

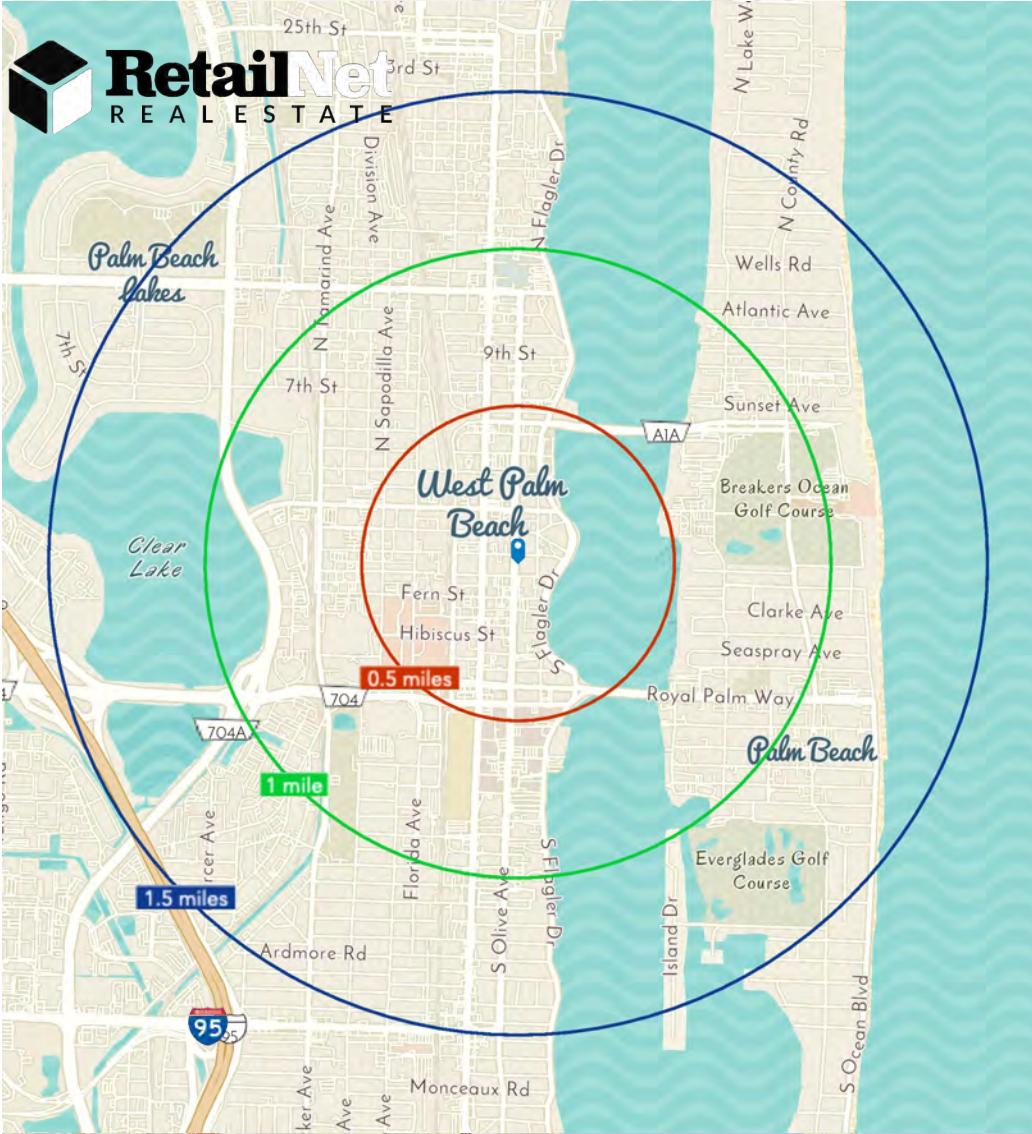
208 + 210 SOUTH OLIVE OFFERING MEMORANDUM



VIRTUAL TOUR:
208 S. OLIVE
210 S. OLIVE

208 + 210 SOUTH OLIVE





‘25 ESTIMATES	.5 MILES	1 MILE	1.5 MILES
POPULATION	6,564	14,781	27,801
HOUSEHOLDS	4,152	8,366	14,103
AVG. HH INC.	\$116,709	\$129,247	\$122,452
MEDIAN AGE	43.2	44.2	44.1

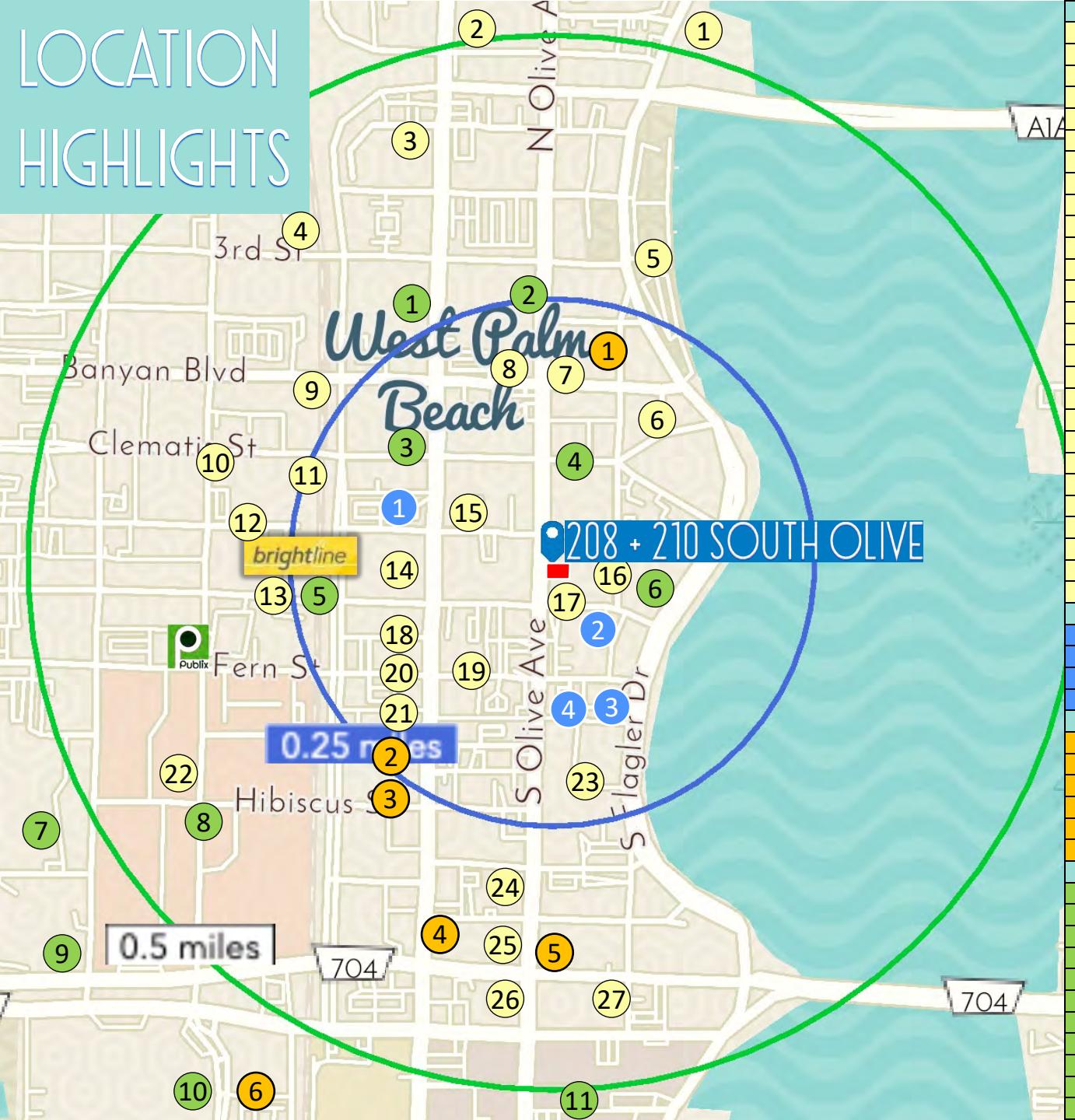
PROPERTY OVERVIEW

- **PRICE.** \$3,250,000
- **EXISTING TENANTS.** MONTH-TO-MONTH (DO NOT DISTURB)
- **OPPORTUNITY.** UNIQUE CBD FREE-STANDING BUILDING WITH VERTICAL DEVELOPMENT RIGHTS
- **LAND AREA.** $\pm 3,546$ SF (.0814 AC)
- **EXISTING BUILDINGS.** $\pm 4,600$ SF ($\pm 3,340$ SF GROUND FLOOR)
- **CEILING HEIGHTS.** $\pm 15'10''$ 1ST FLOOR / $\pm 7'6''$ MEZZ
- **PCN.** 74-43-43-21-01-006-0063 + 74-43-43-21-01-006-0062
- **FRONTAGE / ACCESS.** S. OLIVE AVE + ALLEY
- **SIGNAGE.** BUILDING
- **PARKING.** EVERNIA GARAGE ($\pm 200'$ AWAY) + STREET FRONT
- **ZONING.** FWD-5 (PERMITS 5-STORIES)
- **PERMITTED USES.** COMMERCIAL + RESIDENTIAL
- **FLOOD ZONE.** X (< 0.2% ANNUAL CHANCE FLOOD)

LOCATION OVERVIEW

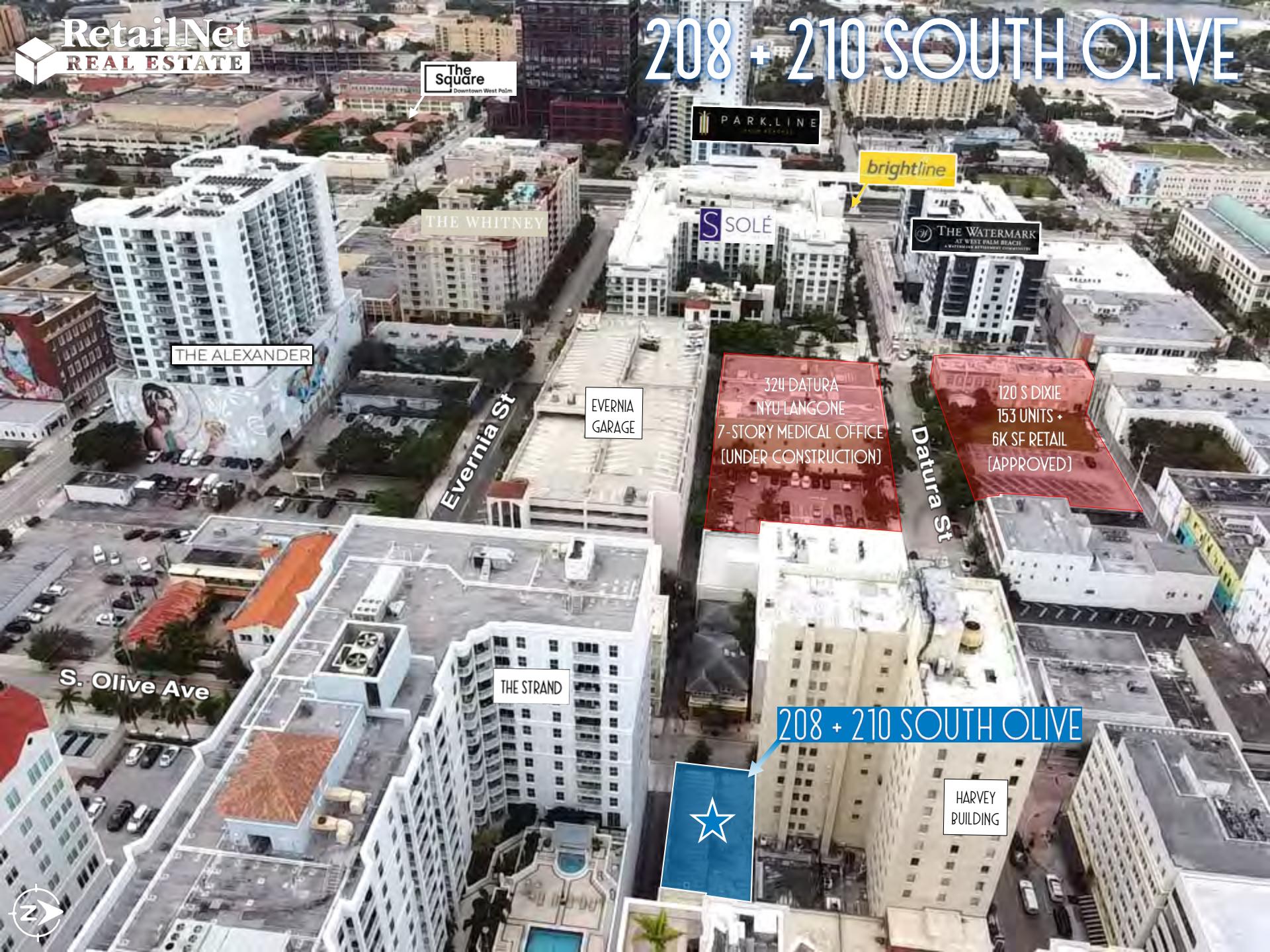
- **1 BLOCK.** CLEMATIS STREET, MEYER AMPHITHEATRE
- **2 BLOCKS.** BRIGHTLINE TRAIN STATION, CITY HALL & LIBRARY
- **3 BLOCKS.** PB COUNTY COURTHOUSE, PB COUNTY GOVT CENTER

LOCATION HIGHLIGHTS



Condos		
1	One Watermark Place	48 units
2	Loftin Place	259 units
3	One West Palm (<i>under construction</i>)	218 units
4	Soleste Palm Station (<i>approved</i>)	321 units
5	Waterview Towers	132 units
6	101 Lofts	59 units
7	Banyan Square	251 units
8	303 Banyan (<i>under construction</i>)	223 units
9	Banyan Place (<i>approved</i>)	347 units
10	Clematis Place (<i>approved</i>)	159 units
11	512 Clematis (<i>approved</i>)	88 units
12	Datura Hotel & Residences (<i>approved</i>)	180 units
13	Parkline	290 units
14	Sole at City Center	315 units
15	120 S Dixie (<i>in review</i>)	153 units
16	Esplanade Grande	61 units
17	The Strand	275 units
18	The Whitney	201 units
19	The Alexander / Lofts	205 units
20	315 S Dixie (<i>in review</i>)	190 units
21	401 S Dixie (<i>in review</i>)	372 units
22	Hibiscus Tower (<i>approved</i>)	323 units
23	Trump Plaza	221 units
24	AKA West Palm	195 units
25	Two City Plaza	467 units
26	One City Plaza	351 units
27	Flagler House	210 units
Senior Living / ALF		
1	Watermark at WPB (<i>under construction</i>)	154 units
2	McKeen Residence	132 beds
3	St Andrews Residence	182 units
4	St James Residence	148 units
Hotels		
1	The Ben	197 rooms
2	Mariott (<i>approved</i>)	132 rooms
3	Residence Inn	152 rooms
4	Canopy	150 rooms
5	Hyatt Place	165 rooms
6	Hilton	400 rooms
Community		
1	PB County Courthouse	
2	PBC Governmental Center	
3	City Hall & Library	
4	Clematis Street	
5	Brightline Station	
6	Meyer Amphitheatre	
7	Dreyfoos School (<i>enrollment ~1,400</i>)	
8	The Square	
9	Kravis Center	
10	PB County Convention Center	
11	PB Atlantic University (<i>enrollment ~3,700</i>)	

208 + 210 SOUTH OLIVE







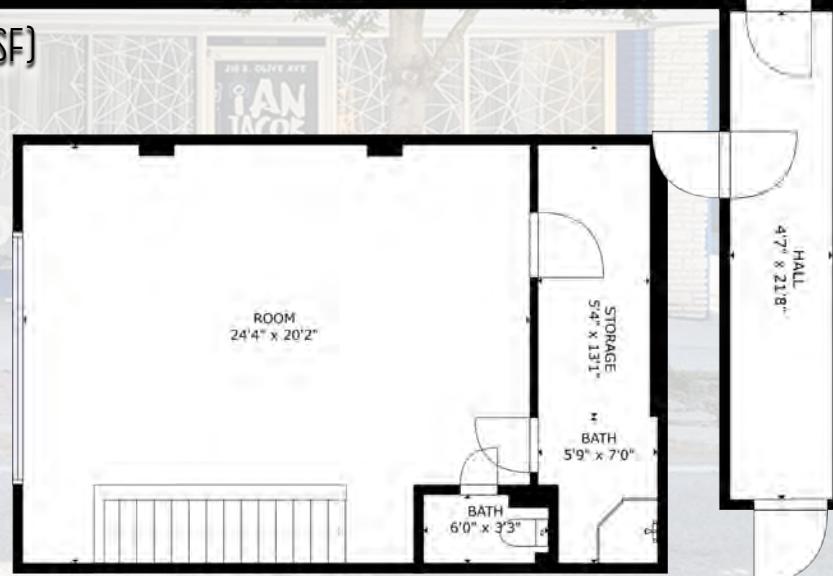
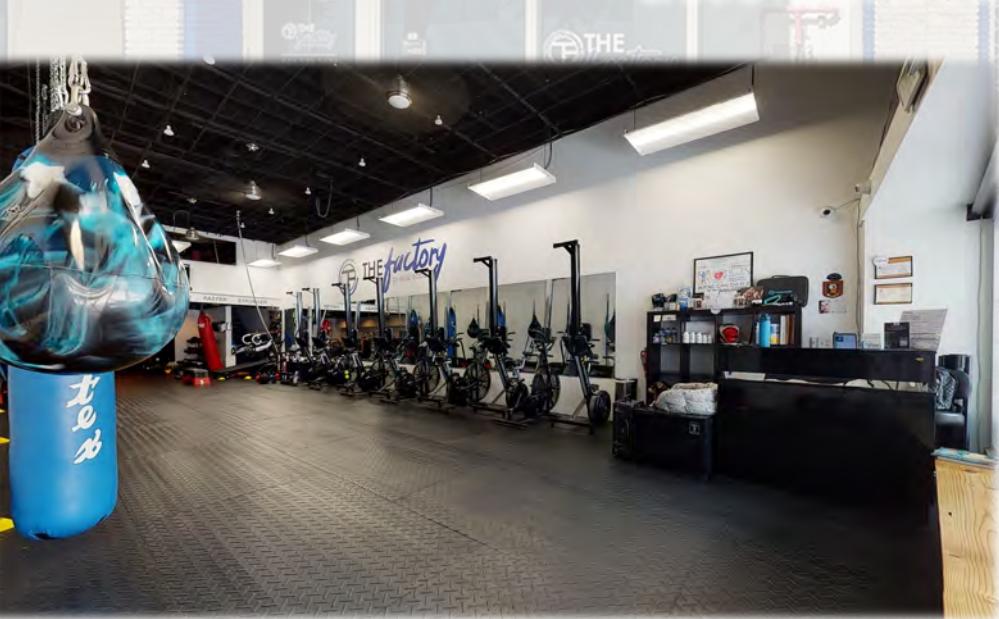
208 SOUTH OLIVE
PROPERTY OVERVIEW
 $\pm 2,426$ SF ($\pm 1,796$ SF 1ST FLOOR)



VIRTUAL TOUR LINK



GROUND FLOOR ($\pm 1,796$ SF)

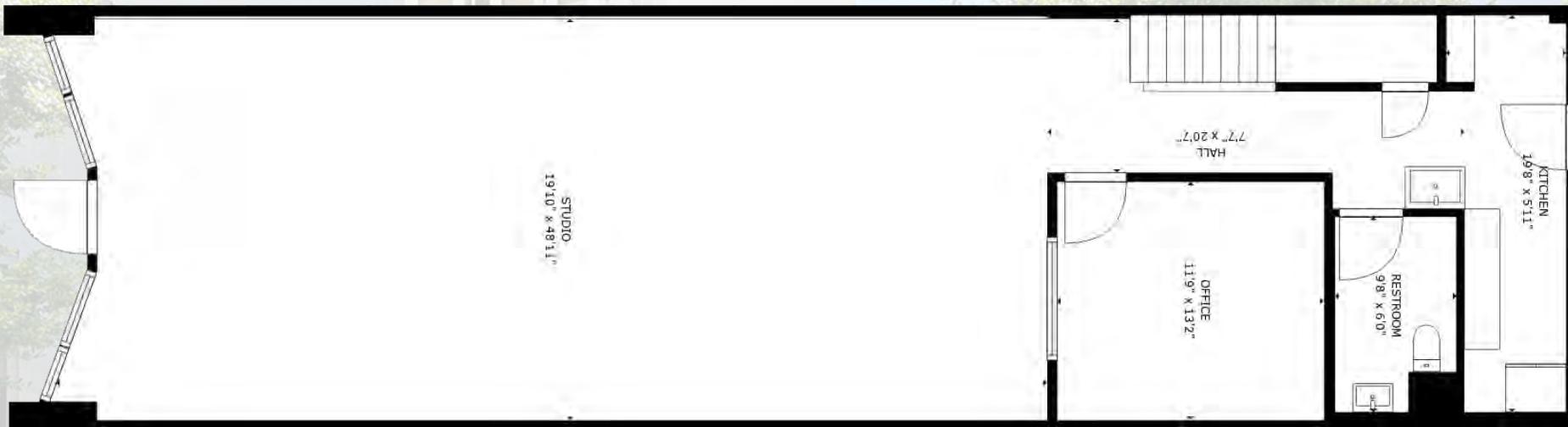


MEZZANINE (± 630 SF)

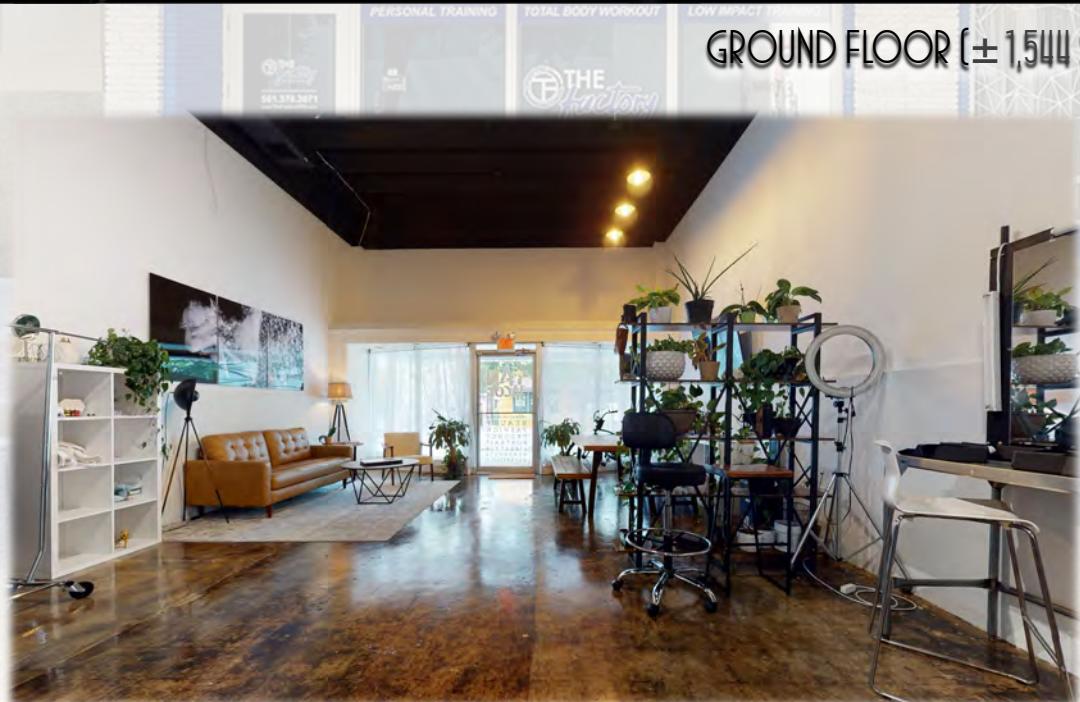


210 SOUTH OLIVE
PROPERTY OVERVIEW
 $\pm 2,174$ SF ($\pm 1,544$ SF 1ST FLOOR)

[VIRTUAL TOUR LINK](#)



GROUND FLOOR ($\pm 1,544$ SF)

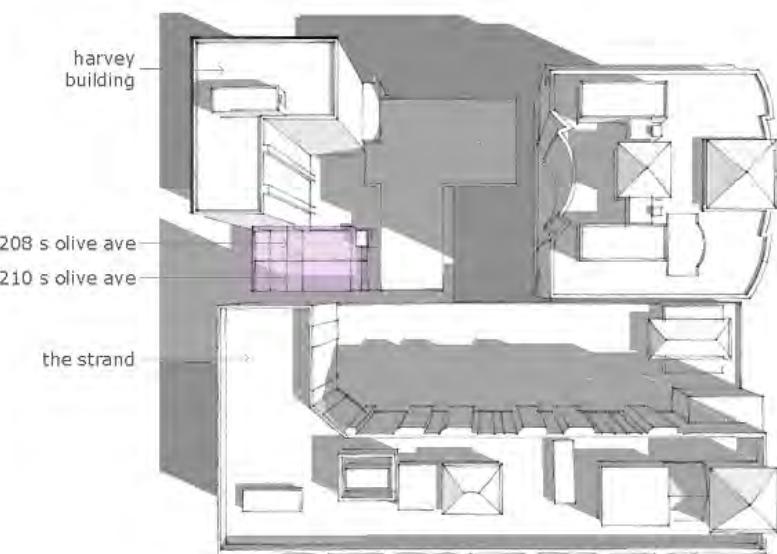
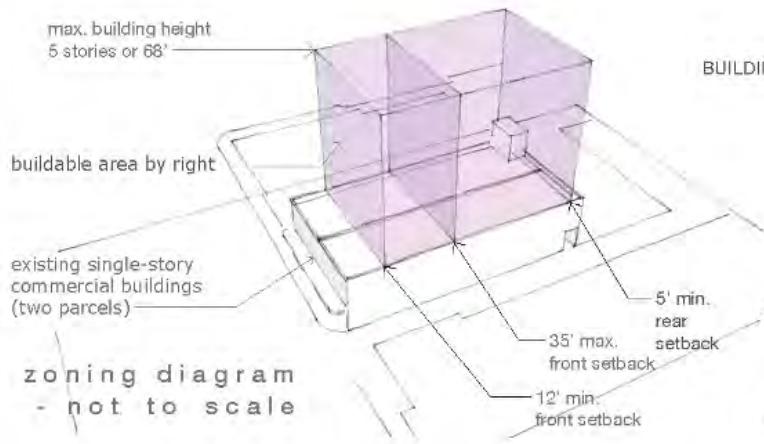


MEZZANINE (± 630 SF)



5-STORY (68') & ROOF-TOP APARTMENT EXPANSION STUDY

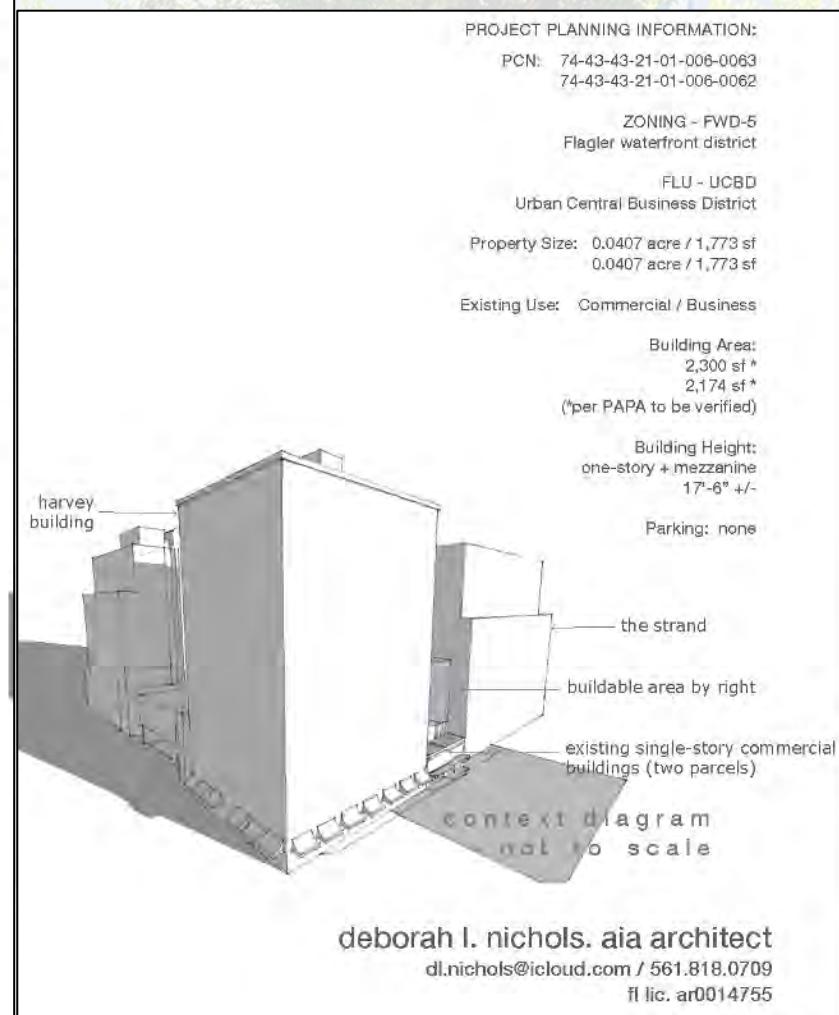




208 + 210 SOUTH OLIVE

EXPANSION STUDY

FIVE STORIES (68')



EXPANSION STUDY
ROOF-TOP
CONTAINER APARTMENTS



two 8' x 40' shipping containers
combined for one 640 s.f. apartment

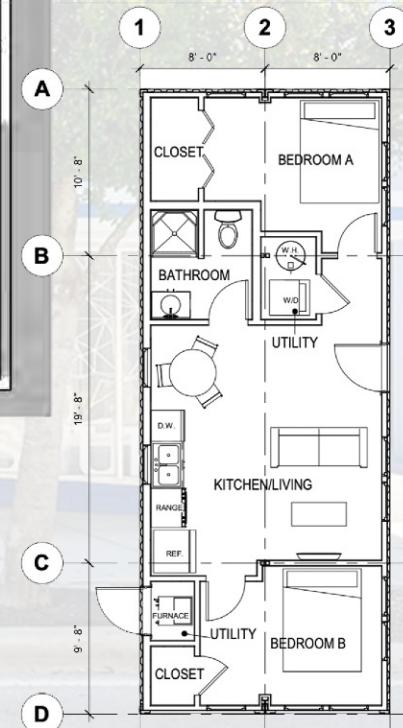
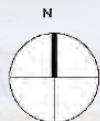
stair tower access to roof



one 8' x 20' shipping
container add-on for
studio/office

roof plan

conceptual design - not to scale



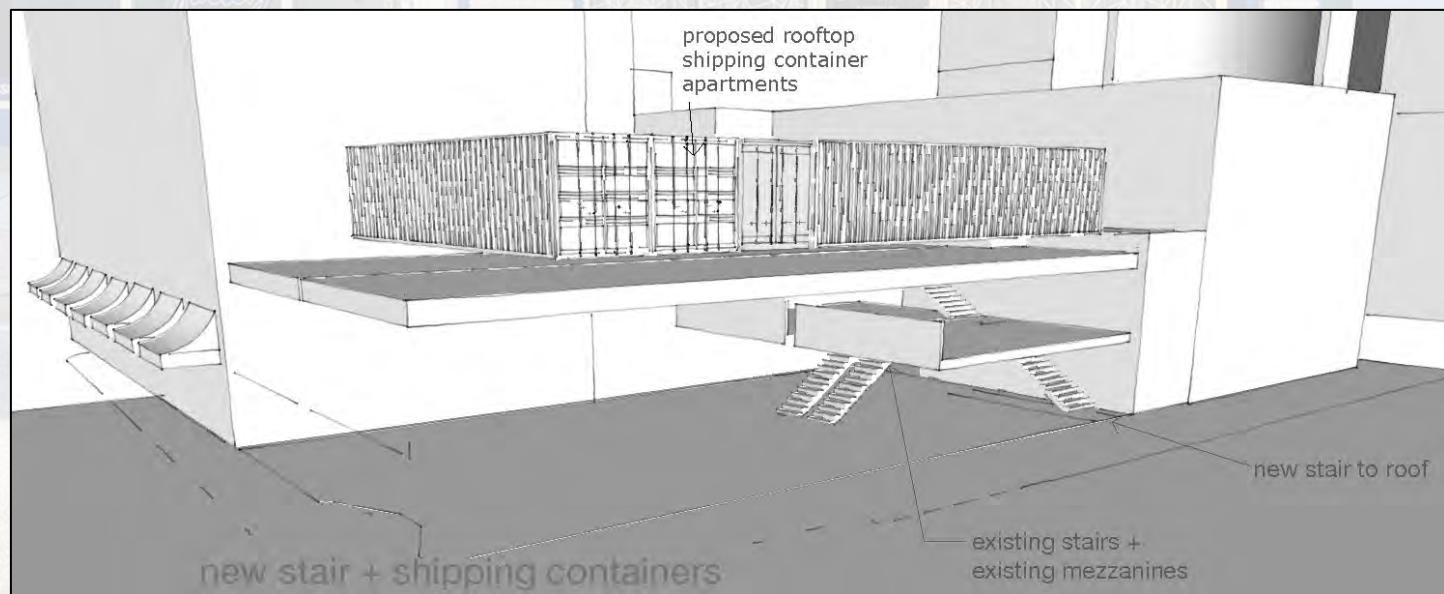
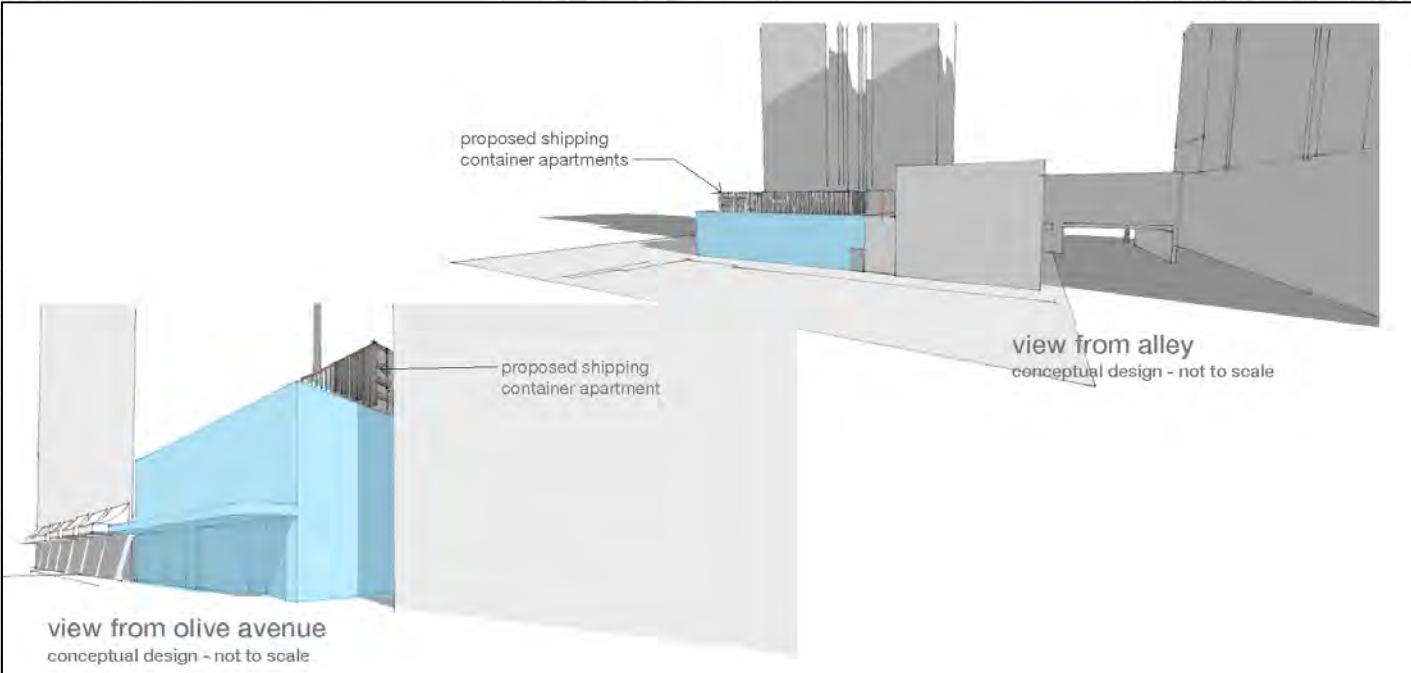
two 8'x40' shipping containers
conceptual design - not to scale

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fl lic. ar0014755

EXPANSION STUDY
ROOF-TOP
CONTAINER APARTMENTS



208 + 210 SOUTH OLIVE

TERMS

PRICE

DELIVERY

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\$3,250,000

“AS-IS”

VIRTUAL TOUR:

208 S. OLIVE

210 S. OLIVE

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INVESTMENT OFFERING

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