



# BELVEDERE PLAZA

## 319 BELVEDERE RD WEST PALM BEACH, FLORIDA

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# PROPERTY OVERVIEW

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Situated in the prestigious El Cid neighborhood, Belvedere Plaza offers a high-visibility, high-traffic location ideal for retail, dining, or professional services. The property enjoys strong foot and vehicular traffic with direct access to major thoroughfares and proximity to downtown West Palm Beach, Palm Beach Island, and I-95. This strategic positioning ensures steady exposure to both local residents and tourists year-round.

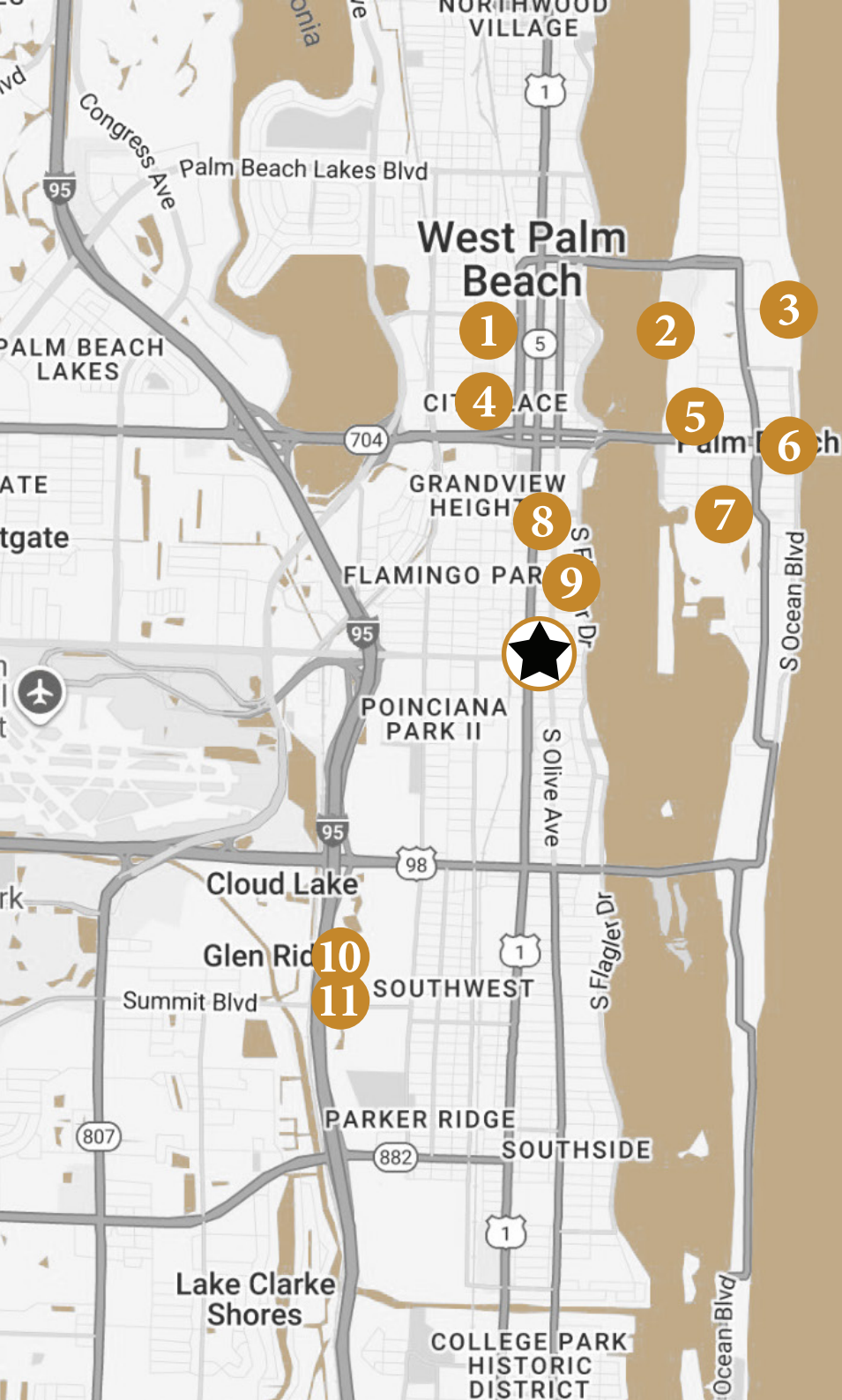
Located just blocks from the thriving Warehouse District and Grandview Public Market, the area draws a diverse, affluent, and growing demographic of consumers. Businesses at Belvedere Plaza benefit from a vibrant, walkable community, ample parking, and the prestige of being part of one of the city's most desirable and historic neighborhoods.





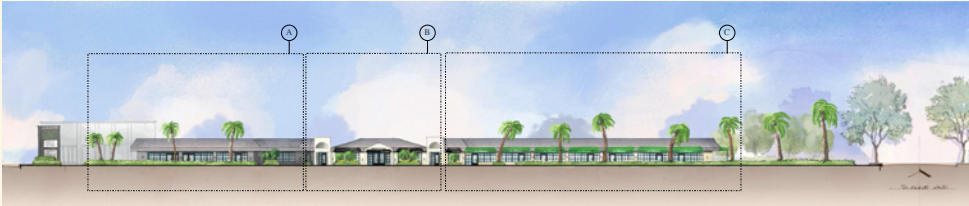
## PROPERTY SPECIFICS

- 15,000 Gross Leasable area
- 50 total parking spaces
- Plaza currently undergoing a tasteful renovation to include new exterior impact windows, roof structure, stucco & paint, enhanced landscaping, and awnings
- Premier end cap restaurant space with covered awning available



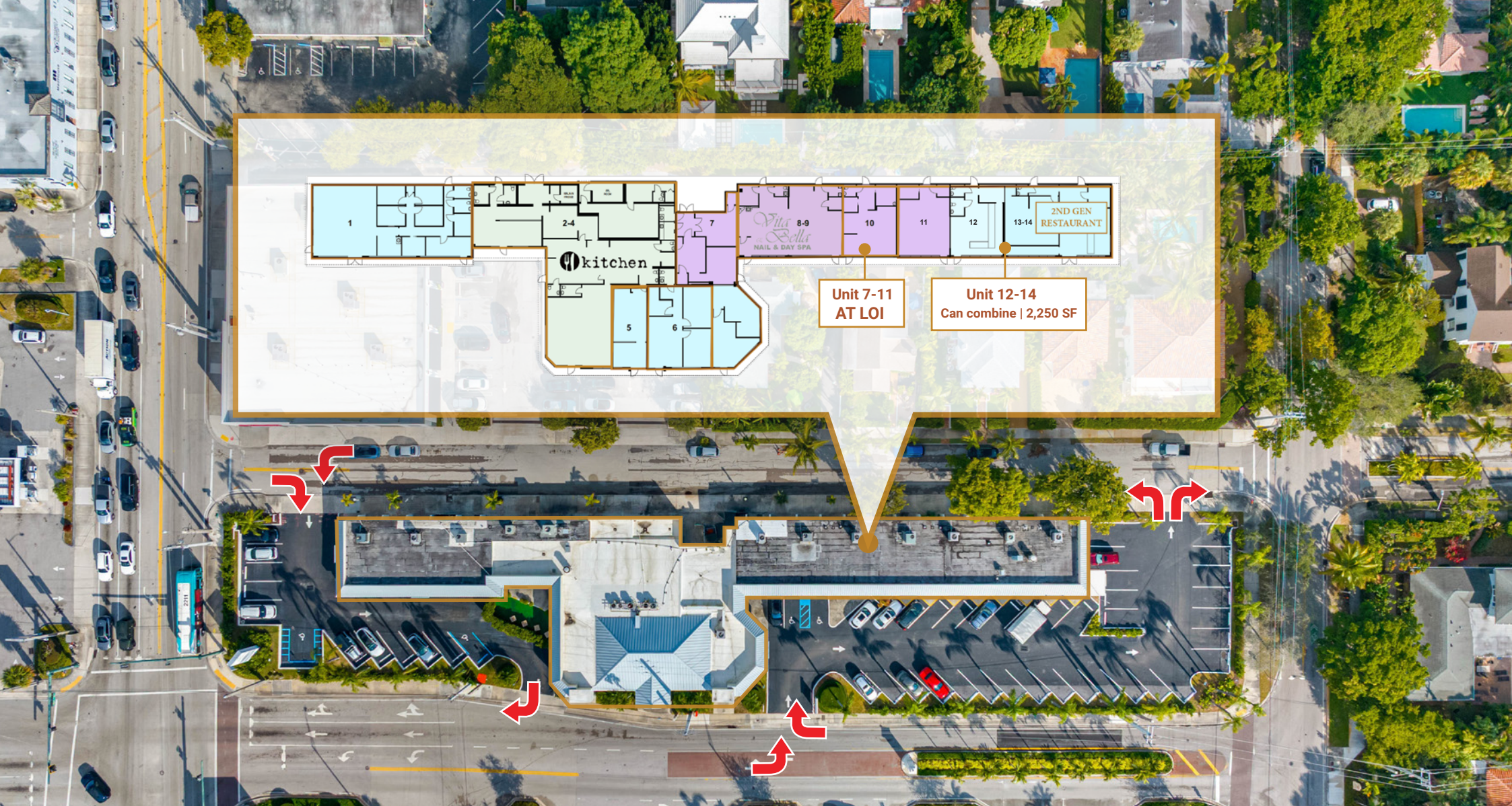
# PROPERTY LOCATION

- 1. Clematis Street/Downtown
- 2. Flagler Museum
- 3. Breakers Hotel
- 4. Cityplace
- 5. The Society of the Four Arts
- 6. Palm Beach Island
- 7. Worth Avenue
- 8. Norton Museum of Art
- 9. Ann Norton Sculpture Gardens
- 10. Cox Science Center
- 11. Palm Beach Zoo



319 BELVEDERE RD, WEST PALM BEACH, FL 33401

# EXTERIOR RENOVATION



# SPACE SQUARE FOOTAGE

UNIT	TENANT	GROSS SQ.FT
1	AVAILABLE	2,231.39
2-4	KITCHEN	4,014.47
5	AVAILABLE	613.23
6	AVAILABLE	1,752

UNIT	TENANT	GROSS SQ.FT
7-11	AT LOI	3,900
12	AVAILABLE	750
13-14	AVAILABLE	1,500

VANDERBILT UNIVERSITY

CityPlace  
WEST PALM BEACH

DOWNTOWN  
WEST PALM BEACH

Palm Beach  
Atlantic  
UNIVERSITY

PALM BEACH

HIVE  
BAKERY

grato

NORTON  
MUSEUM  
OF ART

The  
Greene  
School

HIVE

Hästens  
since 1852

COMPOSITION  
ARCA  
CB  
BRANCA  
1  
RAISE YOUR STANDARDS

PIG BEACH

S DIXIE HWY

MD NOW  
URGENT CARE  
3 Natives  
CLUB PILATES  
WEST PALM BEACH

R3 HEALTH  
COSMO & COMPANY



BELVEDERE RD

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WEST PALM WINE CO   
drybar  MECOX 



calico   
Joseph's CLASSIC MARKET 

IT'S ALL GREEK   
TRADITIONAL GREEK FOOD

COMPOSITION     
ARCA CARA BRANCA RAISE YOUR STANDARDS



BIBA

BELVEDERE RD

  
BELVEDERE PLAZA

MDNOW URGENT CARE   
 CLUB PILATES WEST PALM BEACH



FLAGLER DRIVE

SoSo

Providencia Park

El Cid

OLIVE AVE

S DIXIE HWY

BELVEDERE RD

  
BELVEDERE  
PLAZA



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# LOCAL DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Total Population	12,723	81,631	233,854
Daytime Population	6,425	87,360	147,020
Average Age	42	40	40
2024 Total Households	5,299	30,651	89,318
Average HHI	\$167,924	\$151,913	\$118,416

DOWNTOWN  
WEST PALM BEACH

PALM BEACH

EL CID  
NEIGHBORHOOD

S DIXIE HWY

BELVEDERE RD

# NEIGHBORING RETAILERS



Fresh, cold-pressed juices, smoothies, and light bites crafted with organic, locally sourced ingredients.



A curated lifestyle destination offering home décor, furnishings, fashion, and gifts with a Palm Beach flair.



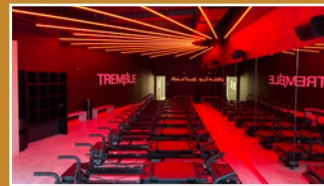
Showcasing innovative stone, tile, and surface materials, Arca is a go-to for architects and interior designers.



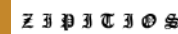
An elegant boutique featuring designer Alessandra Branca's signature textiles, furniture, and home accessories.



A welcoming studio offering full-body, low-impact Pilates workouts designed to build strength and flexibility.



A high-energy fitness studio specializing in reformer-based workouts that blend Pilates, strength, and cardio.



Known for its bold Latin street food flavors, Zipitios serves tacos, bowls, and quick bites full of flair.



Upscale yet playful, Pink Steak offers prime cuts, seafood, and craft cocktails in a lively atmosphere.



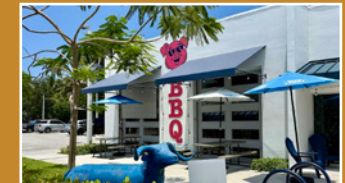
Wood-fired pizzas, house-made pastas, and modern Italian fare draw crowds to this stylish neighborhood spot.



Chef-driven sandwiches, salads, and baked goods from the team behind Palm Beach's acclaimed Buccan.



Members enjoy personalized training, group classes, and state-of-the-art equipment designed for real results.



This award-winning barbecue joint serves up smoked meats, craft beers, and a fun backyard vibe.



# POTENTIAL TENANTS

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The best potential tenants for Belvedere Plaza are those who can complement the existing upscale dining destinations and serve the needs of the surrounding affluent, walkable neighborhood. Boutique fitness studios, wellness brands, specialty coffee shops, curated retail concepts, or professional services such as med spas, financial advisors, or insurance providers would thrive in this vibrant, high-visibility strip. With consistent foot traffic, proximity to dense residential areas, and a built-in customer base from current tenants, this location is ideal for businesses seeking a refined, yet approachable setting with strong local engagement.

# LEASING INQUIRIES:

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