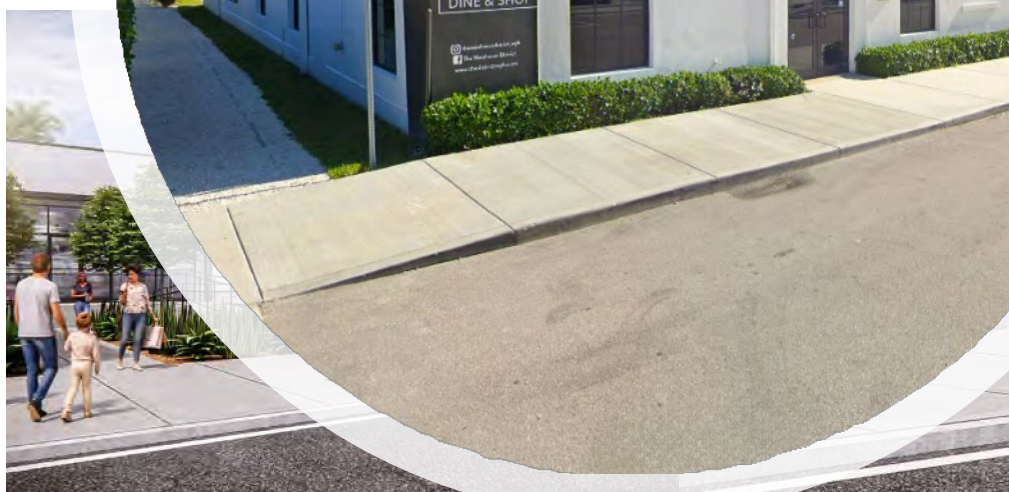
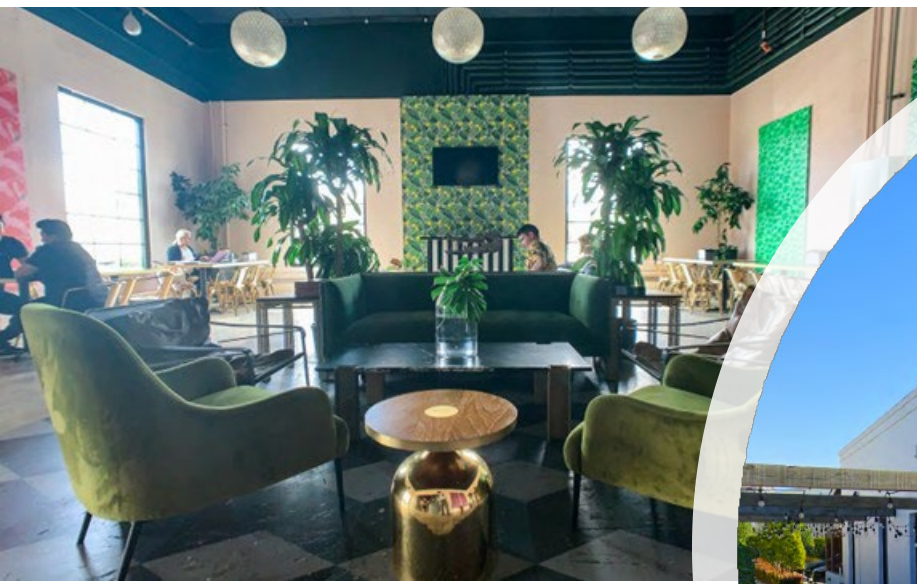


FOR LEASE

RETAIL, RESTAURANT, AND SHOWROOM SPACE



Caroline Station

1615 Clare Ave, West Palm Beach, 33401



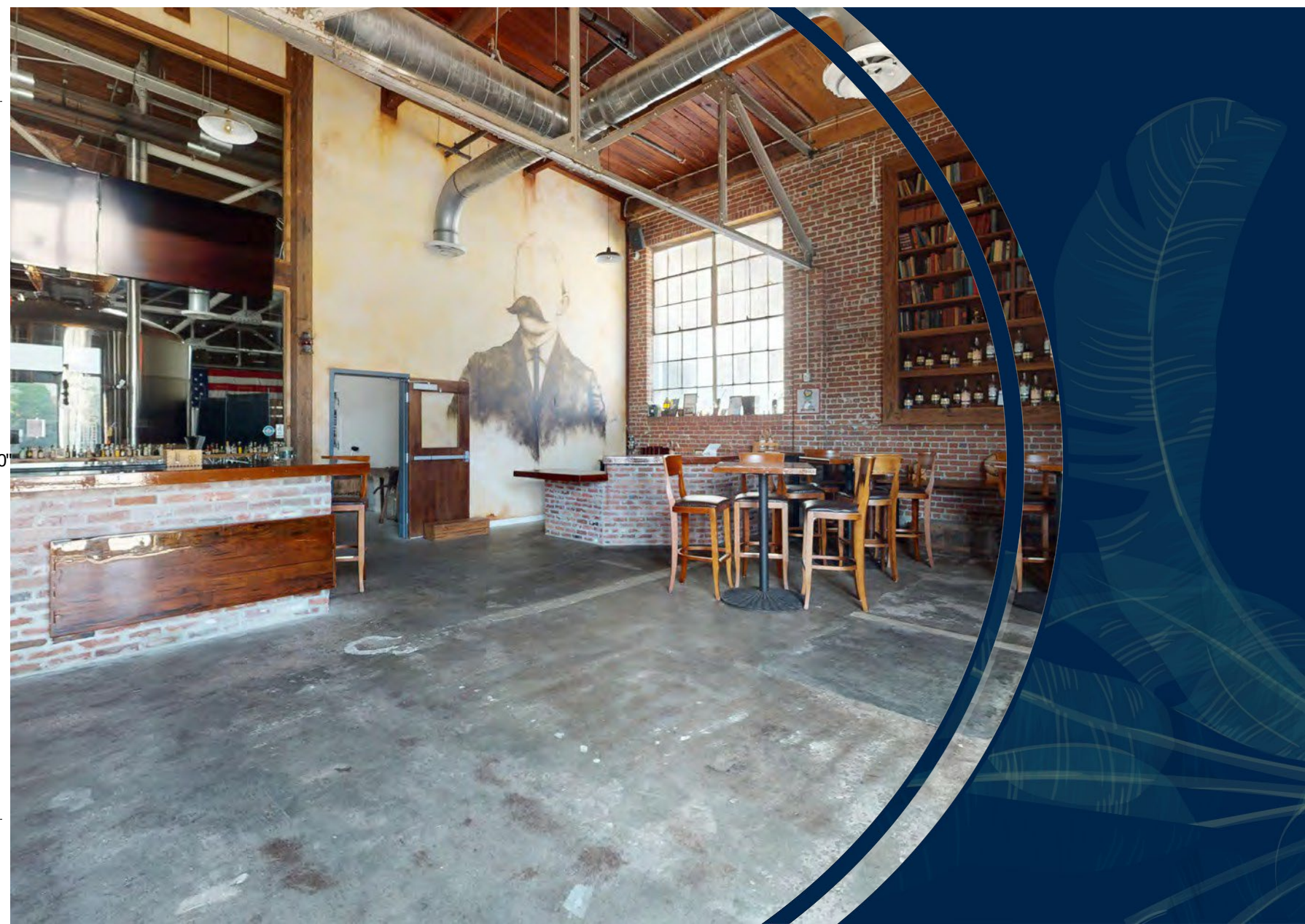
WELCOME TO CAROLINE STATION

Located on the 1200 and 1600 blocks of Elizabeth and 1615 Clare Avenue in the lively booming West Palm Beach artistic district. Caroline Station is a vibrant hub in West Palm Beach. This dynamic creative district offers an array of attractions including innovative workspaces, public art installations, Squash Social Club, Isla & Co. coffee bar/restaurant, Jon Wine Tasting Room, Grandview Market food hall, Classic Sofa and Sola Salon Suites. As the cornerstone of the new arts, retail, and business scene, Caroline Station is the place to be.

FEATURES

- 9,827 SF Unique Food, Beverage Space with outside entertainment option available
- Situated in The Warehouse District, directly across from The District Flats—a fully leased Class A mixed-use development featuring 178 luxury residences
- High-income area with an average household income of \$120,111 within a 1-mile radius
- Exceptional accessibility to I-95 and approximately 1 mile from Downtown West Palm Beach



[illegible]



Unit 1615



Unit 1500



Unit 1035



For more information, please contact:

cthomas@tcrefl.com

WITHIN WALKING DISTANCE

LOCAL RESTURANTS

- 1 Grandview Public Market
 - Ramen Lab Eatery
 - MCK's Bakeshop
 - Clare Ave Grille
 - CesArt Boutique Delights
 - Caribbean Fire Side Bistro
 - Joi Poke & Sushi
 - Drunk Tacos
 - Neddy's Twists
 - TLC Coffee Bar
- 2 Steam Horse Brewing Co.
- 3 Steel Tie Spirits Co.
- 4 Isla & Co.
- 5 Key Lime To Happiness

RESIDENTIAL DEVELOPMENTS

- A The Point At District Flats
- B Mercer Park
- C Indigo
- D Amato Millan

JOIN KEY TENANTS



CONVENIENT DRIVE TIMES


3.5 MILE - 8 MINUTES

CityPlace
WEST PALM BEACH
1.5 MILES - 5 MINUTES

brightline
1.5 MILE - 5 MINUTES

 **Palm Beach**
INTERNATIONAL AIRPORT
1.9 MILES - 5 MINUTES

 **COURTHOUSE**
1.8 MILES - 6 MINUTES

For more information, please contact: **Connie Thomas, CCIM** | Senior Managing Director | 561.371.1768 | cthomas@tcrefl.com

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