

RESTAURANT SPACE FOR LEASE WITH PATIO

±4,909 SF AVAILABLE

218 Clematis Street, West Palm Beach, FL



CLICK TO VIEW LISTING VIDEO



BEST CORNER IN DOWNTOWN WEST PALM BEACH

PRIME BUILT OUT RESTAURANT SPACE WITH PATIO ON CLEMATIS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES




RETAIL REAL ESTATE ADVISORS

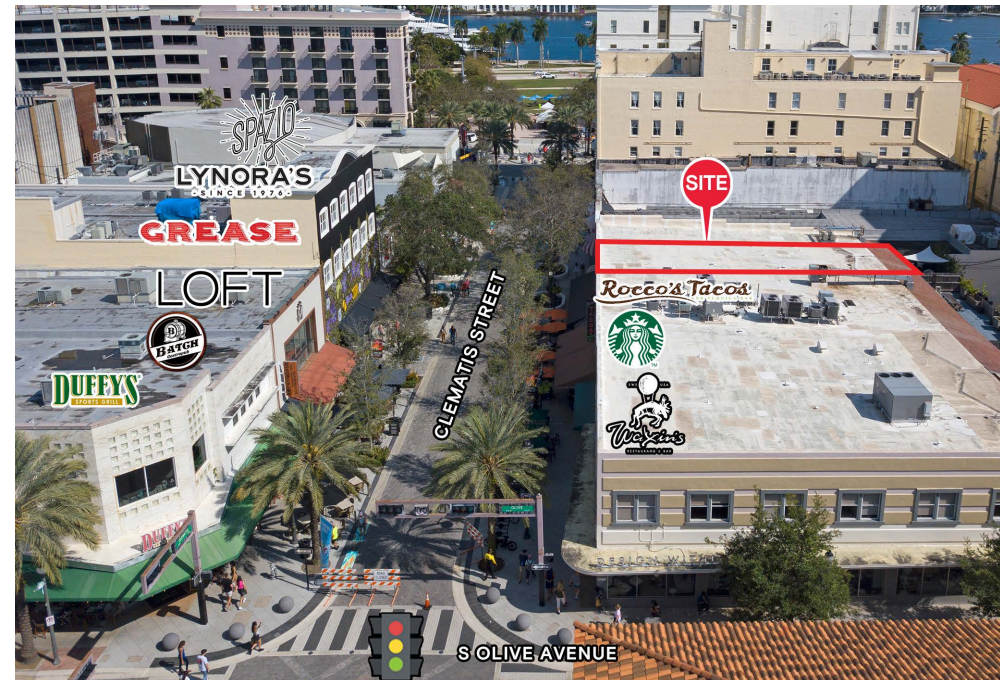
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Property Overview

HIGHLIGHTS

- ±4,909 SF fully built out restaurant with outdoor seating available
- On the southeast corner of Clematis Street and S Olive Avenue at the traffic signal
- 32,564 SF building with 18,632 retail space + 14,202 office
- Walking distance to Brightline & Tri-Rail
- Adjacent to:   
- Seeking best in class restaurant or retailers
- Heavy daytime population and nightlife

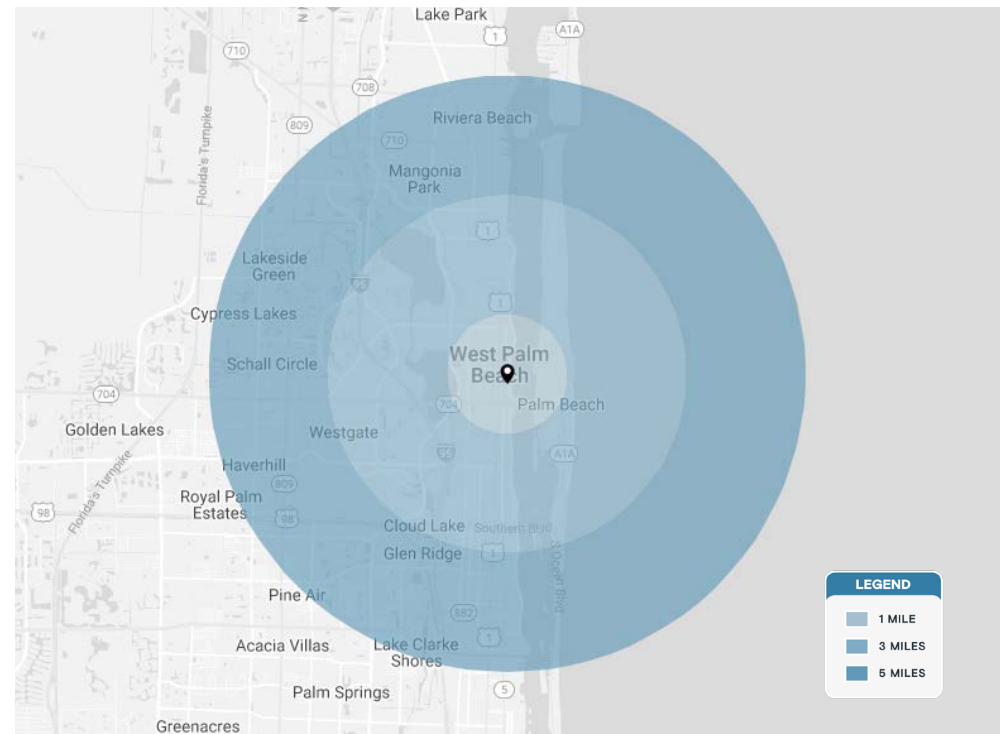


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,982	77,641	183,171
HOUSEHOLDS	8,427	33,732	75,435
EMPLOYEES	13,206	64,245	150,471
AVERAGE HH INCOME	\$173,141	\$126,208	\$101,365

DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	42,298	116,788	271,058
HOUSEHOLDS	20,095	48,727	109,349
EMPLOYEES	35,678	95,845	111,554
AVERAGE HH INCOME	\$142,196	\$114,770	\$95,885



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



CLEMATIS STREET

S OLIVE AVENUE

SITE



SUITE 230



SUITE 226



SUITE 224



±4,909 SF
AVILABLE
SUITE 218

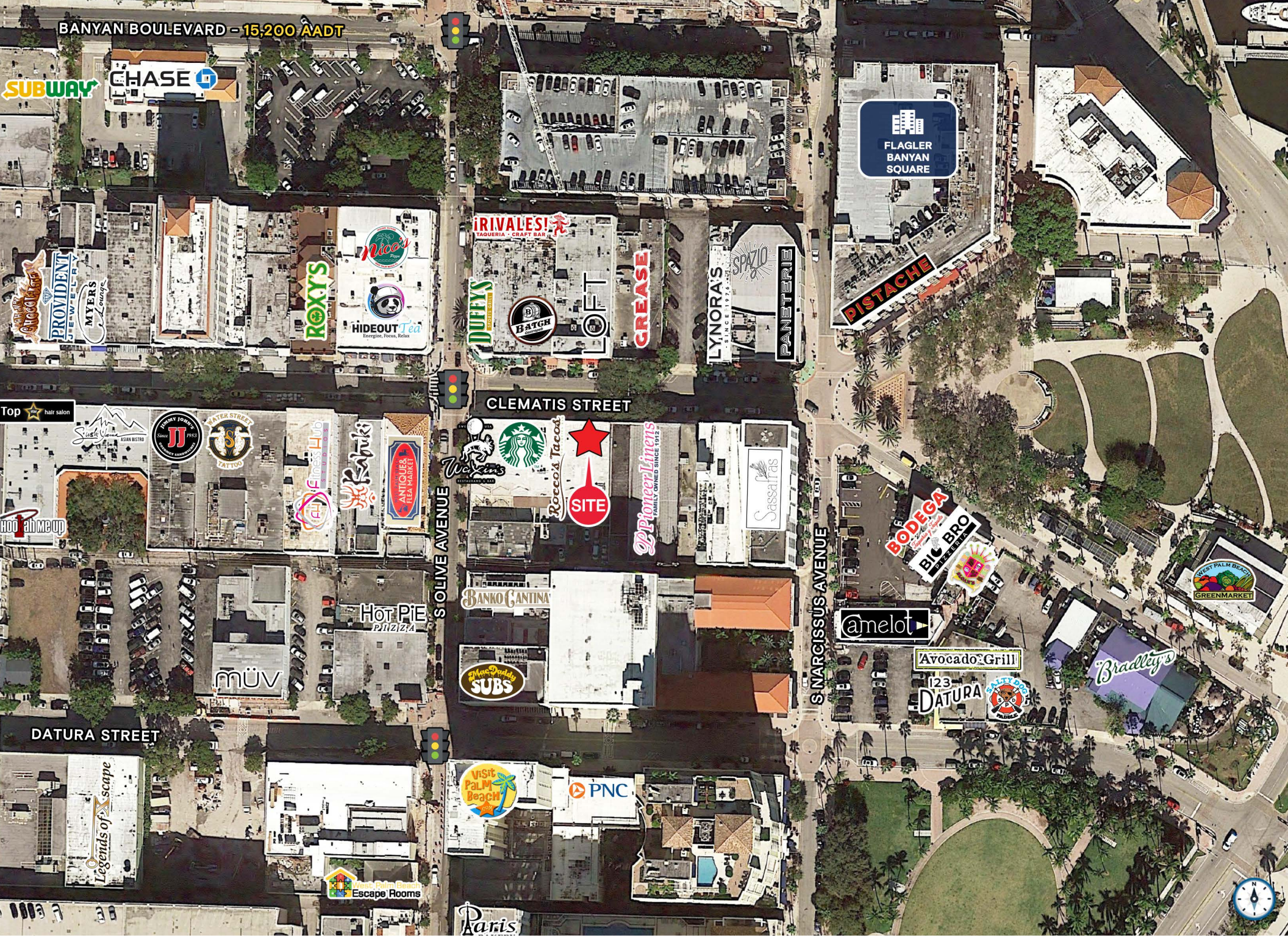
ELEV.

PARKING

TRASH



BANYAN BOULEVARD - 15,200 AADT



FLAGLER
BANYAN
SQUARE

IRIVALESSI
PAGUERIA CRAFT BAR

DUEYS
BATCHE
CREASE

LYNORA'S
SINCE 1974
PANETERIE

PISTACHE

CLEMATIS STREET

Starbucks
Rocco's Tacos
SITE
Pioneer Linens

BANKO CANTINA

Mama Puddin's
SUBS

S NARCISSE AVENUE

BODEGA
BIG BRO

@amelot

Avocado Grill

123
DATURA

Bradley's

WEST PALM BEACH
GREENMARKET

DATURA STREET

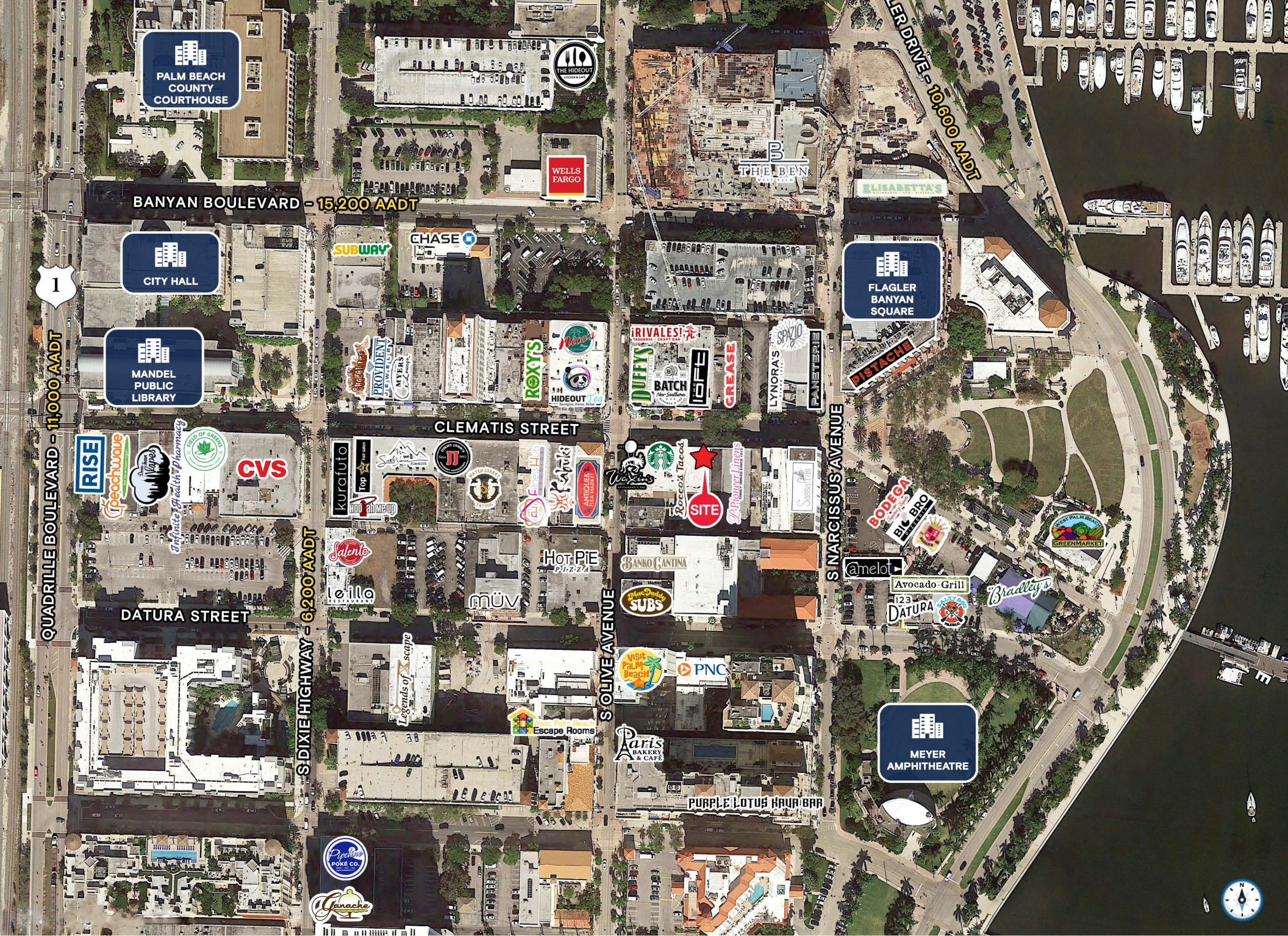
visit
PALM BEACH

PNC

West Palm Beach
Escape Rooms

Paris





PALM BEACH COUNTY COURTHOUSE

BANYAN BOULEVARD - 15,200 AADT

CITY HALL

MANDEL PUBLIC LIBRARY

QUADRILLE BOULEVARD - 11,000 AADT

1

RISE

peachwave

Wages

CVS

Kurafuto

TOP

ST

AL

Hot Pie

Starbucks

Rojo's Tacos

SITE

amelo

BODEGA

BIG BRO

GREENMARKET

CLEMATIS STREET

SIDIE HIGHWAY - 6,200 AADT

DATURA STREET

Papalina POKÉ CO.

Wanache

Legends of Xscape

Escape Rooms

Paris BAKERY & CAFE

VISIT Palm Beach

PNC

Avocado Grill

123 DATURA

Bradley's

MEYER AMPHITHEATRE

PURPLE LOTUS HAIR BAR

S OLIVE AVENUE

S NARCISSE AVENUE

Avocado Grill

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Bradley's



THE BRISTOL CONDOMINIUM

PALM BEACH ATLANTIC UNIVERSITY

NORTON MUSEUM OF ART

PALM BEACH COUNTY CONVENTION CENTER

KRAVIS CENTER FOR THE PERFORMING ARTS

ONE FLAGLER DEVELOPMENT

THE BREAKERS HOTEL

MEYER AMPHITHEATRE

ALEXANDER LOFTS

The Square
Downtown West Palm

PARKLINE PALM BEACHES

218
CLEMATIS

S. FLAGLER DR.

DATURA ST.

CLEMATIS ST.

brightline

N. DIXIE HWY.

BANYAN BLVD.

CITY HALL

CLEMATIS BANYAN MIXED-USE DEVELOPMENT

303 BANYAN DEVELOPMENT

PALM BEACH COUNTY COURTHOUSE

FLAGLER AT BANYAN SQUARE

S. OLIVE AVE.

THE BEN
WEST PALM



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