

**FOR SALE**

**\$1,500,000**

**Produce Market / Redevelopment**

6117 Lawrence Road, Lake Worth FL 33462



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

Chris Belland | 772-418-4506 | [Cbelland@commercialrealestatellc.com](mailto:Cbelland@commercialrealestatellc.com)

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

# Property Details

# Produce Market / Redevelopment

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<b>PRICE</b>	\$1,500,000
<b>BUILDING SIZE</b>	8,860 sf (Warehouse) 2,071 sf (Detached Dwelling)
<b>BUILDING TYPE</b>	Warehouse / Dwelling
<b>ACREAGE</b>	3.07 AC
<b>FRONTAGE</b>	219'
<b>TRAFFIC COUNT</b>	10,570 ADT
<b>YEAR BUILT</b>	1952/1988
<b>CONSTRUCTION TYPE</b>	Wood
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	AR - Agricultural Residential
<b>LAND USE</b>	HR-8 (High Residential - 8 Units Per Acre)
<b>UTILITIES</b>	Undisclosed
<b>PARCEL ID</b>	00-42-45-01-00-000-1010

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- Exceptional 8,860 sf retail warehouse property formerly used as a produce market and juicing company.
- Additional features include: a mezzanine, storage space, cooler, and fenced lot.
- **Ideal for comparable use or has the potential to be redeveloped into a residential development allowing for 8 units per acre.**
- Site also consists of a 2,071 sf 2 bed / 2 bath apartment building.
- Property is situated on a 3.07 acre lot with plenty of yard space in the rear of the property great for expansion or storage.
- Easily accessible from Lantana Road, and in close proximity to both I-95 and Florida's Turnpike.



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# Property Demographics

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## 2020 Population Estimate

## 2020 Average Household Income

## Average Age

1 Mile	12,960	1 Mile	\$71,191	1 Mile	38.80
3 Mile	133,620	3 Mile	\$69,709	3 Mile	37.80
5 Mile	372,834	5 Mile	\$69,768	5 Mile	41.40

## 2025 Population Projection

## 2020 Median Household Income

## Median Age

1 Mile	13,764	1 Mile	\$55,012	1 Mile	38.00
3 Mile	140,770	3 Mile	\$55,821	3 Mile	37.30
5 Mile	394,116	5 Mile	\$52,545	5 Mile	41.40

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## 1. AR, Agriculture Residential District

The AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas

designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas,

conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do

not operate to the detriment of adjoining lands devoted to rural and residential purposes.

### a. Previously Approved RSER and Non-Residential Uses

The previously approved site in the RSER Zoning District (Petition 1999-011 Everglades Farm

Equipment Co.) requested before the effective date of this Ordinance, may be developed as a

conforming use. [Ord. 2005-002] [Ord. 2011-016]

### b. Special Agriculture Uses

Additional non-residential uses may be allowed in the AR/Rural/Exurban district with an SA FLU.

### c. Agricultural Uses in the U/S Tier

#### 1) Existing Agricultural Uses in the U/S Tier

Agricultural uses in the U/S Tier existing prior to or in accordance with any previously adopted

Code permitting agricultural uses, shall be considered conforming. Any expansion of existing

agricultural uses shall be subject to all applicable requirements, unless pre-empted by State

law. [Ord. 2011-016] [Ord. 2016-016]

#### 2) New Agricultural Uses

Agricultural uses not listed as permitted in the U/S Tier may only be permitted subject to Class

A Conditional Use approval, unless pre-empted by State Law. [Ord. 2011-016]

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# Additional Photos

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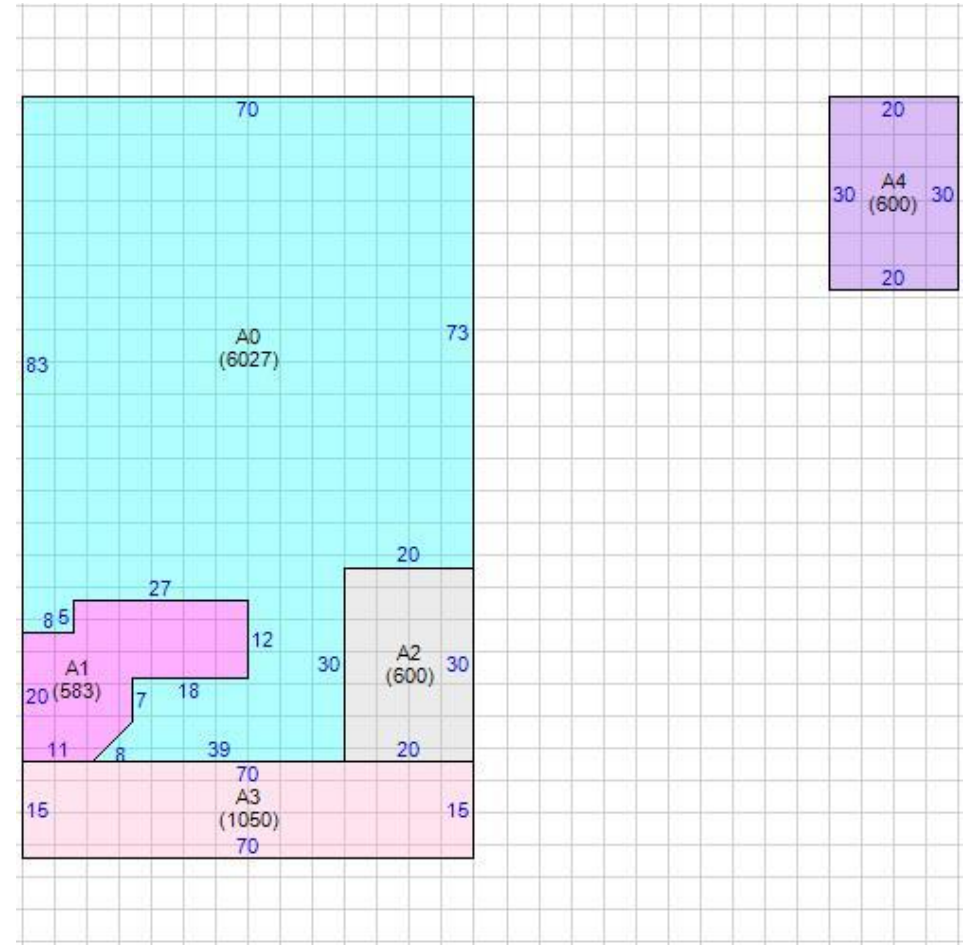
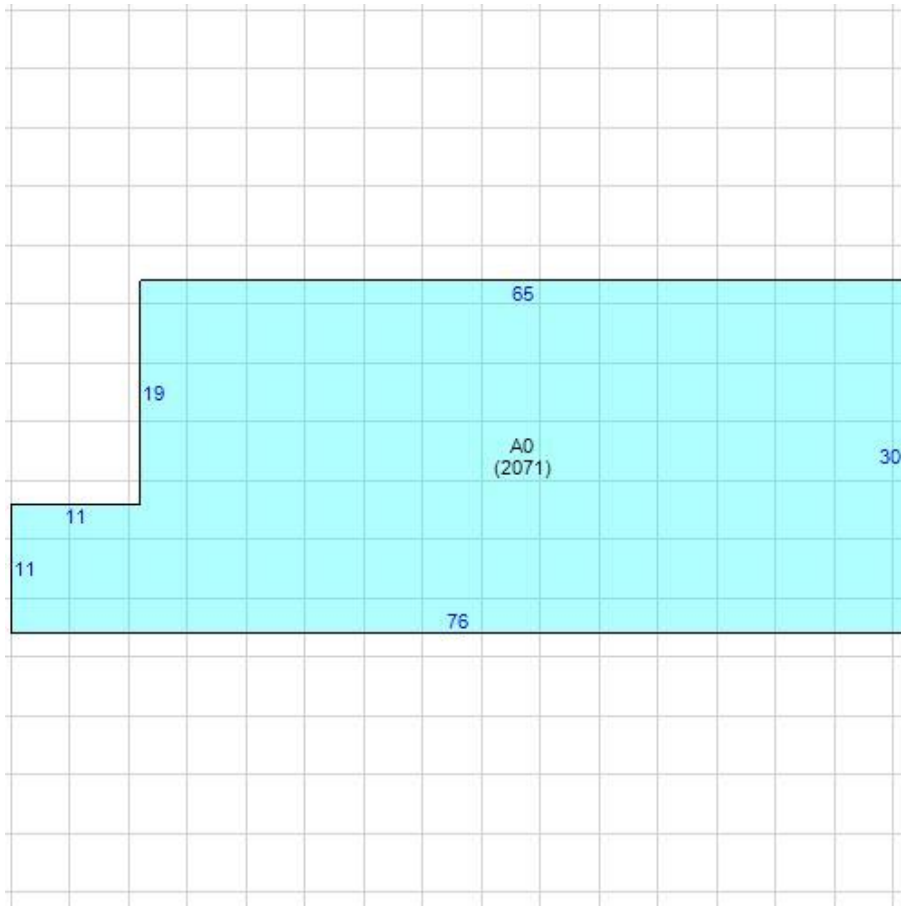
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# Floor Plan

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# Trade Area Map

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