

FOR SALE & LEASE

# 208-210 S OLIVE ST

WEST PALM BEACH, FL 33401



## PROPERTY DESCRIPTION

Prime ground floor retail/office space opportunity in the heart of Downtown West Palm Beach on S Olive Ave in between Datura Street and Evernia Street.

## PROPERTY HIGHLIGHTS

- 
- Ground floor retail/office space opportunity from 2,174 sqft to 4,600 sqft
- 208 S Olive Ave: 2,426 sqft (1,796 sqft of ground floor retail and 630 sqft mezzanine)
- 210 S Olive Ave: 2,174 sqft (1,544 sqft of ground floor retail and 630 sqft mezzanine)
- Potential for future vertical development on the site

## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$50.00 SF/yr (NNN) |
| Number of Units: | 2                   |
| Available SF:    | 2,174 - 2,426 SF    |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------|-----------|----------|----------|
| Total Households  | 8,266     | 33,988   | 76,235   |
| Total Population  | 14,810    | 78,783   | 183,697  |
| Average HH Income | \$126,010 | \$92,442 | \$86,435 |

## BRYAN COHEN

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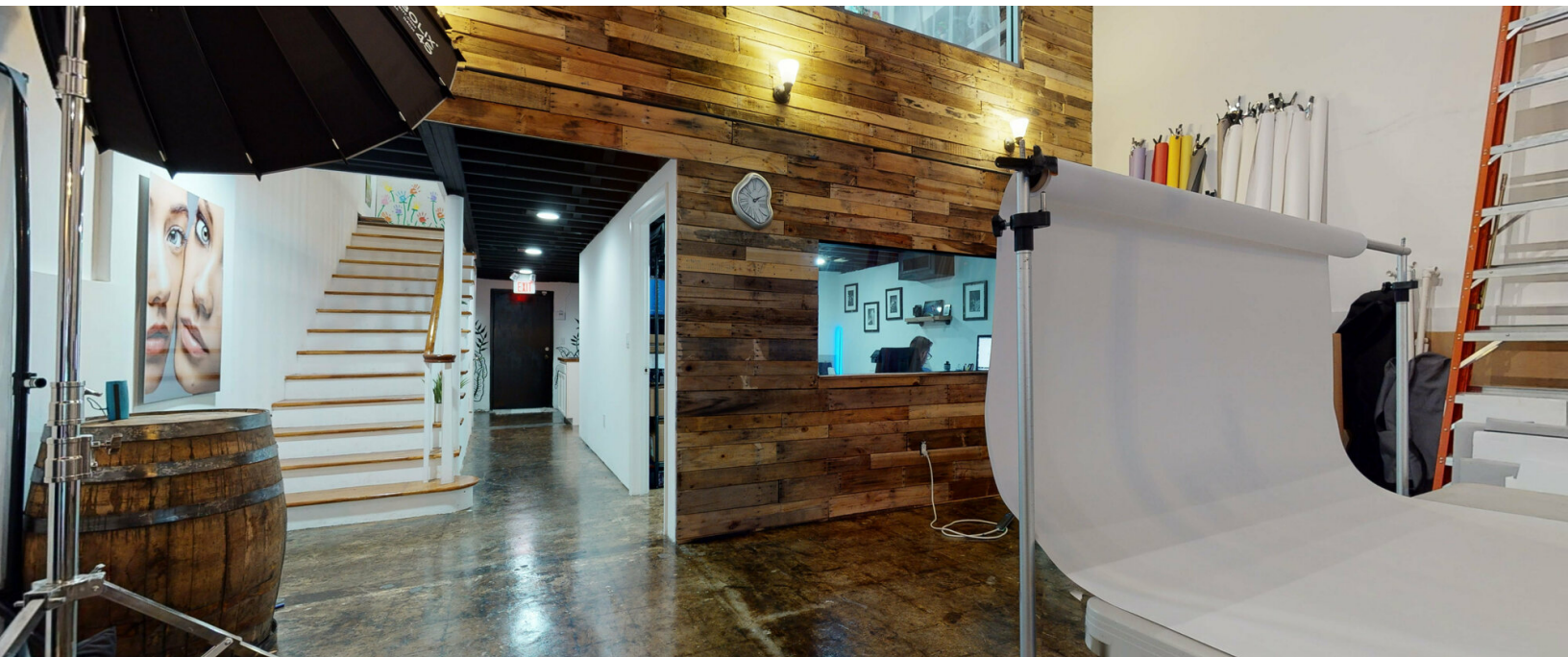
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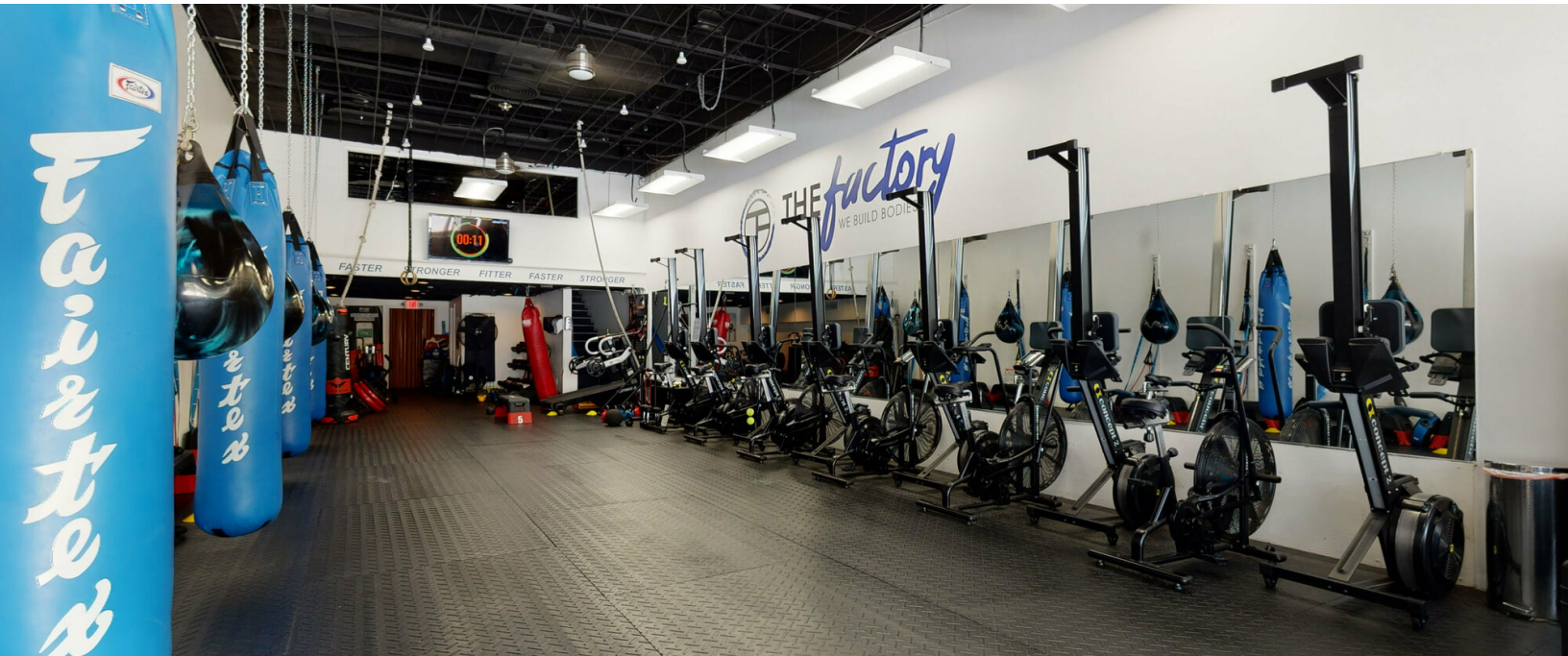
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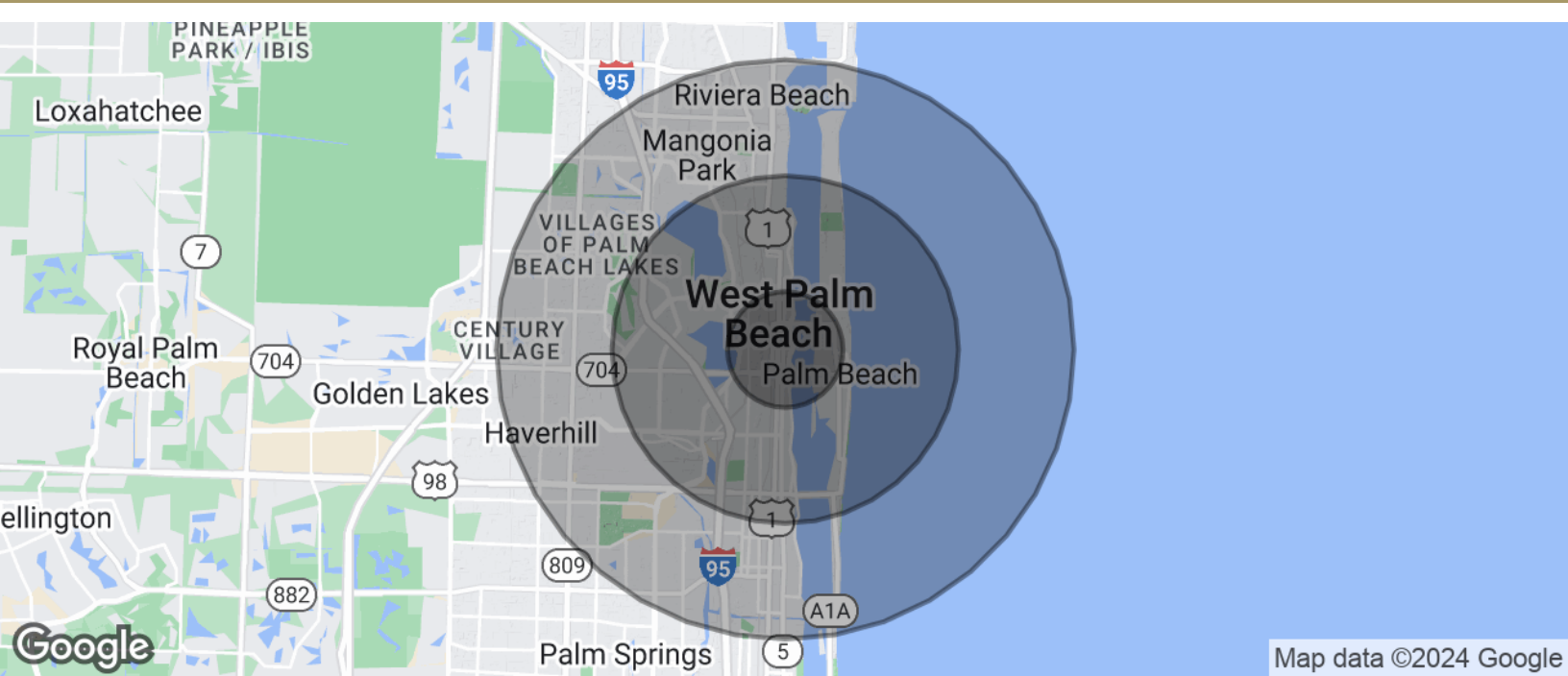
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 14,810    | 78,783    | 183,697   |
| Average Age         | 48        | 43        | 42        |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 8,266     | 33,988    | 76,235    |
| # of Persons per HH | 1.8       | 2.3       | 2.4       |
| Average HH Income   | \$126,010 | \$92,442  | \$86,435  |
| Average House Value | \$766,435 | \$554,521 | \$428,035 |

Demographics data derived from AlphaMap

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