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## Commercial & Income Property



Stock Photo, Not Actual Site

### Walgreen's

4530 Lantana Road  
Lake Worth, Florida

**\$4.067 Million**

*Cap Rate: 8% at \$3.8 Mil*

*1.15 Acre Lot*

*Intersection with Traffic Light*

*SW Corner of Lantana Road  
and Military Trail*

*13,905 Square Feet*

*\$292 per S.F.*

*NNN Lease through 2020*

**Net Operating Income:  
\$305,000**

**NNN Lease through 2020**

**Free Standing 1 Tenant Building**

**High Traffic Count**

Free standing Walgreen's located at the signalized intersection at the Southwest Corner of Lantana Road and Military Trail. Massive car counts. This is store #4956 opened in 8/2000 leased thru 8/2020. NNN lease. Perfect for 1031 Exchange. Great performing store.

The City of Lake Worth is in Palm Beach County, Florida and was founded in 1912. Its land area is 6.5 square miles with a current population of 36,400. It is a suburb of West Palm Beach which is 7 miles to the North.



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