

431 Front Street

Key West, FL 33040

FOR LEASE

Property Summary



Property Description

Located at the highly visible corner of Duval Street and Front Street, this prominent commercial property sits directly across from the Mallory Square parking lot in the heart of Old Town Key West. The building benefits from exceptional pedestrian traffic driven by tourists, cruise ship passengers, nightly sunset celebrations, and a strong local customer base.

The property features multiple storefronts with strong frontage, excellent visibility, and convenient access from both Duval Street and the Mallory Square side. Its central location places it among a well-established mix of national and regional tenants, making it a cornerstone retail and commercial destination within one of Key West's most active corridors.

Zoned HRCC (Historic Residential Commercial Core), the property allows for a variety of commercial uses, including retail, restaurant, and service-oriented concepts, subject to City approvals. Proximity to public parking, high visibility, and constant foot traffic make this an ideal opportunity for tenants seeking a flagship presence in Old Town.

Offering Summary

Lease Rate:	\$13,924.58 per month (NNN)
Number of Units:	7
Available SF:	1,453 SF
Building Size:	6,291 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	90	577	3,370
Total Population	172	1,113	6,643
Average HH Income	\$164,816	\$138,838	\$114,902

Team Gardner-Langley
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Berkshire Hathaway HomeServices
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Additional Photos



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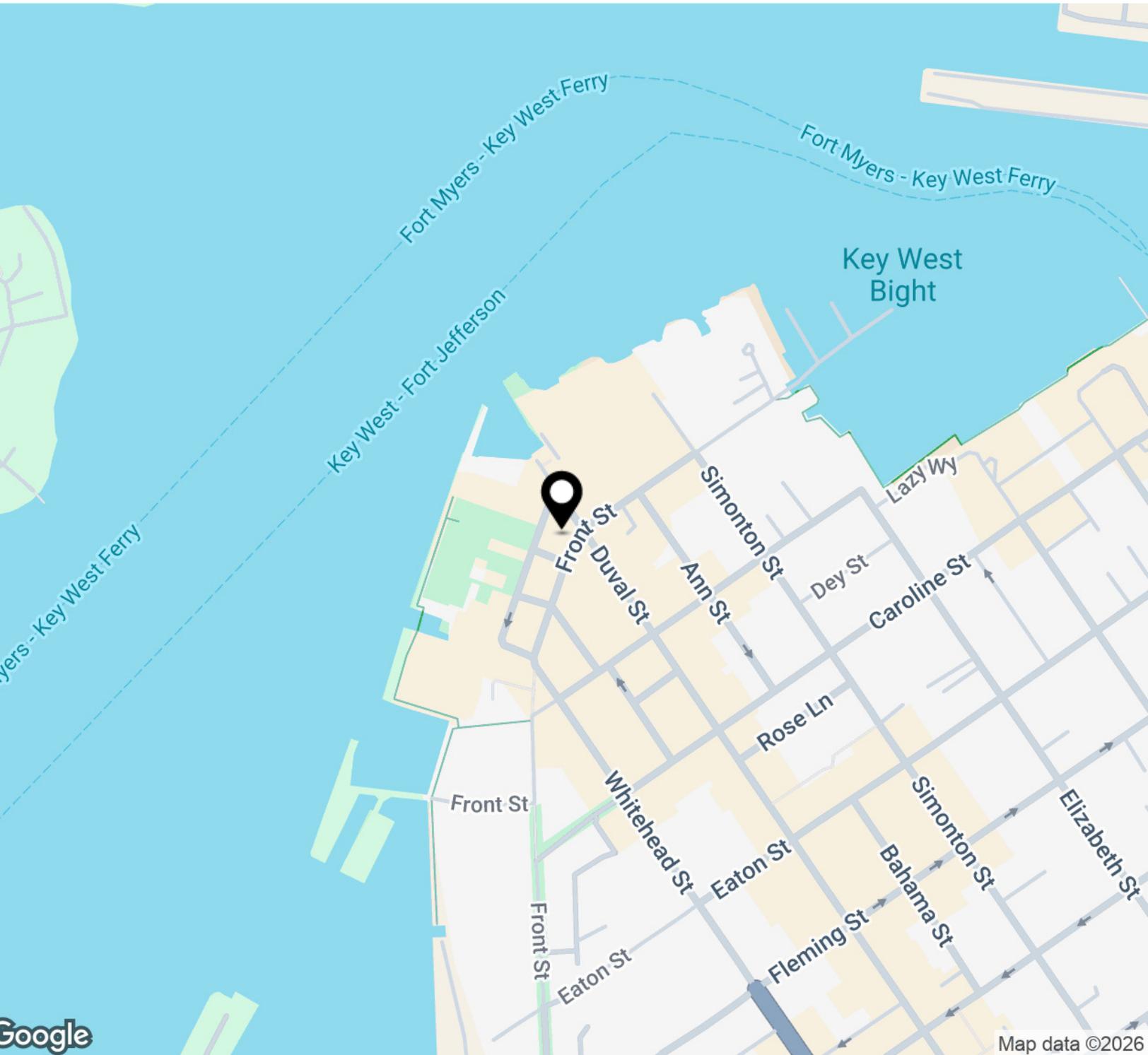
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Location Map



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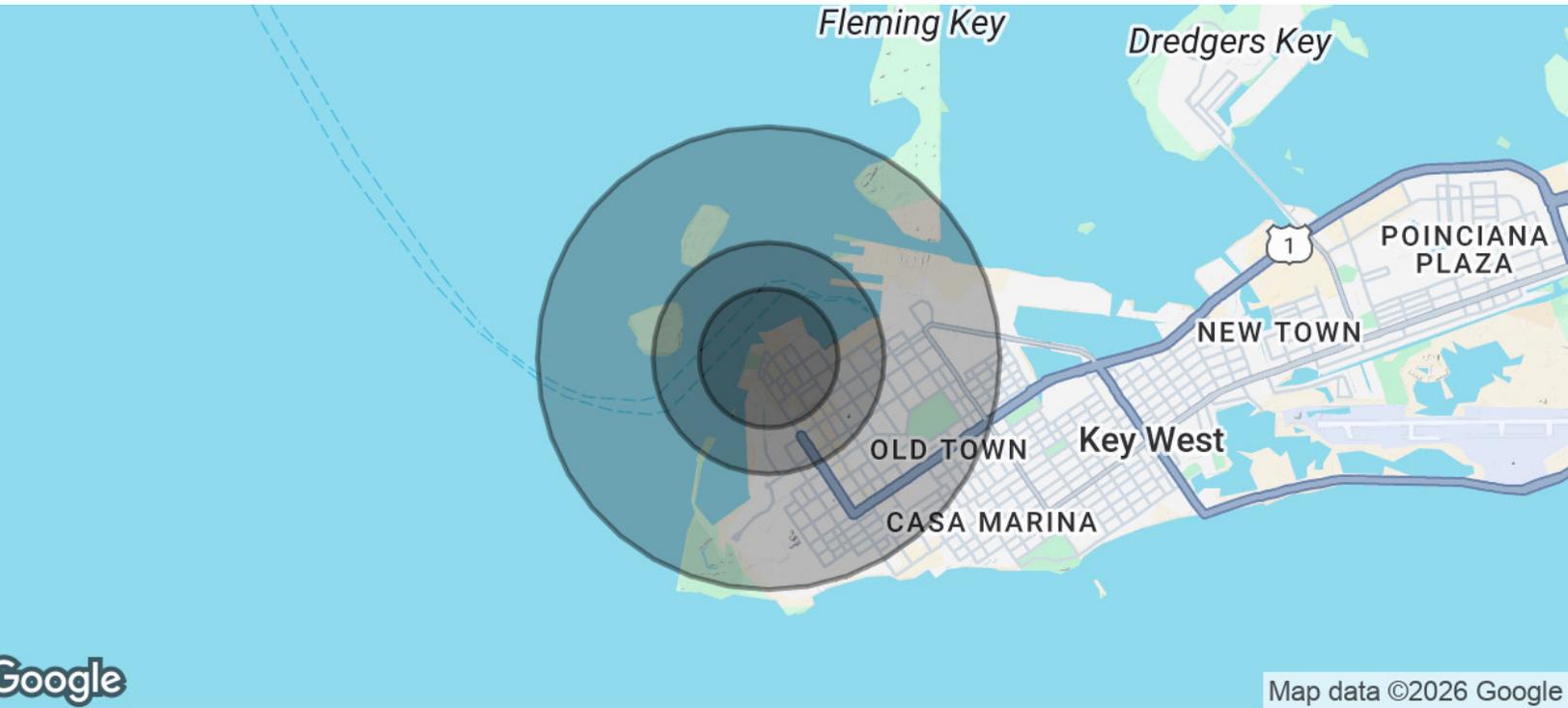
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	172	1,113	6,643
Average Age	52	51	49
Average Age (Male)	52	52	50
Average Age (Female)	52	50	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	90	577	3,370
# of Persons per HH	1.9	1.9	2
Average HH Income	\$164,816	\$138,838	\$114,902
Average House Value	\$1,331,346	\$1,265,256	\$1,133,146

Demographics data derived from AlphaMap

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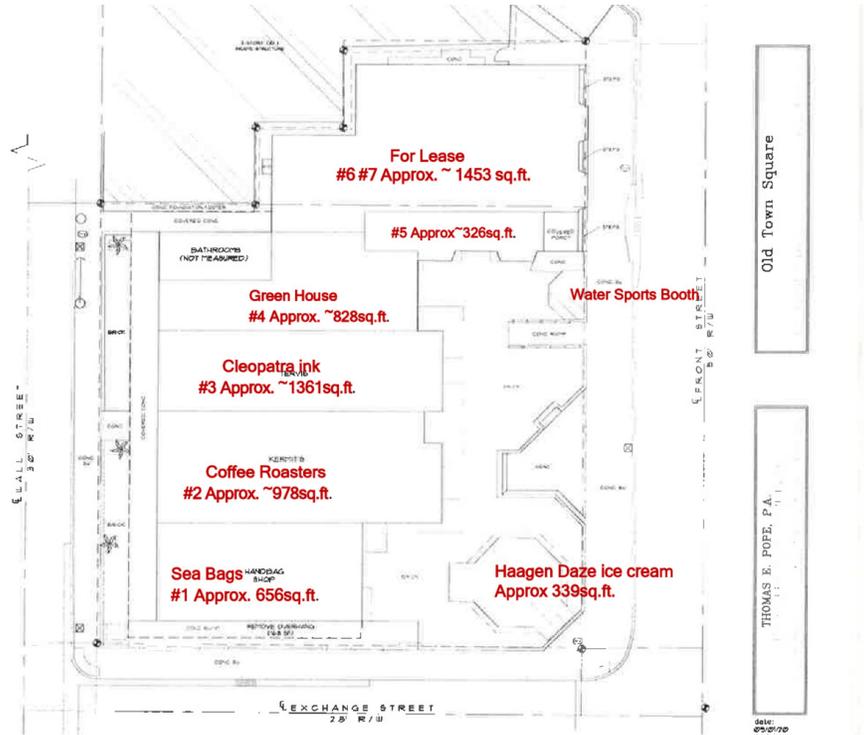
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Plans

Building Area	Building	Structure Building Area (Sq. Ft.)	Interior Building Area (Sq. Ft.)	Exterior Building Area (Sq. Ft.)	Approximate Area (Sq. Ft.)
Sea Bags	Handbag Shop	656	656	0	656
Coffee Roasters	Coffee Roasters	978	978	0	978
Cleopatra Ink	Cleopatra Ink	1361	1361	0	1361
Green House	Green House	828	828	0	828
Water Sports Booth	Water Sports Booth	326	326	0	326
Haagen Daze Ice Cream	Haagen Daze Ice Cream	339	339	0	339
For Lease #6 #7	For Lease #6 #7	1453	1453	0	1453
Total		4650	4650	0	4650

NOTES
 BATHROOMS AND CLOSETS TO BE REPAIRED.
 BEFORE LEASE TO BE REPAIRED.
 EXHIBITS TO BE REPAIRED.
 WOOD FLOORING TO BE REPAIRED OR REPLACED.



Legend

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,453 SF	Lease Rate:	\$13,924.58 per month

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