



HIGH PROFILE RESTAURANT,  
BAR AND RETAIL SPACE(S)  
AVAILABLE FOR LEASE

221-223  
CLEMATIS  
STREET

West Palm Beach | FL

\*\*PLEASE DO NOT DISTURB EXISTING TENANT

- + **223 CLEMATIS**  
4,824 SF - GROUND FLOOR
- + **221 CLEMATIS**  
5,981 SF - SECOND LEVEL



# PROPERTY OVERVIEW

221-223 Clematis Street

- + HIGH PROFILE OPPORTUNITY IN THE HEART OF THE CLEMATIS DISTRICT
- + TWO SPACES AVAILABLE
- + +/- 4,824 SF GROUND FLOOR - RESTAURANT OPPORTUNITY WITH POTENTIAL FOR OUTDOOR SEATING
- + +/- 5,981 SF 2ND LEVEL - IDEALLY SUITED FOR FITNESS, WELLNESS & RETAIL USES
- + WALKING DISTANCE TO THE BRIGHTLINE
- + SITE IS SURROUNDED BY HIGH PROFILE FOOD AND BEVERAGE OPERATORS INCLUDING:

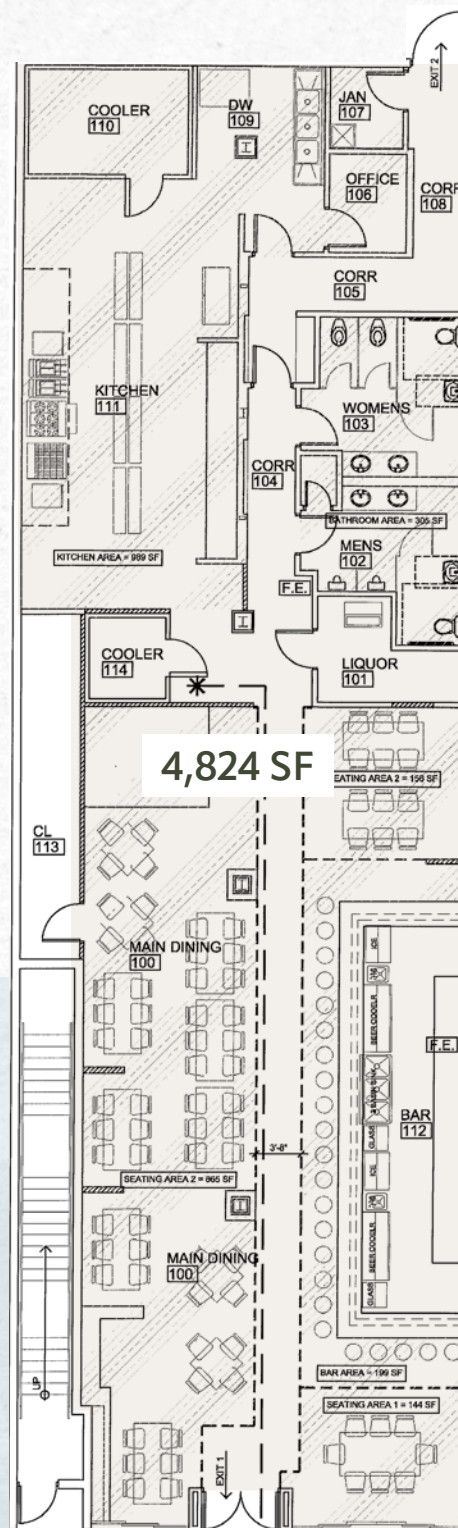




221 - 223  
CLEMATIS

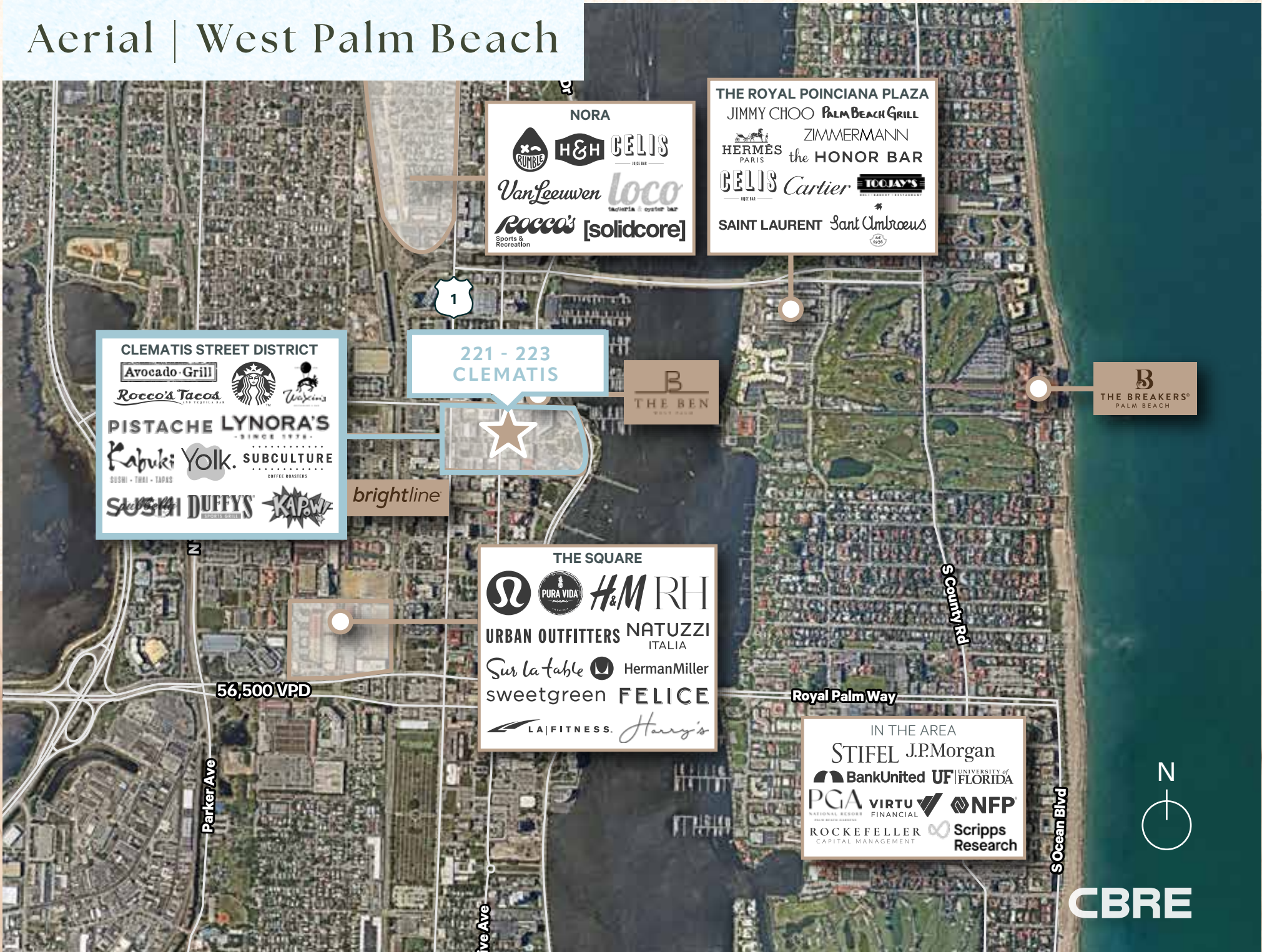
# FLOOR PLAN

223 Clematis | Ground Floor





# Aerial | West Palm Beach



# Aerial | West Palm Beach

NORA

RUMBLE H&H CELIS

VanLeeuwen loco

Rocco's [solidcore]

THE ROYAL POINCIANA PLAZA

JIMMY CHOO PALM BEACH GRILL

HERMES PARIS ZIMMERMANN

the HONOR BAR

CELIS Cartier TULLY'S

SAINT LAURENT Sant Ambroeus

CLEMATIS STREET DISTRICT

Avocado-Grill

Rocco's Tacos

PISTACHE LYNORA'S

Kabuki Yolk. SUBCULTURE

SUSHI DUFFY'S

221 - 223  
CLEMATIS

THE BEN

THE BREAKERS®  
PALM BEACH

brightline

THE SQUARE

URBAN OUTFITTERS NATUZZI ITALIA

Sur la table Herman Miller

sweetgreen FELICE

LA FITNESS. Harry's

IN THE AREA

STIFEL J.P.Morgan

BankUnited UF UNIVERSITY of FLORIDA

PGA NATIONAL RESORT FINANCIAL VIRTU FINANCIAL NFP

ROCKEFELLER CAPITAL MANAGEMENT Scripps Research

56,500 VPD



CBRE

# Surrounding Retailers



COMING SOON  
JETSEF  
MODERN PILATES

COMING SOON  
Kona  
O-Ku

CLEMATIS Social

PANETERIE  
LYNORA'S

SPRUZZO

DUFFY'S  
SPORTS GRILL  
iRIVALES!  
TAQUERIA • CRAFT BAR

THE BEN  
WEST PALM

ELISABETTA'S  
RESTAURANTE • PASTA • PIZZERIA

COMING SOON  
pubbelly  
SUSHI

Nico's  
Pizzeria

ROXY'S

221 - 223  
CLEMATIS  
SITE

PALM BEACH  
pod  
DRAMAWORKS

COMING SOON  
CARMELA  
TOAST & COFFEE BAR

PISTACHE

Salento

GREASE

CLEMATIS STREET

QUADRILLE BOULEVARD

DATURA STREET

OLIVE AVENUE

NARGISSUS STREET

CLEMATIS STREET

DIXIE HIGHWAY

CLEMATIS  
ANIMAL CLINIC

THE FIELD OF GREEN  
RESTAURANT

Fitness Hub  
STUDIOS

Yolk.

brightline

DALMOROS  
FRESH PASTA TO GO

Kabuki

Rocco's Tacos

Avocado Grill

Bradley's

July 31, 2024  
Ridership YTD  
+1.6M Riders Total

CVS

SUSHI YAMA

COMING SOON  
Waxrins

STARBUCKS

HERALD

COMING SOON  
BACON BITCH

CBRE

# The Neighborhood



## Demographics

\*1 MILE RADIUS



**78,187**

POPULATION



**\$136,509**

AVERAGE H.H.  
INCOME



**\$41.3M**

CONSUMER  
EXPENDITURE ON  
DINING



**\$25.4M**

CONSUMER  
EXPENDITURE ON  
APPAREL





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FOR MORE INFORMATION, PLEASE CONTACT:

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