

RESTAURANT SPACE FOR LEASE WITH PATIO

# ±4,909 SF AVAILABLE

218 Clematis Street, West Palm Beach, FL

CLICK TO VIEW  
VIDEO  
WALK-THRU



BEST CORNER IN  
DOWNTOWN WEST PALM BEACH



## PRIME BUILT-OUT RESTAURANT SPACE WITH PATIO ON CLEMATIS STREET

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Robert Nucherenro**  
DIRECTOR  
RN@katzretail.com  
(716) 867-5222

**Daniel Solomon, CCIM**  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

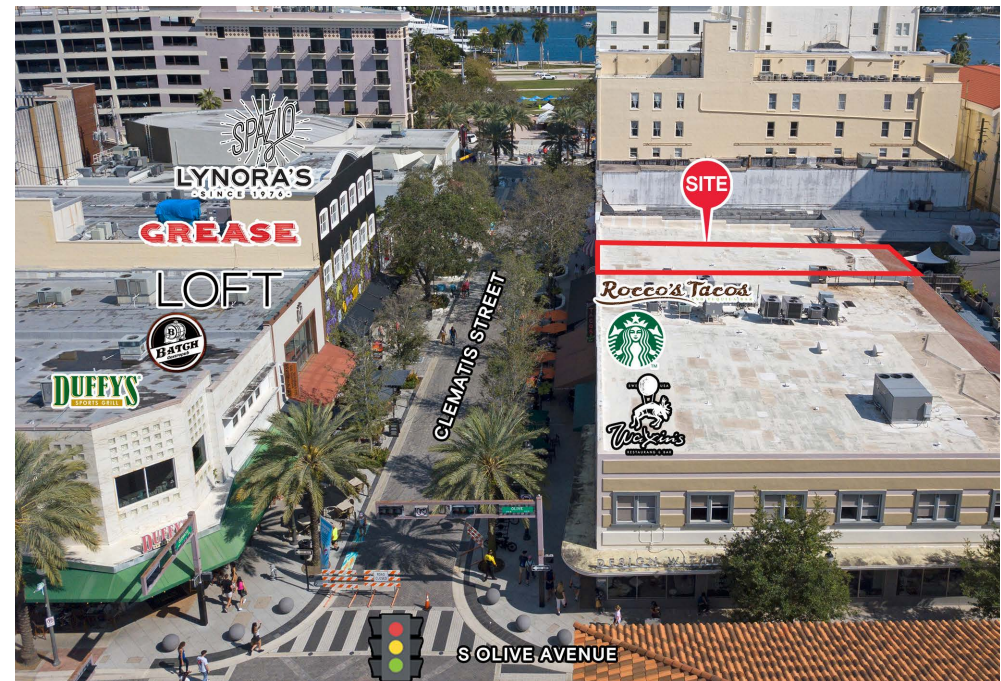
**Jon Cashion**  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071



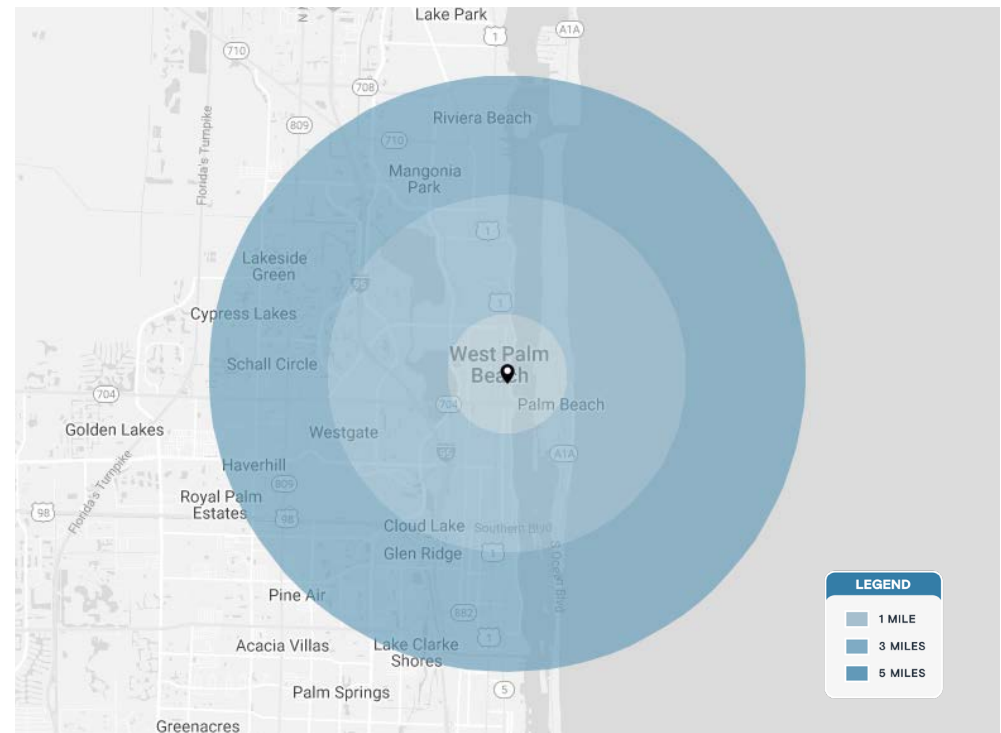
# Property Overview

## 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
- Across from Lynora's, Grease, Loft, Batch and Duffy's
- 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
	5 MINUTES	10 MINUTES	15 MINUTES
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





CLEMATIS STREET

SITE

S OLIVE AVENUE



SUITE 230



SUITE 226

*Rocco's Tacos*  
ANTEQUILLA BAR

SUITE 224

±4,909 SF  
AVILABLE  
SUITE 218

PARKING

TRASH

ELEV.



















## Contact Brokers

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[katzretail.com](http://katzretail.com)

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