

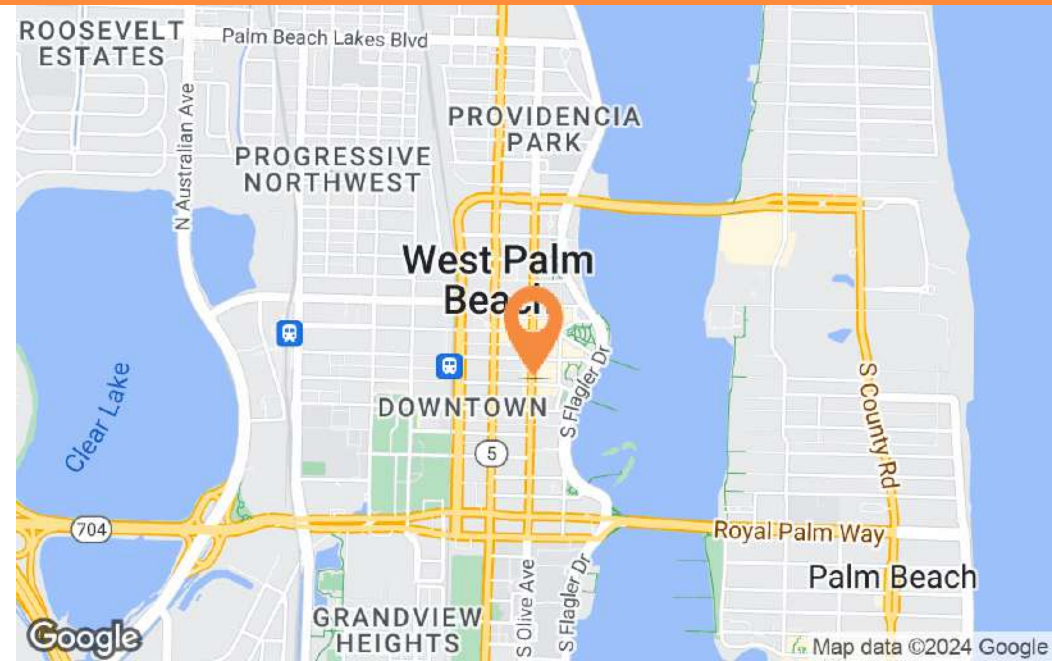
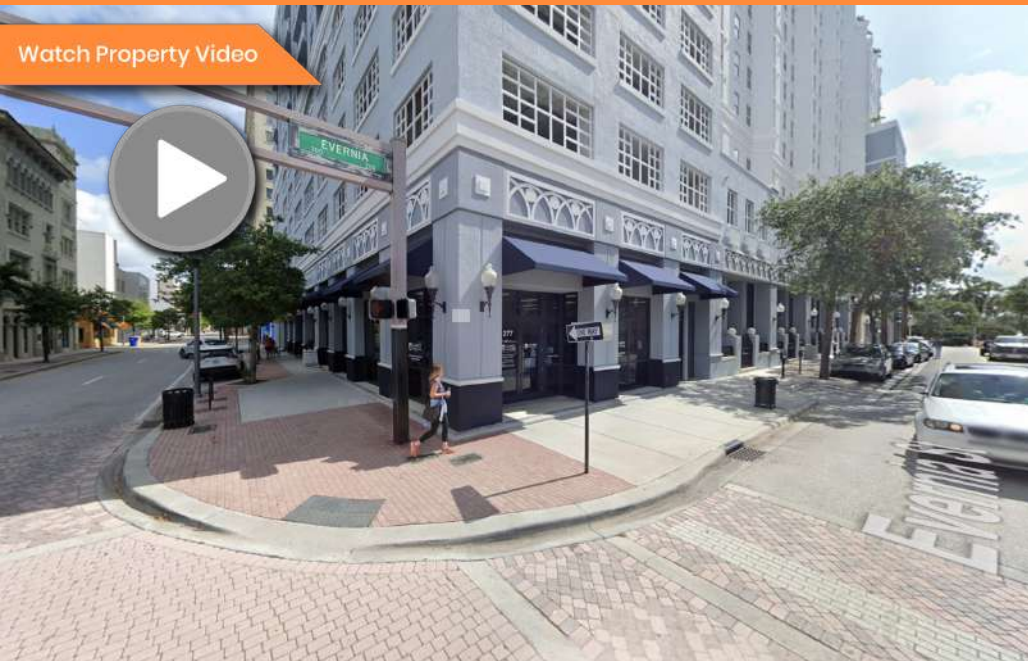


RETAIL PROPERTY FOR LEASE

277 EVERNIA ST

THE STRAND RETAIL | WEST PALM BEACH





+ AVAILABLE SF

1,821 SF

+ LEASE TYPE

NNN

\$11/SF

+ LEASE RATE

\$50 SF/yr

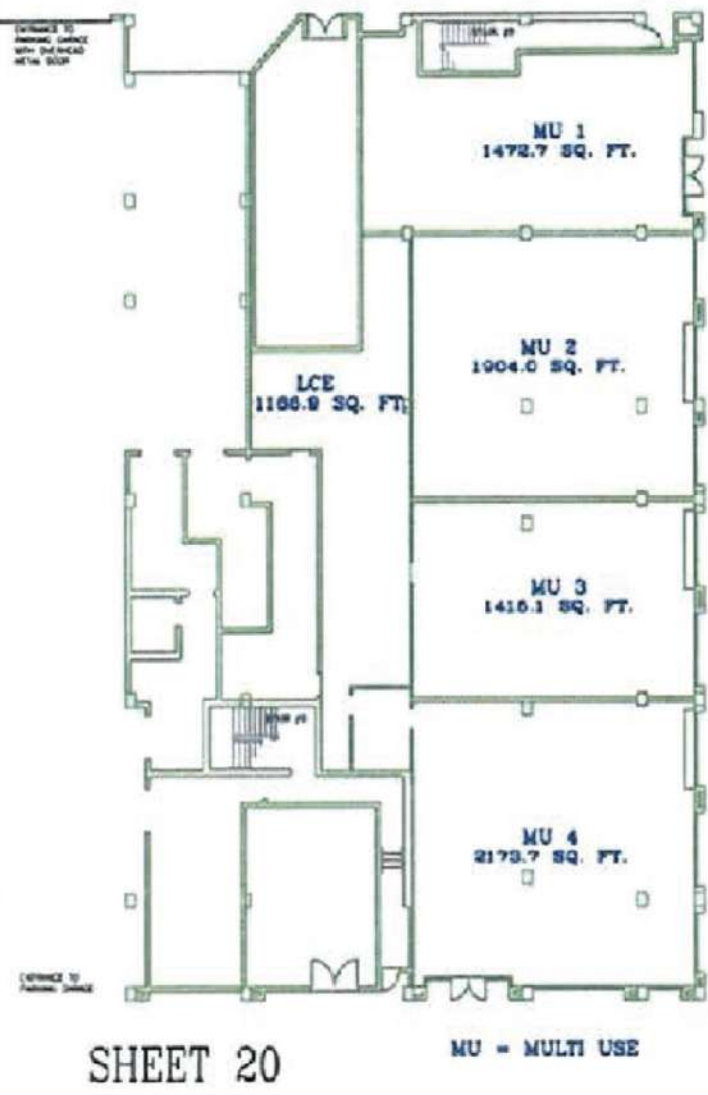
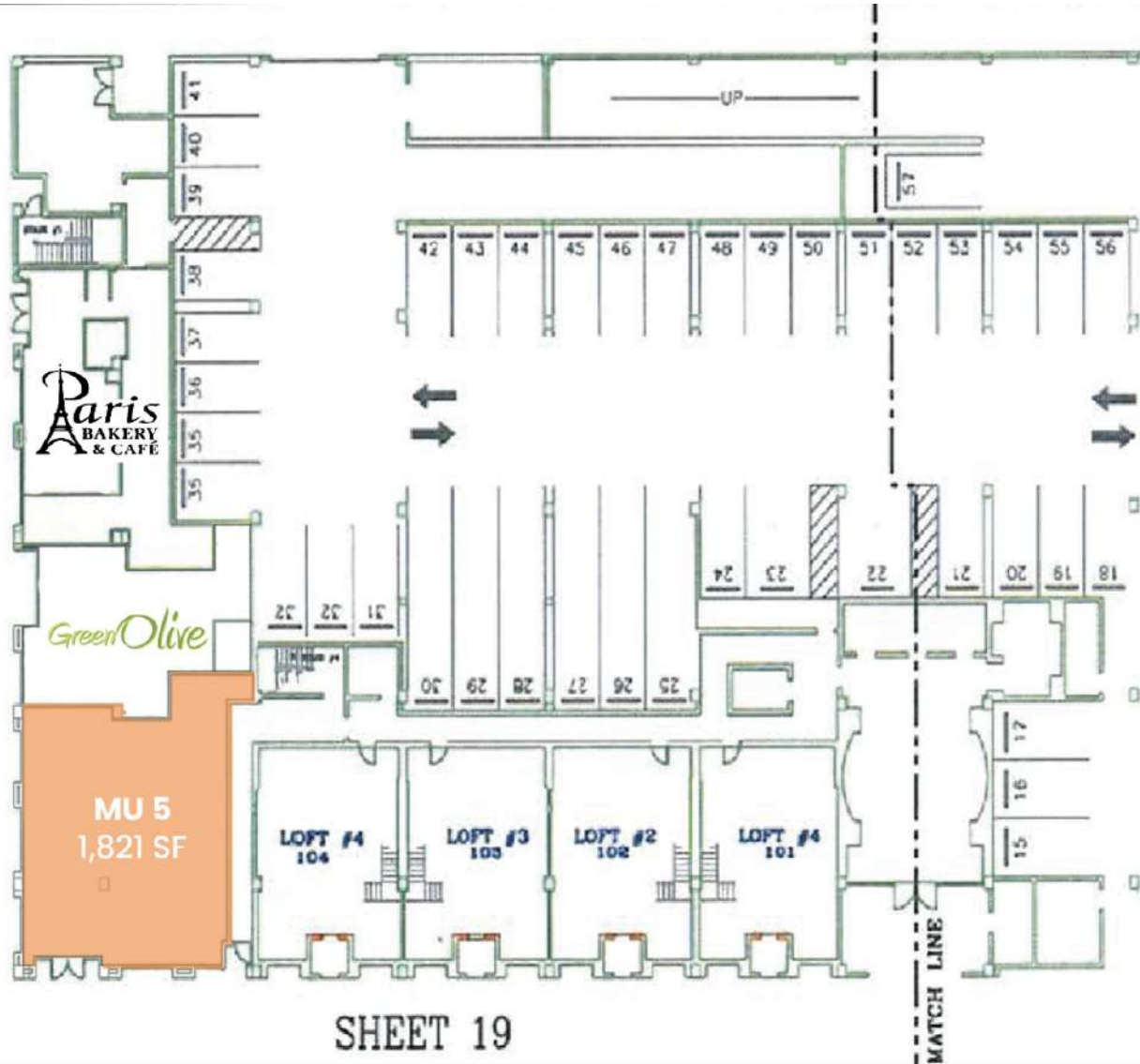
PROPERTY OVERVIEW

Spectacular 2nd generation retail space in the heart of Downtown West Palm Beach. Ground floor retail condo in newly developed Class AAA residential Hi-rise tower. This space has floor to ceiling windows, handicap bathroom and on-site parking spaces. Excellent frontage on Evernia and Olive Street. Corner location in the Heart of West Palm Beach just two blocks from Intracoastal Waterway and famed Clematis Street. Conveniently located steps away from City Place, minutes from world famous Worth Avenue Shops, golf courses and marinas.

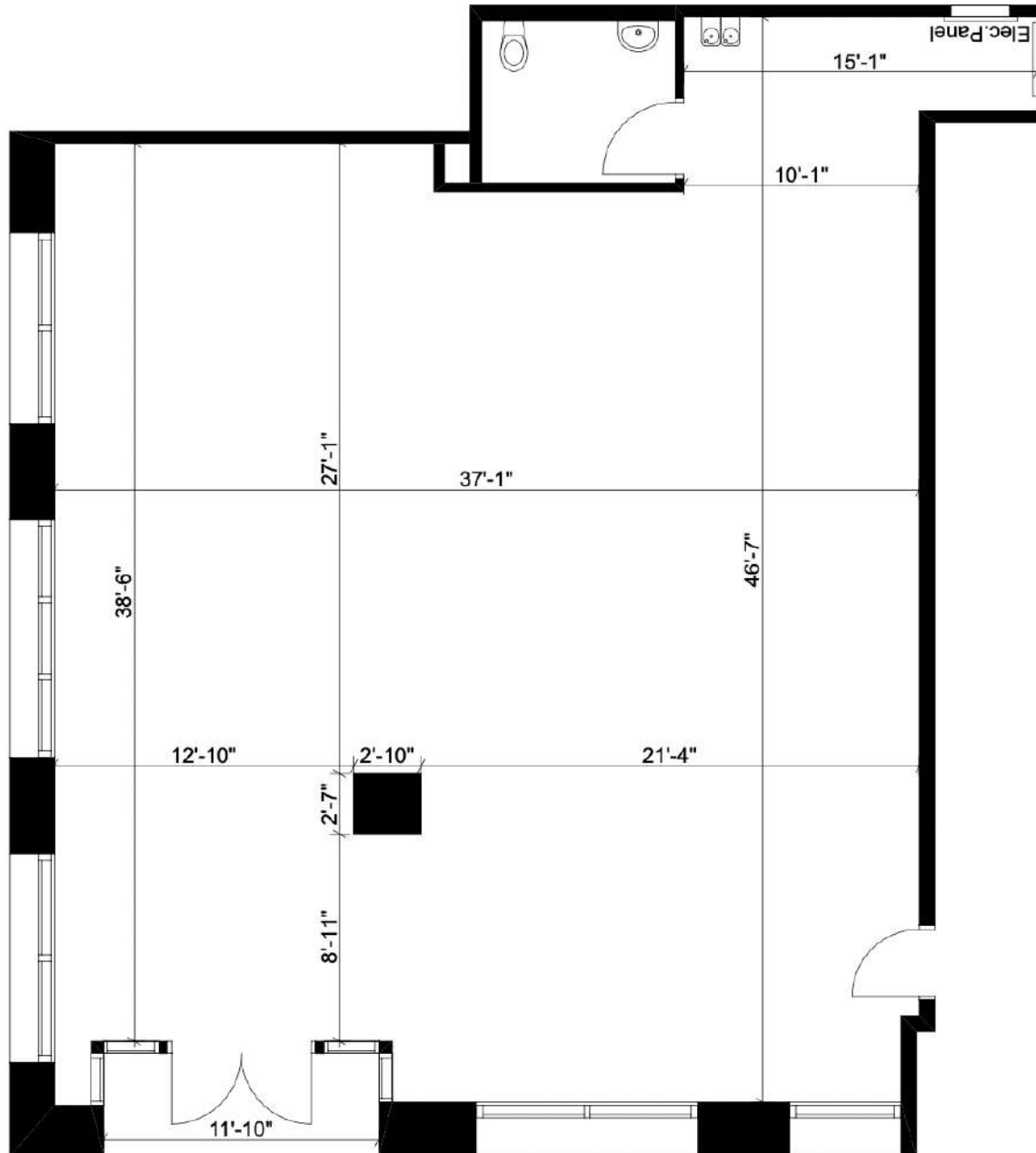
PROPERTY HIGHLIGHTS

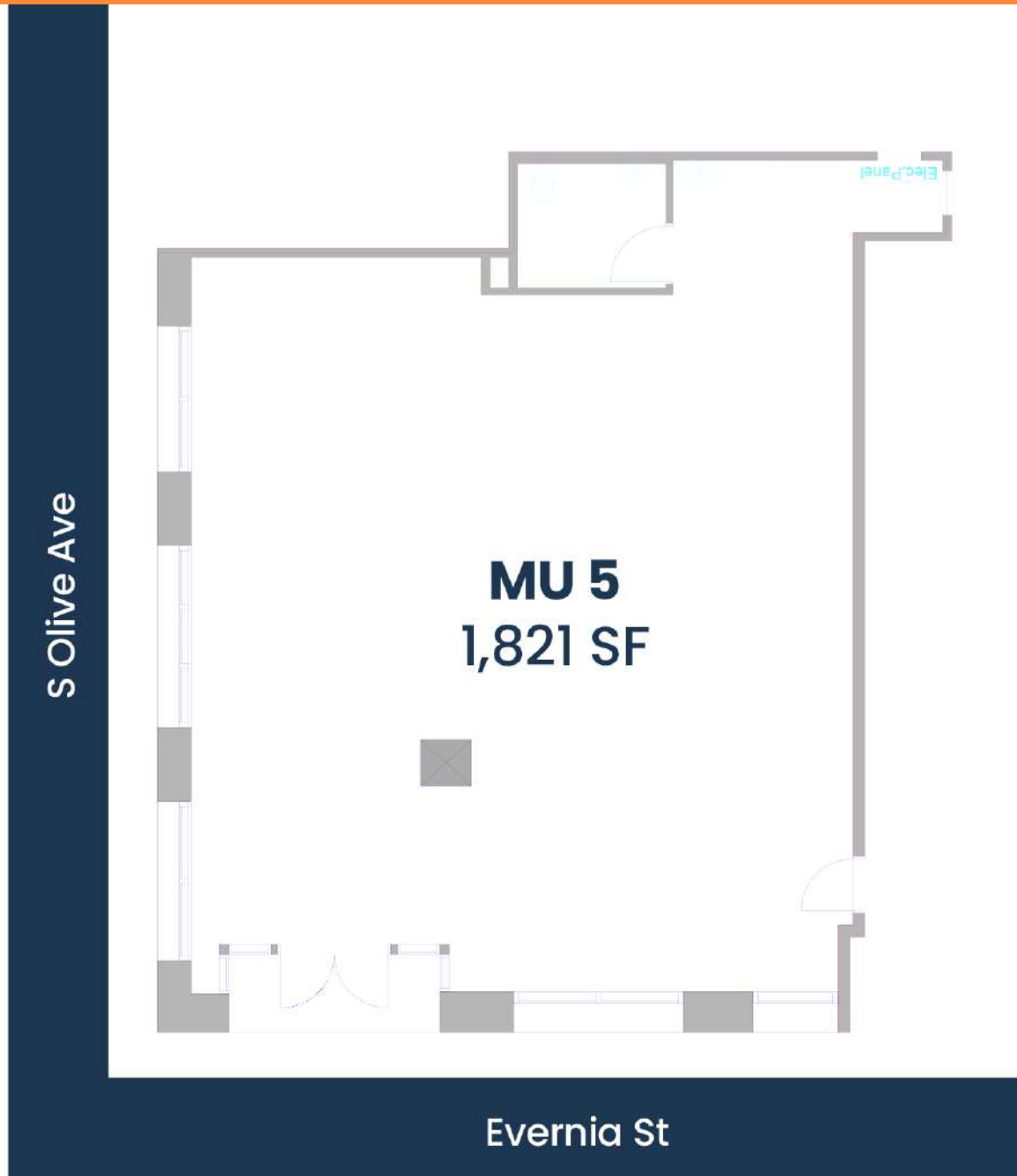
- Trophy Location & excellent demographics
- On-site parking available
- Less than an hour's drive from Fort Lauderdale
- Two Blocks south of Clematis St.
- Gateway to vast number of residential, business, entertainment and cultural opportunities
- Five blocks away from Tri-rail and Brightline train

S Olive Ave



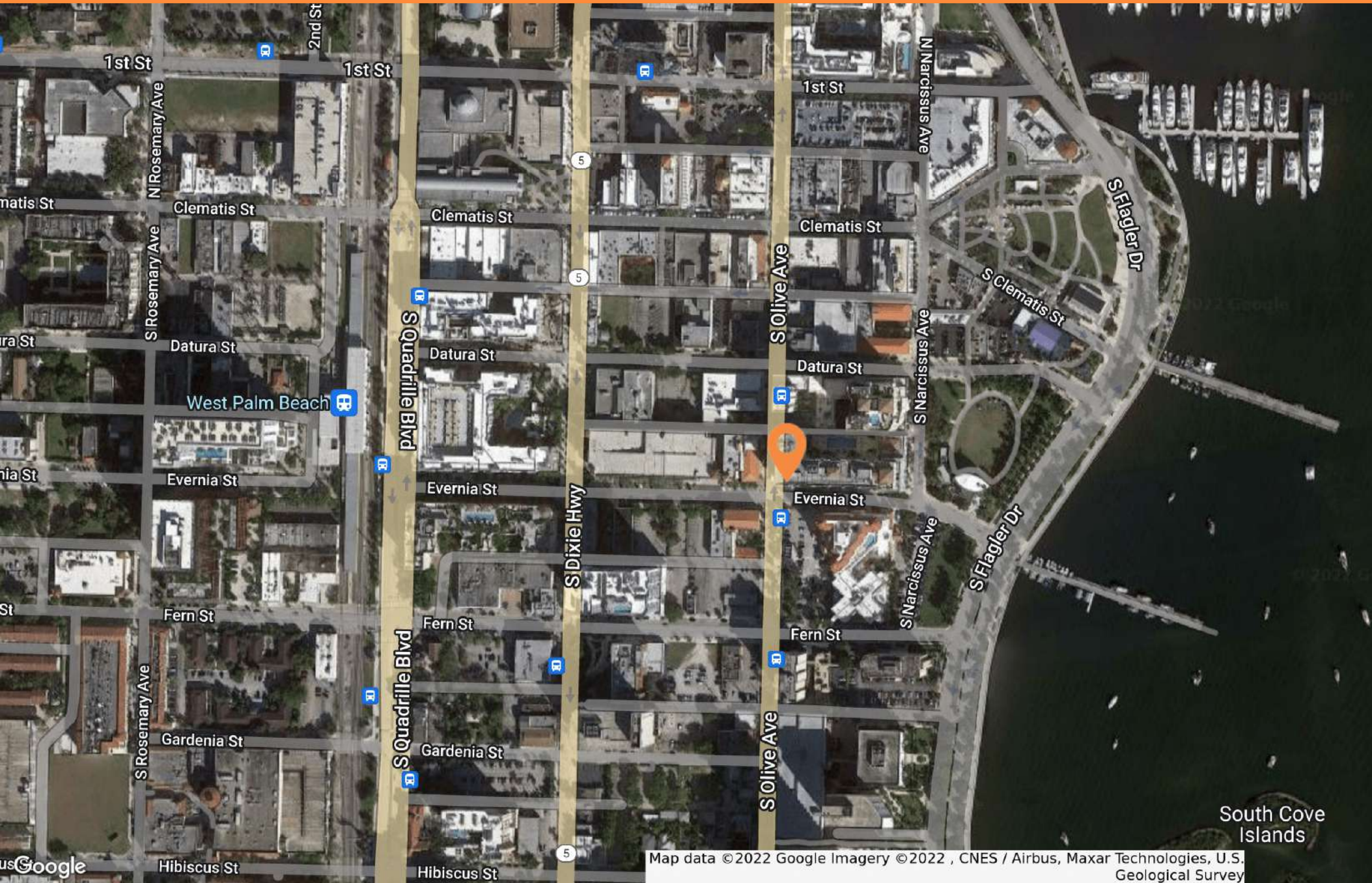
Evernia St





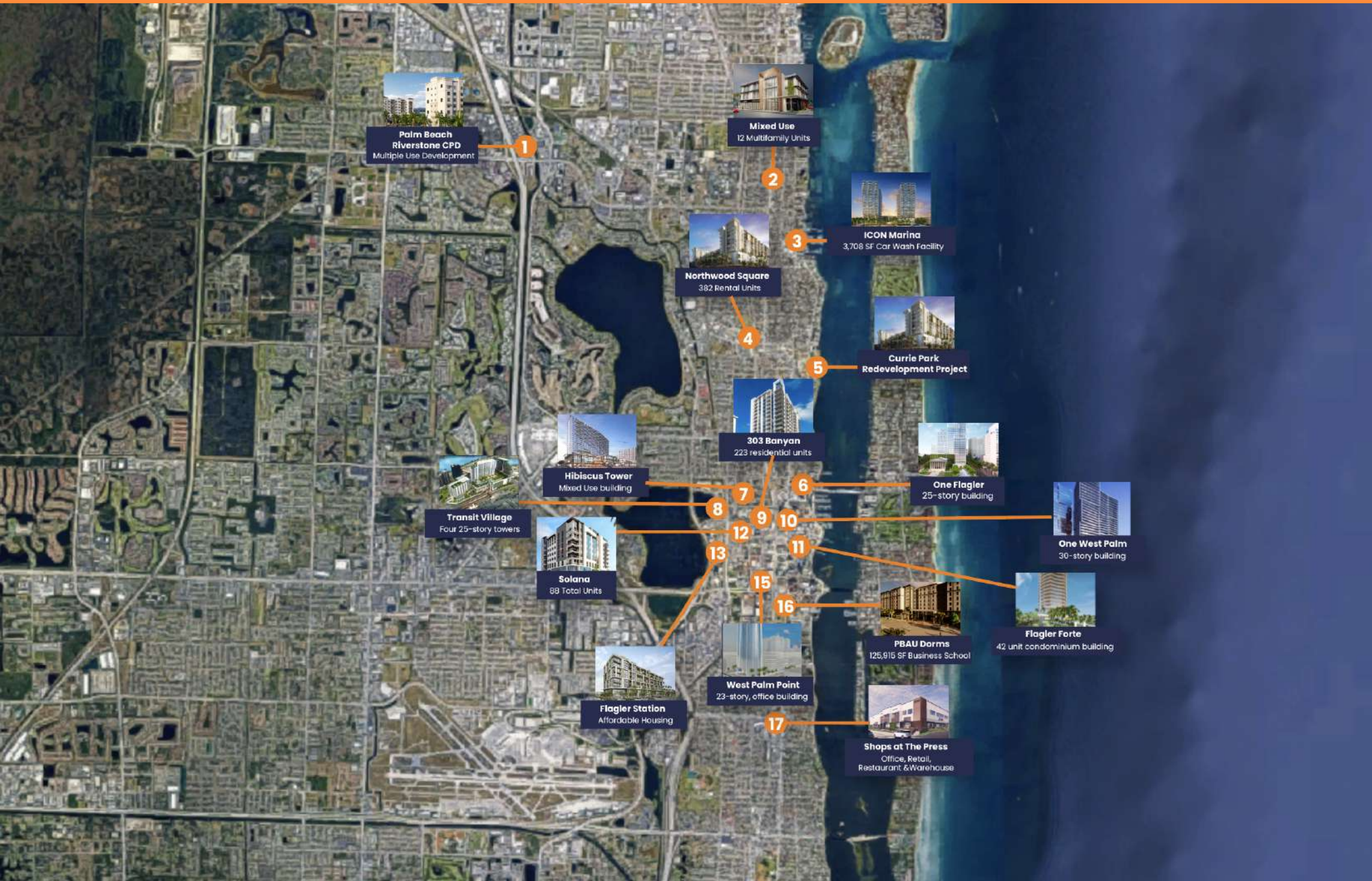


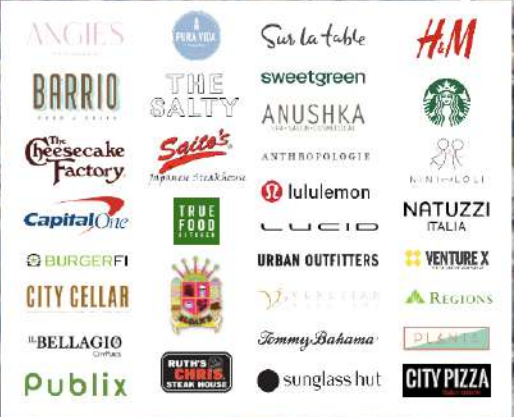


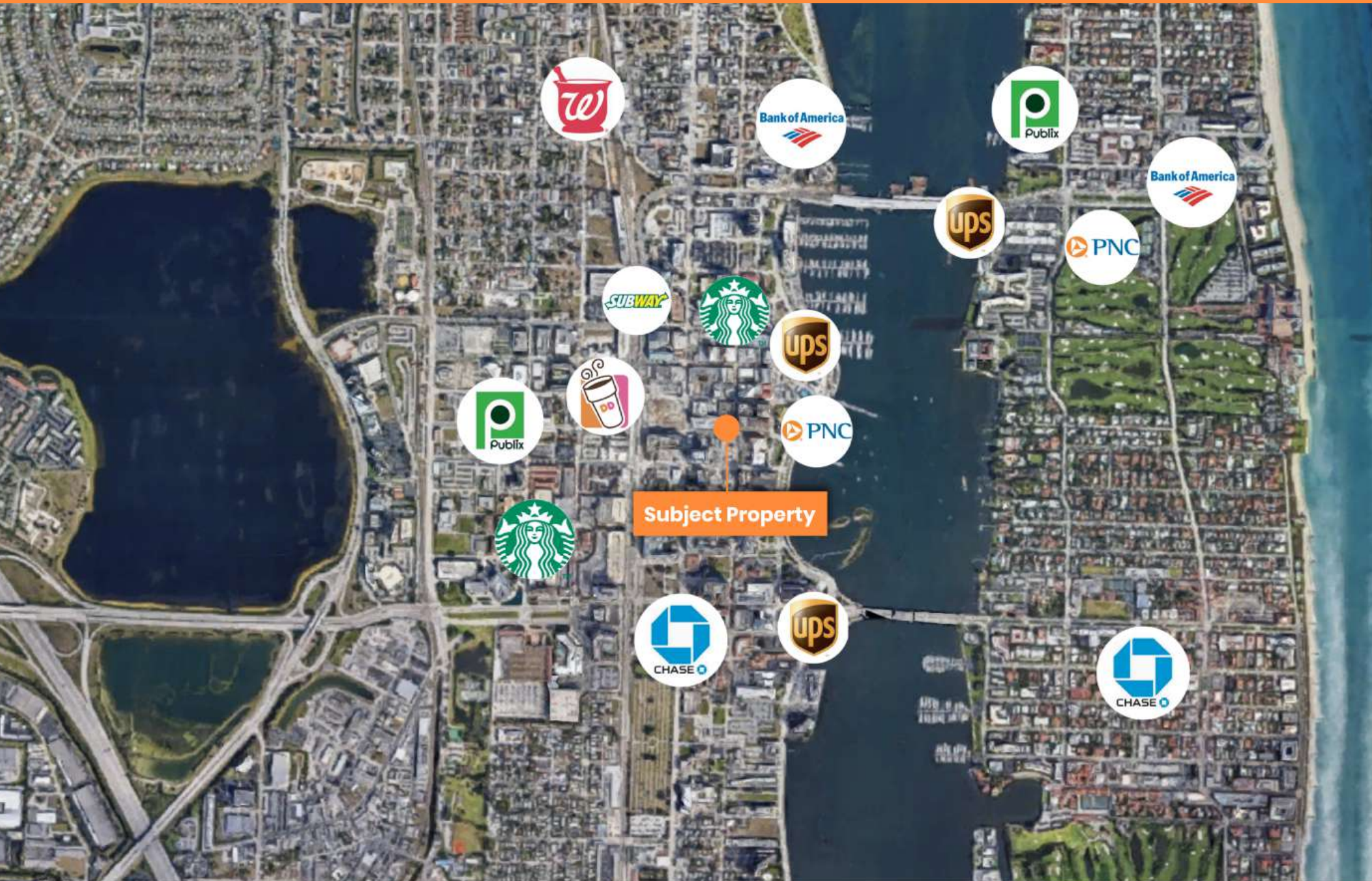


South Cove
Islands

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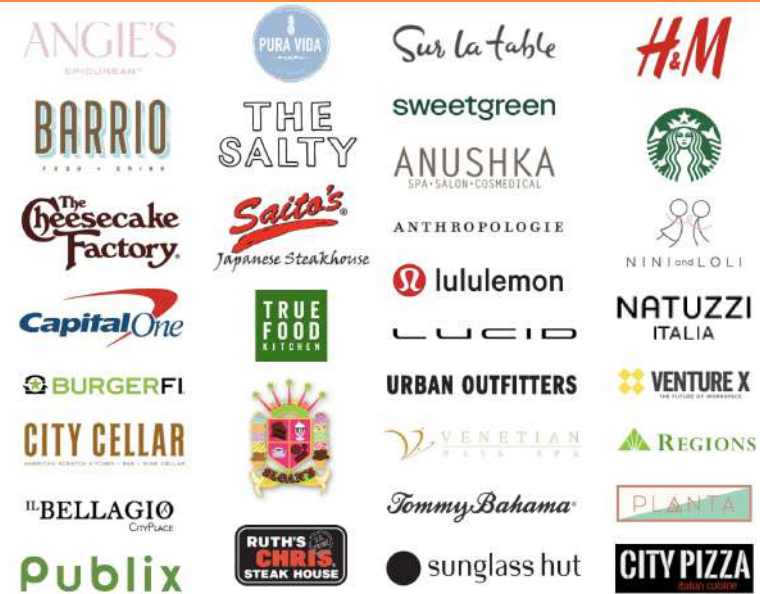
The Strand is a vibrant high-rise condominium building located in Downtown West Palm Beach on the corner of Evernia Street and Olive, one block from shopping, restaurants, and the nightlife of Clematis Street.

The Strand has many condos for rent that include all the amenities of the building, including a great courtyard pool deck with water views, a clubhouse, a gym, and a rooftop viewing deck. The Strand West Palm Beach offers one of the best locations the city has to offer and breathtaking rooftop views!

- A short drive away from the Everglades Conservation Area
- Well Positioned Location with Water & City Views On-site parking available
- Breathtaking Panoramic Waterfront Views
- Steps from all that Downtown WPB has to offer
- One of South Florida's leaders in providing quality-of-life facilities



The Square



Tenants



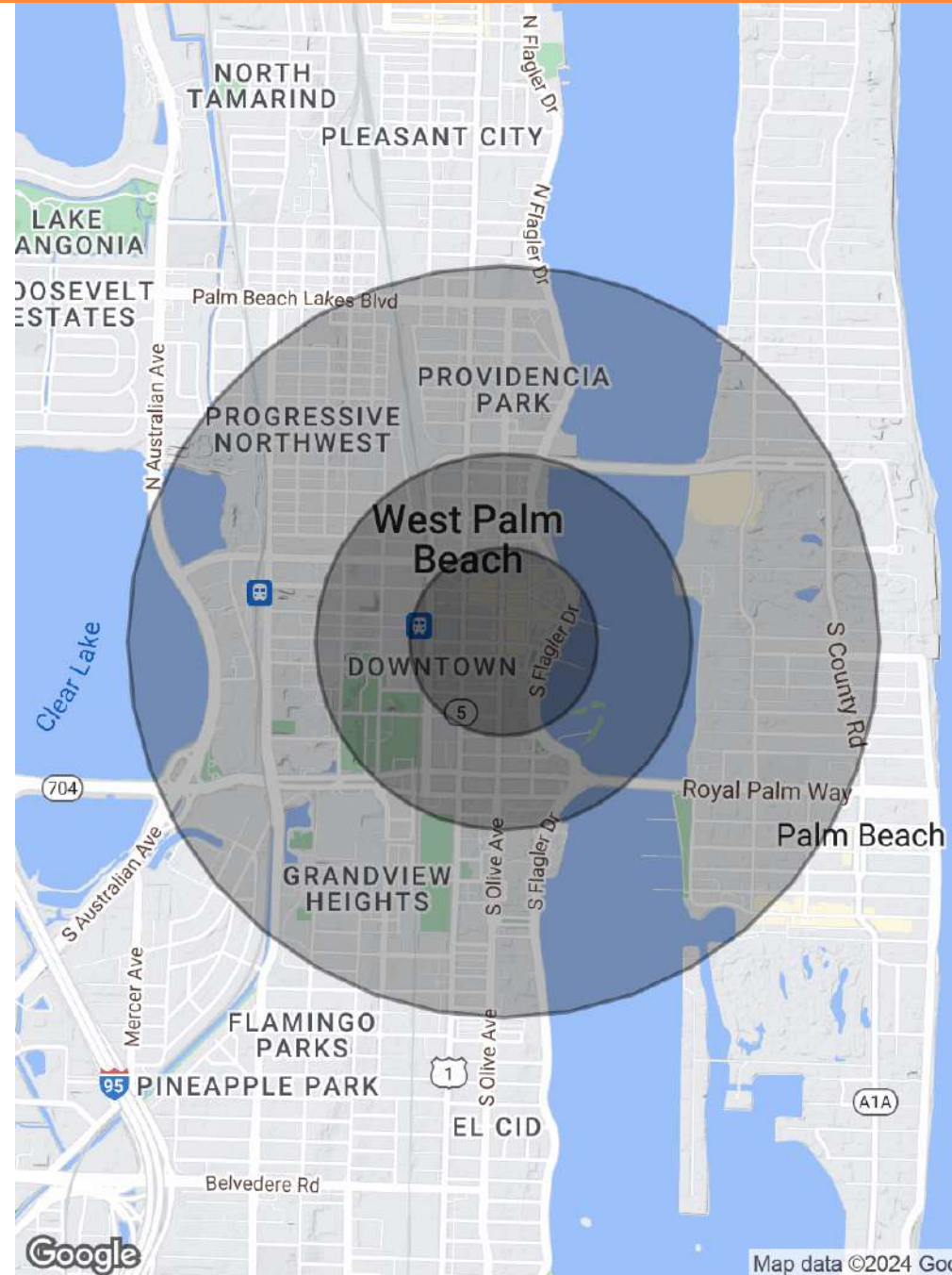
The Square



Map

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,541	5,422	13,337
Average Age	53.3	50.6	44.6
Average Age (Male)	51.1	50.4	45.9
Average Age (Female)	63.2	55.9	46.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,199	4,389	10,062
# of Persons per HH	1.3	1.2	1.3
Average HH Income	\$62,153	\$83,960	\$97,057
Average House Value	\$532,104	\$522,795	\$624,041
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	21.0%	18.1%	16.4%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,319	4,546	9,761
Total Population - Black	168	512	2,607
Total Population - Asian	12	112	217
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	10
Total Population - Other	14	92	333

* Demographic data derived from 2020 ACS - US Census



FABIO FAERMAN

CCIM | Broker Associate



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PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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