



SUBJECT SITE

PRIME KEY WEST LEASING OPPORTUNITY
UP TO 3,045 SQ. FT AVAILABLE

100 block of Duval Street also known as "Old Town"



CONTACT

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PROPERTY DESCRIPTION

The subject property is located on the 100 block of Duval Street also known as “Old Town”. This section is within the Historic Preservation District is located in the highest pedestrian traffic and tourist area attractions within the Duval Street strip. Mallory Square boasts nightly rituals of sunset festivities usually attended by tourists, locals, jugglers, artists, fire-eaters and entertainers of all kinds. This area is utilized during the day as a cruise port and nightly as an open-air “carnival” with vendors and performers for the sunset celebration. The subject’s neighborhood is bordered on the north and west by the Key West Harbor and the Gulf of Mexico, on the east by Eisenhower Drive and on the south by Truman Avenue, U. S. Highway No. 1. The principal land uses are commercial and commercial/residential mixed-use buildings. The general commercial uses surrounding the subject properties are: boutiques, galleries, commercial/residential mixed uses, restaurants, and guesthouse/transient use plus residential single family and multi-family uses.

The Duval Street and downtown corridor has had a history of strong sales and rental activity. The subject property is favorable towards foot traffic because of its prime location in the heart of the tourist district and being walking distance from Mallory Square, the Cruise Port and the Key West Historic Seaport. Furthermore, there are private parking lots plus the City’s parking lots and Parking Garage all within eight blocks.

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117 Duval St #101, Key West, FL 33040



PROPERTY HIGHLIGHTS

- Located in the heart of Duval St.
- Great street exposure & frontage
- Up to 3,075 Sq. Ft. available for Rent
- Turn Key retail space
- Walking distance to Mallory Square, Key West Historic Seaport, Cruise Port, and tourist attractions.
- Neighboring tenants include Harley Davidson, Ben & Jerry's, and Sloppy Joe's Bar

ASKING RENT
\$100 PSF (NNN)





VIEW TO CRUISE PORT



OLD TOWN CORRIDOR



ENTRANCE VIEW



FRANCESCA STORE VIEW



OLD TOWN - KEY WEST, FL

Key West the Southernmost city in the United States, is a four by two-mile island, 159 miles south of Miami and 90 miles north of Cuba. Bordered by both the Atlantic Ocean and the Gulf of Mexico, Key West receives tropical breezes from both bodies of water. Many visitors come to Key West to visit the laid-back oasis year after year.

Enjoy boutique restaurants, museums, bars, shopping, beaches, and of course the famous “Sunset at Mallory Square”. Take a walk down Key West’s most famous street; Duval Street, where you can grab a cold drink at Irish Kevin’s Bar, visit the Key West Lighthouse, or take a bike ride viewing all the beautiful aesthetics Key West has to offer. There are countless tours showing the rich history of Key West, including the Old Town Trolley, the Truman House, or the Hemingway Home and Museum. Key West is also famous for its artistic setting as many art galleries and specialty shops by world famous artists are spread throughout Duval Street.

Key West is a treasured island that locals cherish and protect for our future generations to come. Key West attracts visitors from all parts of the world because of how unique it truly is. The city’s rich history is felt just by walking down Duval Street and viewing the historic buildings. The sentiment of the city’s past times combined with the modern-day island lifestyle captures the essence of Key West, truly making it a one-of-a-kind location.





AVAILABLE FOR LEASE



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REAR AERIAL VIEW



FRONT AERIAL VIEW



ENTRANCE



EXIT TO STREET



DOUBLE DOOR ENTRANCE



VIEW TO CRUISE PORT



DEMOGRAPHICS

1 MI RADIUS 3 MI RADIUS

POPULATION

ESTIMATED POPULATION (2020)	7,215	19,659
PROJECTED POPULATION (2025)	6,628	18,427

HOUSEHOLDS

ESTIMATED AVERAGE HOUSEHOLD INCOME (2020)	3,762	3,762
PROJECTED AVERAGE HOUSEHOLD INCOME (2025)	3,341	3,341

AVERAGE HOUSEHOLD INCOME

ESTIMATED AVERAGE HOUSEHOLD INCOME (2020)	\$110,910	\$110,910
PROJECTED AVERAGE HOUSEHOLD INCOME (2025)	\$157,894	\$157,894

MEDIAN HOUSEHOLD INCOME

ESTIMATED MEDIAN HOUSEHOLD INCOME (2020)	\$75,624	\$76,309
PROJECTED MEDIAN HOUSEHOLD INCOME (2025)	\$87,860	\$88,087



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