



# RETAIL FOR LEASE

# PRIME NEW CONSTRUCTION RETAIL SPACE

GROUND FLOOR RETAIL AVAILABLE SOUTH TOWER  
740 N DIXIE HWY • WEST PALM BEACH, FL 33401



## PROPERTY FEATURES

SEEKING FOOD & BEVERAGE CONCEPT

**LEASE RATE:**  
\$45/SF + NNN

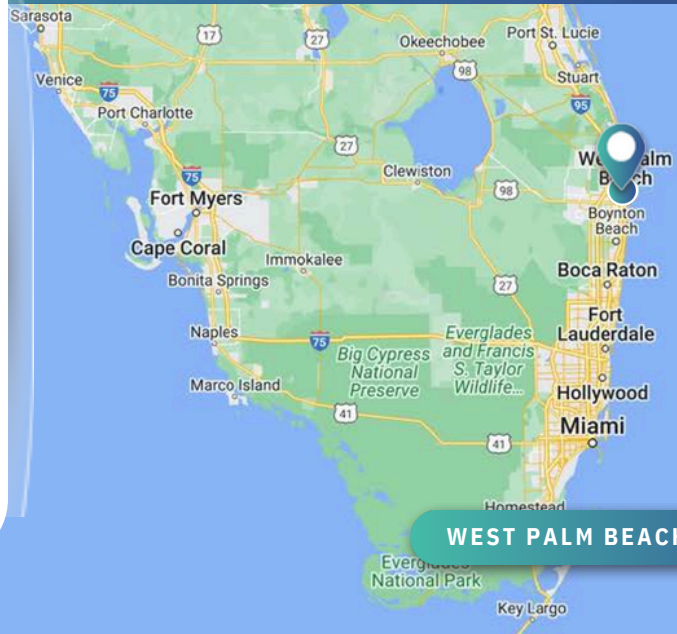
**AVAILABLE:**  
South Unit: 1,591± SF

**OUTDOOR SEATING:** YES

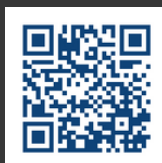
**ZONING:** LD-4 Loftin District  
(74-West Palm Beach)

**LOCATION:**  
The subject site is located on the NE and SE corner of Dixie and Eucalyptus St. Only a one minute walk to the NORA District.

**523 HOUSEHOLDS AT YOUR DOORSTEP:**  
This grey shell unit is located in the south tower of the brand new premier luxury apartment community Tortoise One, boasting 264 units, and next door to an additional 250+ units.



WEST PALM BEACH, FL



**Clayton Idle**  
Managing Broker  
561-601-9177  
**cidle@**  
tortoiserealtygroup.com

**Robert Anderson**  
Managing Broker  
561-758-2588  
**randerson@**  
tortoiserealtygroup.com



# RETAIL FOR LEASE

# PRIME NEW CONSTRUCTION RETAIL SPACE

**GROUND FLOOR RETAIL AVAILABLE SOUTH TOWER  
740 N DIXIE HWY • WEST PALM BEACH, FL 33401**



**NORA DISTRICT**

A high-character mixed-use district in West Palm Beach. The first phase of the project will focus on North Railroad Avenue, where the development team will repurpose several former industrial buildings and create over 150,000 square feet of distinct commercial space. Nora's Phase I includes 150,000 square feet of adaptive reuse and new development and will be home to best-in-class hospitality, retail, and wellness. Phase II is actively being planned and will feature significant hotel, office, and residential development.

**ONE WEST PALM**

One West Palm is a mixed-use complex consisting of two towers in West Palm Beach. The 30-story towers are 426-feet, reaching the tallest height in the city. One tower consists solely of 326 luxury units. The second tower is a mix of a luxury hotel, office space and condos.

**THE GRAND**  
8-STORY  
301± UNIT  
RESIDENTIAL  
DEVELOPMENT

**BANYAN PLACE**  
12-STORY  
347± UNITS

**303 BANYAN**  
15-STORY  
219± UNITS  
UNDER  
CONSTRUCTION

**PROPOSED  
CLEMATIS & BANYAN**  
131,620± SF OFFICE  
3,277± COMMERCIAL  
6,406± SF RETAIL

