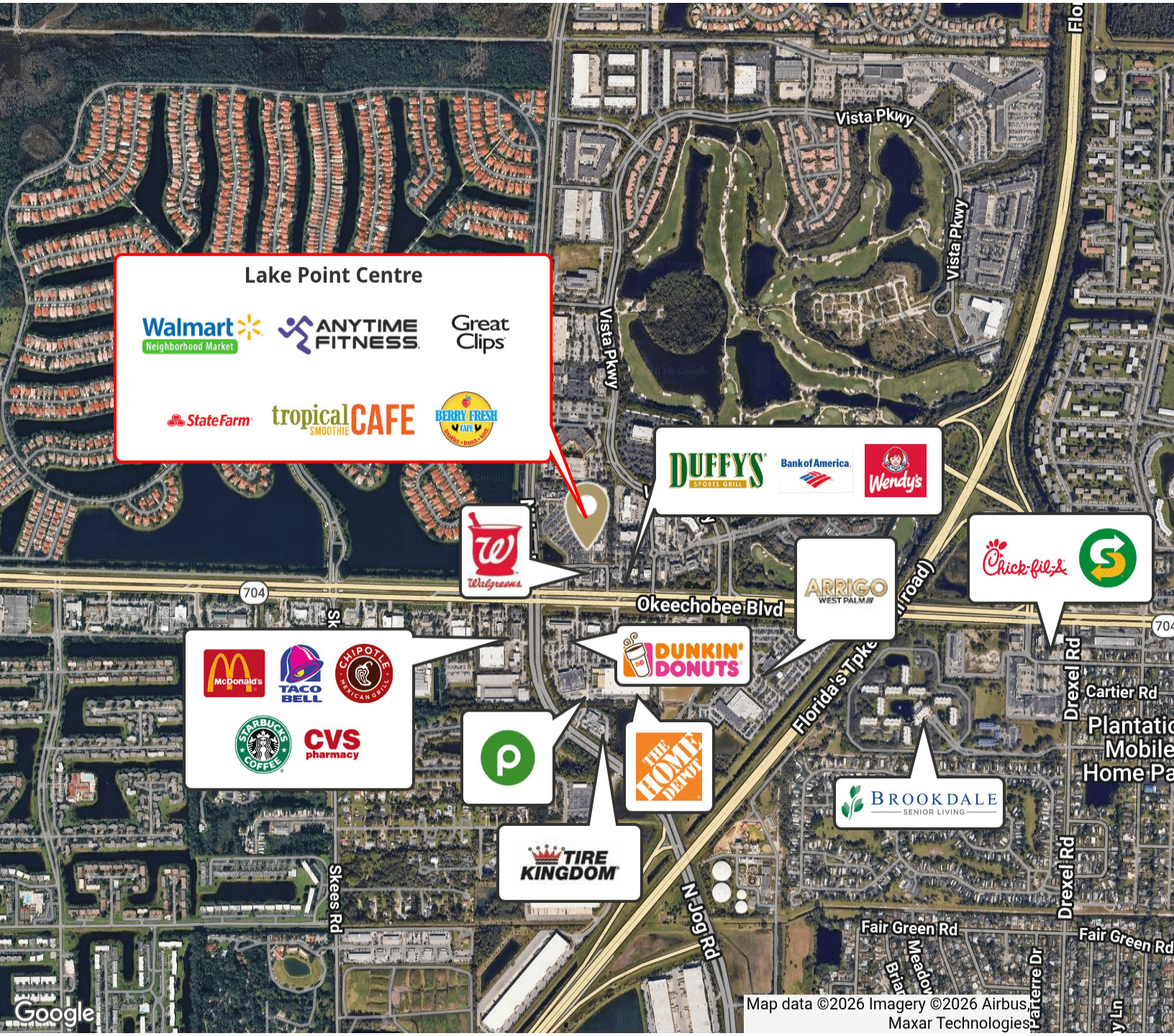


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LEGEND

Available
Available Soon
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	975 - 4,041 SF	Lease Rate:	$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
C-12	Available	975 SF	NNN	Negotiable
D-11	Available Soon	4,041 SF	NNN	$25.00 SF/yr

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Berry Fresh Cafe	B-1	4,415
Golden Crust	B-2	2,163
China Wok	C-1	1,200
Pizza	C-3	1,200
Dentist	C-5	1,200
State Farm Insurance	C-7	1,300
Leslie's Pool Supplies	C-9	3,028
Ankle & Foot Associates	C-11	1,625
AVAILABLE	C-12	975
Man Cave For Men	C-14	1,300
Studio Menswear	C-15	1,550
Inlet Liqours	C-17	2,600
Walmart Neighborhood Market	C-19	51,703
Foot Massage & Reflexology	D-1	1,700

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Total by Verizon	D-3	1,200
U.S. Postal Shipping	D-5	1,200
Centrum Health	D-7	2,406
Coming Available	D-11	4,041
It's All About You Salon & Spa	D-13	1,500
Avis	D-14	1,500
Thai Haru	D-15	1,500
Lucky Nails	D-17	1,125
Fresenius Kidney Care	D-19	7,500
Tropical Smoothie Cafe	E-2	2,250
Wingstop	E-5	2316
Veterinarian	E-11	3,219
TOTALS/AVERAGES		**105,768**

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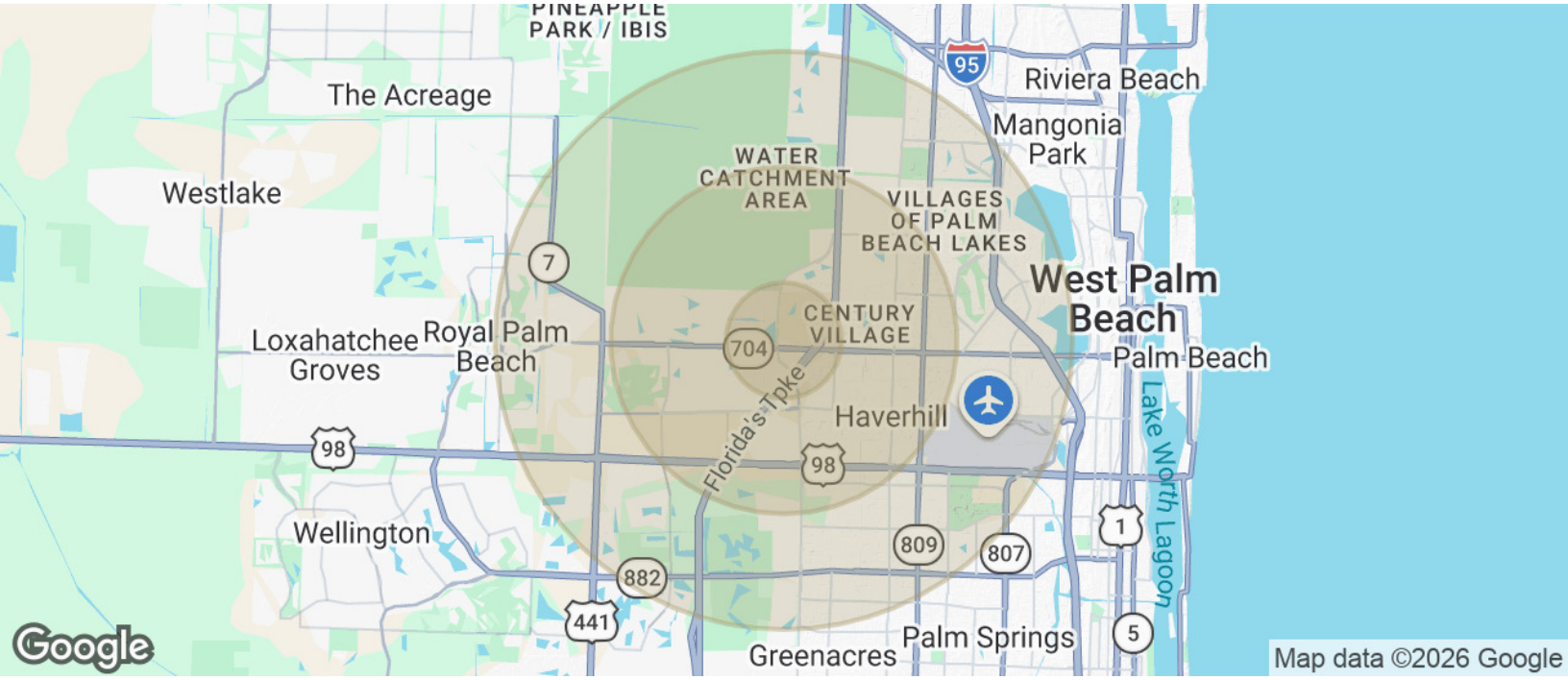
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,603	76,545	223,184
Average Age	48.8	42.2	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,848	31,077	83,061
# of Persons per HH	2.0	2.5	2.7
Average HH Income	$68,541	$79,414	$87,126
Average House Value	$229,972	$273,587	$308,423

2023 American Community Survey (ACS)

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