

OVERVIEW OF RFP MARKETING PROCESS

Exhibit D

800 PARK AVENUE, LAKE PARK, FL 33403



1. Marketing Process



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2. Summary of Proposals

3. Next Steps



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- 3/2/26** — Lake Park Community Redevelopment Agency (CRA) RFP Date of Issuance
- 3/4/26** — Property Signage Installed on Property
- Mass Marketing to public facing marketing Channels (CoStar, Loopnet, Crexi, etc.)
- Property email blast sent to proprietary database
- Second property email blast sent to proprietary database
- 4/2/26** — **Responses to RFP due**

Property Overview

Property Aerial



Property Details

Address: 800 Park Avenue,
Lake Park, FL 33403

Lot Size: 0.14 Acres

Parcel ID:
36-43-42-20-01-006-0010

Zoning: TCC

Parking: 4.63/1,000 SF
(9 Spaces)

Building Size: 1,943 SF

Year Built: 1962

Frontage: 71' on 8th St

Current Use: Storefront
Retail/Office

Property Brochure



Property Signage



Nature's Way Cafe

About: Nature's Way Cafe is a health-focused cafe concept offering fresh, high-quality food and beverage options in a welcoming, community-oriented environment. Operating in Lake Park since 2015 this location has demonstrated sustained performance and strong customer loyalty.

Concept: Breakfast, Lunch & Lite Dinner (7am - 7pm)

Offer Summary Terms:

Premises: 800 Park Ave, Lake Park, FL

Price: \$565,000

Timing:

- Due Diligence Period - 45 days.
- Closing: 45 Days following expiration of the due diligence period
- Deposit(s): \$45,000, with \$20,000 to be deposited within five (5) business days of contract execution and an additional \$25,000 to be deposited upon expiration of the due diligence period. Deposit to become non-refundable thereafter.

SHORT LIST SUMMARY



Offer Summary						
Party	Purchase Price	Date	1st Deposit	2nd Deposit	Due Diligence	Closing
Nature's Way Cafe	\$545,000	4/2/2026	\$45,000	\$20,000	45 Days	45 Days following expiration of the due diligence period.

Appraisal Value:

1. Callaway & Price - May, 2025 \$600,000
2. Anderson Carr - March, 2025 \$525,000

Subsequent to close of RFP, we have continued to receive expression of interest from local businesses/investors as well as other users (physical therapy, furniture showroom, collectibles/antiques, etc.)

COMPLETED

- Marketing Campaign
- Receipt of Response to RFP

ACTIONS TO BE TAKEN

- Host buyer interview to better understand questionnaire answers, project vision, and assumptions being made.
- Present/review best and final offer for guidance on final selection for awarding deal and authorizing village staff to enter negotiations.
- Bring final Purchase & Sale Agreement back to board for review/approval.

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QUESTIONS?

FOR MORE INFORMATION, PLEASE CONTACT:



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