213 CLEMATIS STREET

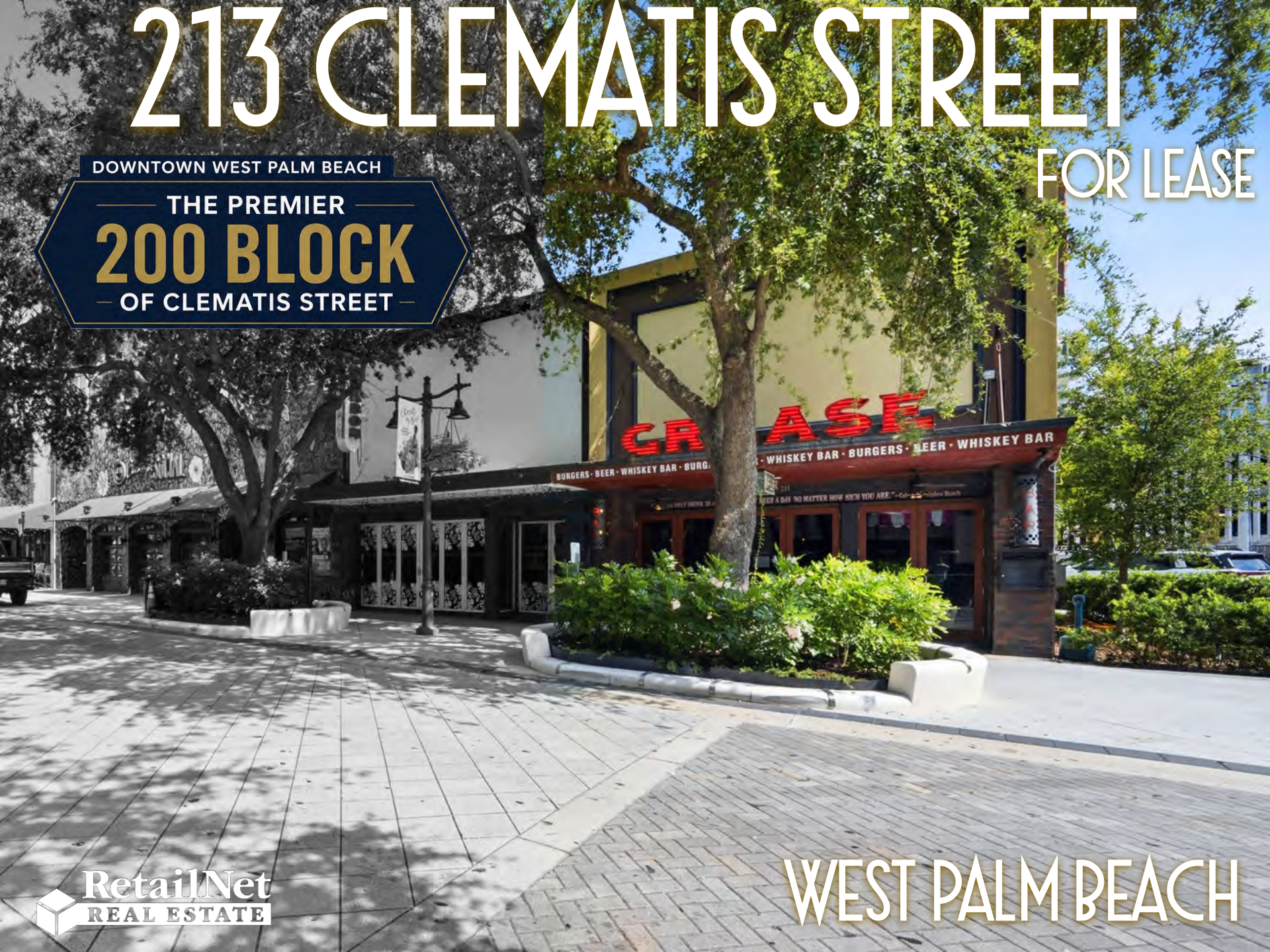
FOR LEASE

DOWNTOWN WEST PALM BEACH

THE PREMIER

200 BLOCK

OF CLEMATIS STREET



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WEST PALM BEACH

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213 CLEMATIS STREET





*26 ESTIMATES	.5 MILES	1 MILE	1.5 MILES
POPULATION	7,323	16,543	30,218
HOUSEHOLDS	4,486	9,191	15,325
AVG. HH INC.	$156,848	$176,382	$165,709
MEDIAN AGE	47.5	46.3	43.8

PROPERTY OVERVIEW

- **ASKING RENT**. $275,000 ($66 PSF), NNN
- **OPPORTUNITY**. BUILT-OUT RESTAURANT & BAR
- **BUILDING**. ±4,150 SF (±3,600 SF GROUND) + OUTDOOR
- **ADDITIONAL SIDEWALK SEATING**. CITY PERMIT INFO
- **CEILING HEIGHTS**. ±12' (DINING + BAR AREA)
- **FRONTAGE / ACCESS**.. CLEMATIS + ALLEY
- **SIGNAGE**: BUILDING
- **PARKING**: ADJACENT PARKMOBILE LOT+ STREET FRONT + BANYAN GARAGE (±200' AWAY)
- **ZONING & PARCEL**. CWD-CD - PROPERTY INFO

LOCATION OVERVIEW

- THE MOST COVETED BLOCK. HIGH PEDESTRIAN TRAFFIC + VISIBILITY IN DOWNTOWN WEST PALM BEACH'S MOST ACTIVE AND VIBRANT BLOCK
- RESTAURANT EPICENTER. SURROUNDED BY MANY OF WEST PALM'S TOP RESTAURANTS, BARS AND HOSPITALITY VENUES
- STRONG CUSTOMER SYNERGY. JOIN AN ESTABLISHED MIX OF DINING + ENTERTAINMENT DESTINATIONS IN WEST PALM'S ACTIVITY CENTER
- WALKABILITY SCORE. 96 — WALKERS PARADISE
  - WATERFRONT — 2 MINUTES
  - PB COUNTY COURTHOUSE — 5 MINUTES
  - BRIGHTLINE STATION — 8 MINUTES

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TERMS

LEASE RATE	$275,000 ($66 PSF), NNN
DELIVERY	"AS-IS"

CONTACT

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