

213 CLEMATIS STREET

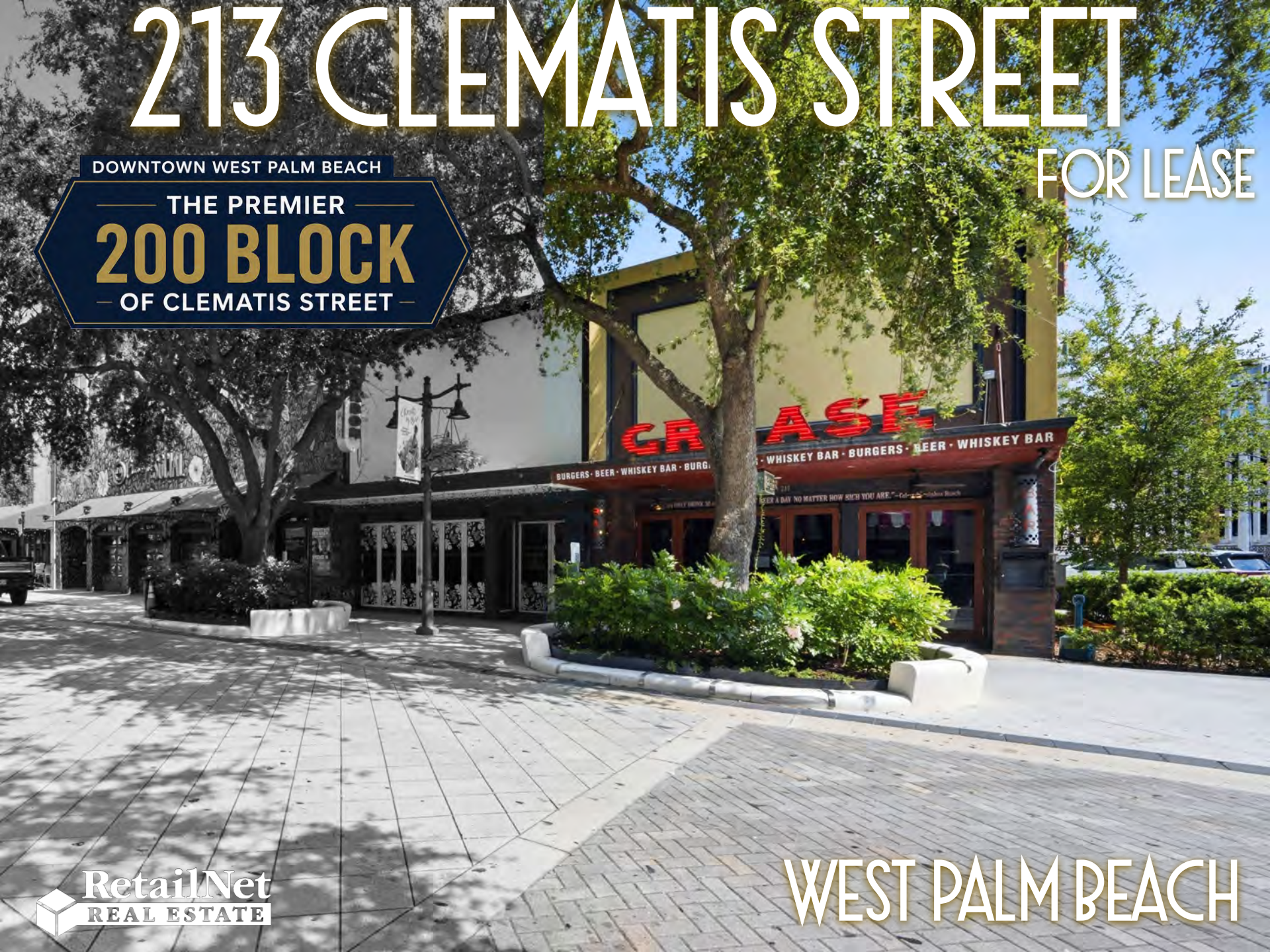
FOR LEASE

DOWNTOWN WEST PALM BEACH

THE PREMIER

200 BLOCK

— OF CLEMATIS STREET —





213 CLEMATIS STREET

PALM BEACH

ESPLANADE
GRANDE

WATERFRONT
CLEMATIS

Flagler Dr

213 CLEMATIS STREET

THE PREMIER
200 BLOCK
OF CLEMATIS STREET

Datura St

GUARANTY
BUILDING

Clematis St



*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. $\pm 4,150$ SF ($\pm 3,600$ SF GROUND) + OUTDOOR
- ADDITIONAL SIDEWALK SEATING. [CITY PERMIT INFO](#)
- CEILING HEIGHTS. $\pm 12'$ (DINING + BAR AREA)
- FRONTAGE / ACCESS. CLEMATIS + ALLEY
- SIGNAGE: BUILDING
- PARKING: ADJACENT PARKMOBILE LOT+ STREET FRONT + BANYAN GARAGE ($\pm 200'$ 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



213 CLEMATIS STREET



LAKE
PAVILLION

MEYER
AMPHITHEATRE

ESPLANADE
GRANDE

WATERFRONT
CLEMATIS

Narcissus St

213 CLEMATIS STREET

BANYAN
GARAGE

300 BANYAN

111 N OLIVE

S. Olive Ave

THE PREMIER
200 BLOCK
OF CLEMATIS STREET

Flagler Dr

THE BEN
WEST FIRM

Oversea

Banyan St

Datura St



Griffis West Palm
APARTMENT HOMER

300 PANYAN

Banyan St

Oversea

THE BEN

Flagler Dr

S. Olive Ave

1111 N OLIVE

BANYAN
GARAGE

213 CLEMATIS STREET

WATERFRONT
CLEMATIS

Narcissus St

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BANYAN
GARAGE

Oversea

THE BEN
YOUSSEF

ESPLANADE
GRANDE

Datura St

Narcissus St

MEYER
AMPHITHEATRE

WATERFRONT
CLEMATIS

Banyan St

Flagler Dr





















213 CLEMATIS STREET

TERMS

LEASE RATE

\$275,000 (\$66 PSF), NNN

DELIVERY

“AS-IS”

CONTACT

RETAIL NET REAL ESTATE, LLC

MARK HOLLENBECK, CCIM

844.RNRE.111  MARK@RETAILNETREALESTATE.COM

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LEASE OPPORTUNITY

