



319 BELVEDERE RD
WEST PALM BEACH, FL 33458



Property Overview

Situated in the prestigious El Cid neighborhood, Belvedere Plaza offers a high-visibility, high-traffic location ideal for retail, dining, or professional services. The property enjoys strong foot and vehicular traffic with direct access to major thoroughfares and proximity to downtown West Palm Beach, Palm Beach Island, and I-95. This strategic positioning ensures steady exposure to both local residents and tourists year-round.

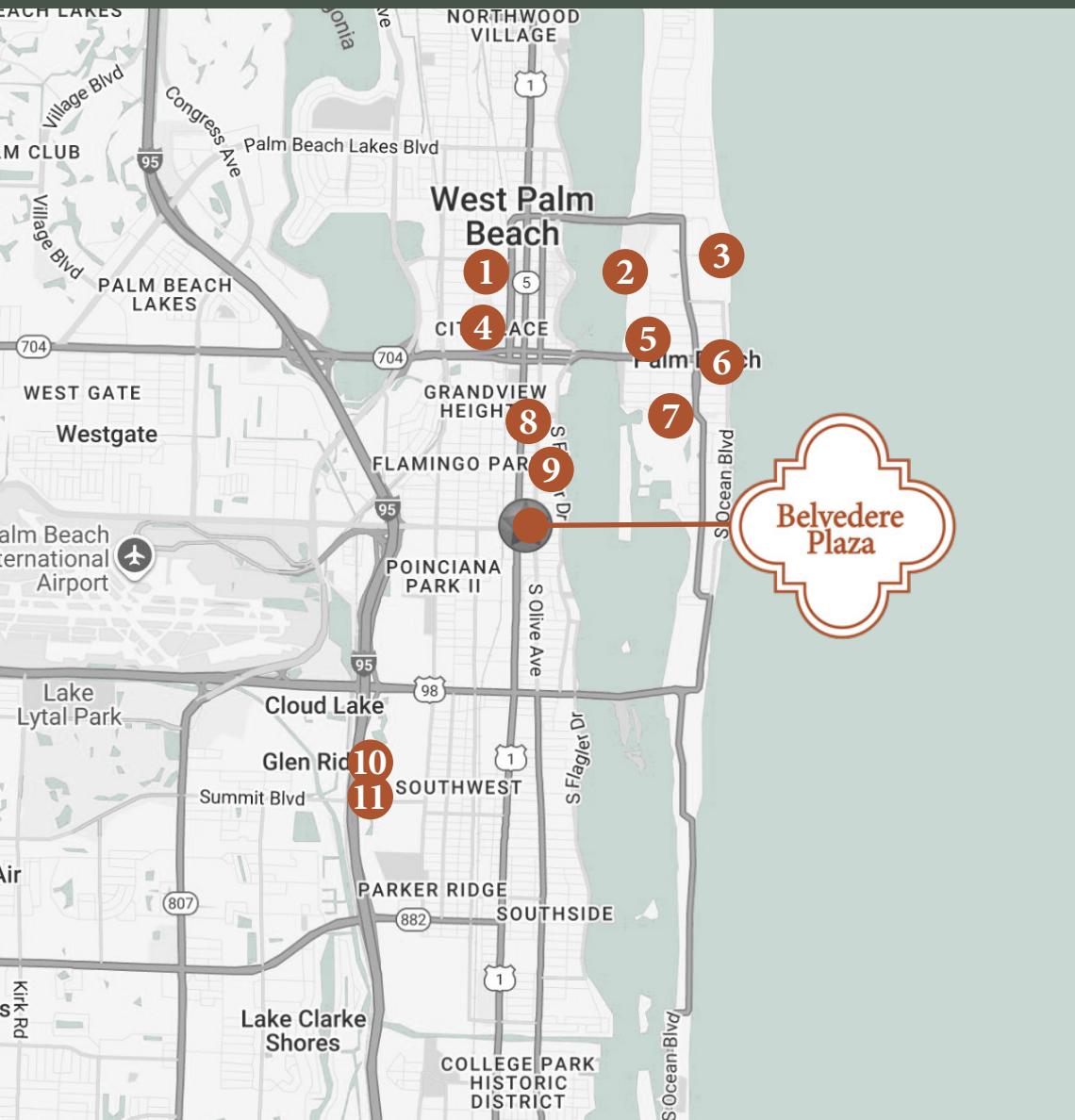
The property is anchored by established tenants, including Kitchen, a well-regarded American brasserie, and Pella Windows & Doors, reinforcing its reputation as a destination for quality businesses. Located just blocks from the thriving Warehouse District and Grandview Public Market, the area draws a diverse, affluent, and growing demographic of consumers. Businesses at Belvedere Plaza benefit from a vibrant, walkable community, ample parking, and the prestige of being part of one of the city's most desirable and historic neighborhoods.



Exceptional El Cid Location

- High-Traffic Intersection at Belvedere Road & Dixie Highway
- Street Visibility & Access
- Accessible Parking
- Sidewalk Access
- **\$1,834,117 Average Home Value**
- **\$1,354 Average Home Price Per Sq. Ft.**

Property Location



1. Clematis Street/Downtown
2. Flagler Museum
3. Breakers Hotel
4. Cityplace
5. The Society of the Four Arts
6. Palm Beach Island
7. Worth Avenue
8. Norton Museum of Art
9. Ann Norton Sculpture Gardens
10. Cox Science Center
11. Palm Beach Zoo





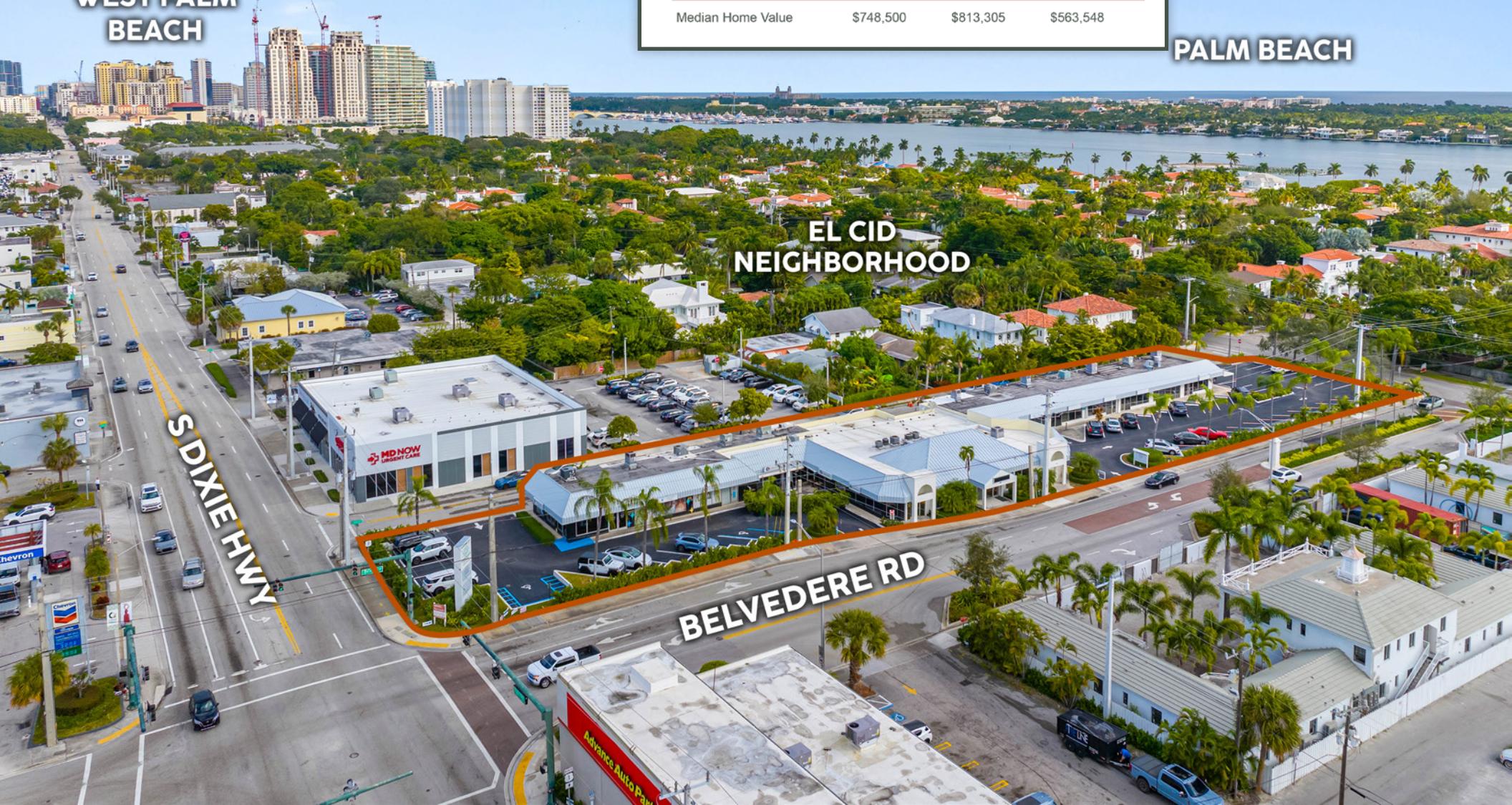
Local Demographics

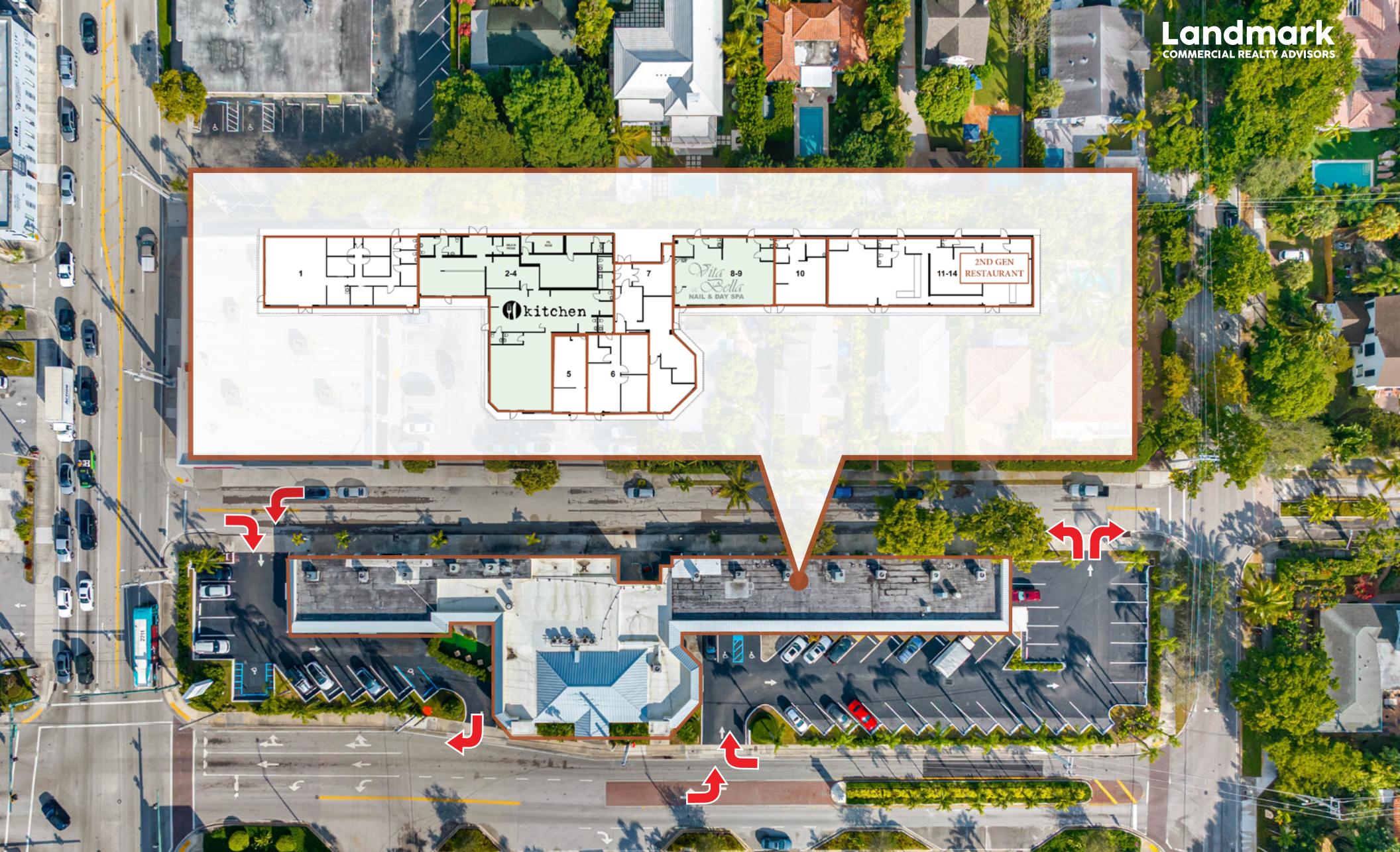
	1 Mile	3 Mile	5 Mile
2025 Total Population	12,723	81,631	233,854
2030 Population	12,705	82,287	232,530
Population Growth 2024 - 2029	+5.18%	+4.40%	+4.14%
Average Age	42	40	40
2024 Total Households	5,299	30,651	89,318
Average HHI	\$167,924	\$151,913	\$118,416
Median Home Value	\$748,500	\$813,305	\$563,548

**DOWNTOWN
WEST PALM
BEACH**

PALM BEACH

**EL CID
NEIGHBORHOOD**





Space Square Footage

UNIT	TENANT	GROSS SQ.FT	UNIT	TENANT	GROSS SQ.FT
1	AVAILABLE	2,231.39	7	AVAILABLE	1,685.17
2-4	KITCHEN	4,014.47	8-9	VITA E' BELLA NAILS	1,453.75
5	AVAILABLE	613.23	10	AVAILABLE	749.85
6	AVAILABLE	1,072.44	11-14	2ND GEN REST.	2,979.74

Neighboring Retailers



Fresh, cold-pressed juices, smoothies, and light bites crafted with organic, locally sourced ingredients.



A curated lifestyle destination offering home décor, furnishings, fashion, and gifts with a Palm Beach flair.



Showcasing innovative stone, tile, and surface materials, Arca is a go-to for architects and interior designers.



An elegant boutique featuring designer Alessandra Branca's signature textiles, furniture, and home accessories.



A welcoming studio offering full-body, low-impact Pilates workouts designed to build strength and flexibility.



A high-energy fitness studio specializing in reformer-based workouts that blend Pilates, strength, and cardio.



Known for its bold Latin street food flavors, Zipitos serves tacos, bowls, and quick bites full of flair.



Upscale yet playful, Pink Steak offers prime cuts, seafood, and craft cocktails in a lively atmosphere.



Wood-fired pizzas, house-made pastas, and modern Italian fare draw crowds to this stylish neighborhood spot.



Chef-driven sandwiches, salads, and baked goods from the team behind Palm Beach's acclaimed Buccan.



Members enjoy personalized training, group classes, and state-of-the-art equipment designed for real results.



This award-winning barbecue joint serves up smoked meats, craft beers, and a fun backyard vibe.

Potential Tenants

The best potential tenants for Belvedere Plaza are those who can complement the existing upscale dining destinations and serve the needs of the surrounding affluent, walkable neighborhood. Boutique fitness studios, wellness brands, specialty coffee shops, curated retail concepts, or professional services such as med spas, financial advisors, or insurance providers would thrive in this vibrant, high-visibility strip. With consistent foot traffic, proximity to dense residential areas, and a built-in customer base from current tenants, this location is ideal for businesses seeking a refined, yet approachable setting with strong local engagement.



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