

SMD

Southern Management
and Development, L.P.

Lake Worth Plaza

4180 S Jog Road
6400-6490 Lake Worth Road
Lake Worth, FL 33463

ANCHORED BY

Marshalls, Bealls Outlet,
Dollar Tree, Planet Fitness
and Presidente Supermarket

Located at signalized intersection
of Lake Worth Road and S Jog Road

Excellent access to I-95 and Turnpike

Average daily traffic count: 77,000

Gross leasable area:
185,047 Sq. Ft. (MOL)

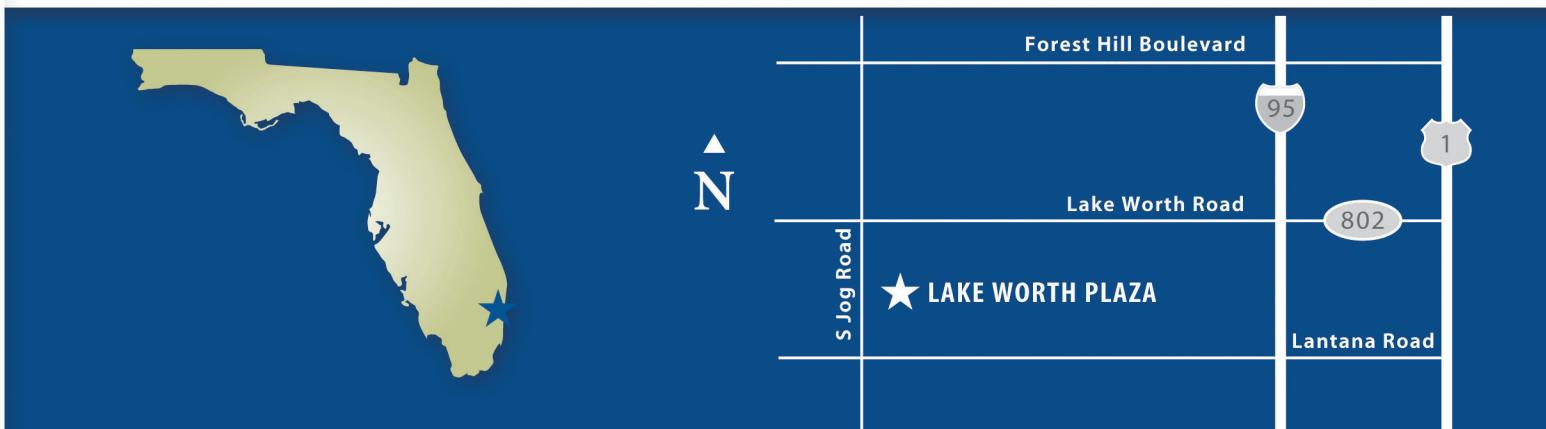
CREATING VALUE

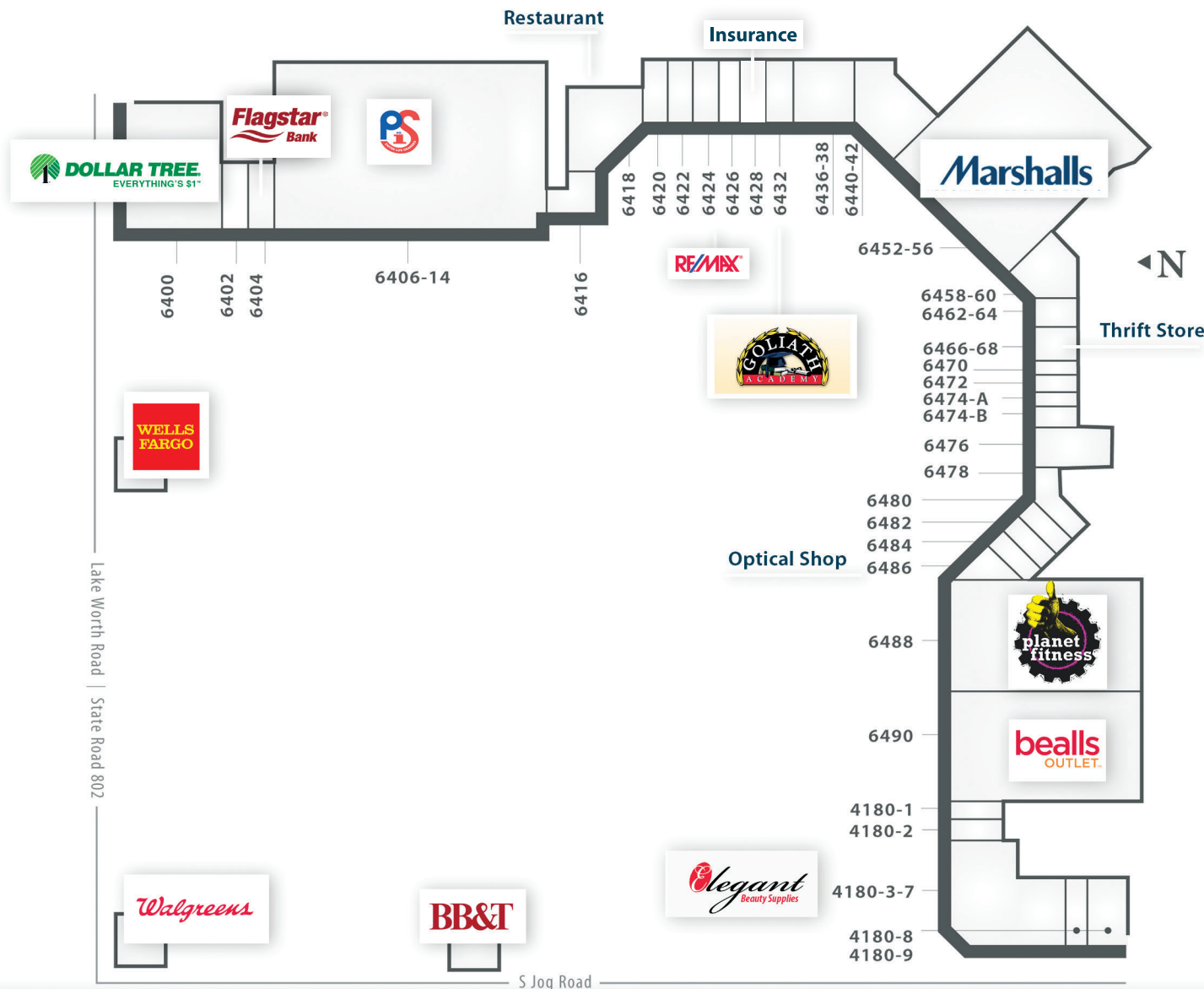
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SMDPROPERTY.COM



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	17,782	149,088	340,560
2021 Estimate	17,035	140,835	320,401
2010 Census	15,907	125,101	276,023
2000 Census	16,111	100,627	208,036

Population by race

White	69.66%	64.70%	64.99%
Black African American	13.00%	18.48%	18.90%
Hispanic Other	17.33%	17.45%	16.12%

2021 Estimate			
Average HH Income	\$58,568.00	\$75,455.00	\$86,406.00

2021 Estimate			
Median HH Income	\$44,163.97	\$54,775.60	\$61,675.15

2021 Estimate			
Median Age	52.66	40.09	40.55

LEGEND

6400-6490 Lake Worth Road

UNIT	TENANT	SQ.FT.
6400	Dollar Tree	10,160
6402	Ma-yu Natural	1,840
6404	Flagstar Bank	3,500
6406-14	Presidente	42,613
6416	Laundromat	2,400
6418	Veracruz Restaurant	5,098
6420	Hair Salon	1,210
6422	Podiatrist	1,200
6424	Elite Nutrition	1,210

6426	Chiropractor	1,200
6428	Insurance	1,210
6432	Goliath Academy	2,410
6436-38	Pizza	3,600
6440-42	Primary Care	5,402
6452-56	Marshalls	27,312
6458-60	Adult Day Care	3,560
6462-64	Dentist	1,500
6466-68	Thrift Store	1,500
6470	ATAX	675
6472	Nail Salon	750

6474-A	Lash Studio	682
6474-B	Cell Phone Repair	675
6476	Simply Braces	3,174
6478	Vape Shop	1,736
6480	Chef Angelo	1,200
6482	Juice Bar	1,200
6484	China Kitchen	1,088
6486	The Optical Shop	1,012
6488	Planet Fitness	20,388

4180 S Jog Road

UNIT	TENANT	SQ.FT.
6490	Bealls Outlet	19,662
4180-1	A Dancer's Closet	867
4180-2	Barber Shop	866
4180-3-7	Elegant Beauty Supply	11,233
4180-8	Check Cashing	2,400
4180-9	Dry Cleaners	2,400