

For Lease  
**±2,439 SF**  
Retail/Office Space



## 3518 Broadway

West Palm Beach, FL 33407

### Property Features

- Enjoy local charm at this freestanding retail/office building in Old Northwood/Northwood Village, a thriving design district with historic buildings, boutiques, dining and cultural events
- Located near dense residential, marinas and marine services, and premier shopping destinations like Tanger Outlets and CityPlace
- Fantastic location just 3 miles from I-95, located on the east side of US-1/Broadway just south of 45<sup>th</sup> Street and the Port of Palm Beach

### Key Features:



Great intracoastal location  
just 3 miles to I-95



Ample surface lot parking



Access to broad customer  
base with versatile surrounding  
developments



Easy access to premier dining  
and shopping attractions

For more information:

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**FOR LEASE: 3514-3518 BROADWAY/US-1 HIGHWAY**

## Retail/Office Space in the Historic Northwood District



### CONVENIENCE & Local Charm

Position your business in the heart of West Palm Beach's dynamic Old Northwood/Northwood Village. With a location that blends historical allure with modern convenience, this property offers an excellent leasing opportunity for those seeking visibility and accessibility. The property offers a versatile layout, making it an ideal choice for retail, or office use. Just minutes from key medical centers, residential neighborhoods, and popular shopping destinations, this site ensures a steady flow of diverse clientele. Explore the potential to elevate your business in one of the area's most cherished districts.



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	15,511	88,256	201,032
Avg. HH Income	\$94,073	\$126,977	\$117,144
Households	5,541	37,929	84,997

**FOR MORE INFORMATION**

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