

FOR SALE & LEASE

# 208-210 S OLIVE ST

WEST PALM BEACH, FL 33401



## PROPERTY DESCRIPTION

Prime owner-user opportunity in the heart of Downtown West Palm Beach! Ideally located on South Olive Ave, between Datura and Evernia Streets, this exceptional property offers a rare chance to establish your presence in a thriving urban hub.

## PROPERTY HIGHLIGHTS

- Ground floor retail/office space opportunity from 2,174 square feet to 4,600 square feet
- 208 S Olive Ave: 2,426 square feet (1,796 square feet of ground floor retail and 630 square feet mezzanine)
- 210 S Olive Ave: 2,174 square feet (1,544 square feet of ground floor retail and 630 square feet mezzanine)
- Potential for future vertical development on the site

## OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Sale Price:	\$3,500,000
Number of Units:	2
Available SF:	2,174 - 2,426 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,266	33,988	76,235
Total Population	14,810	78,783	183,697
Average HH Income	\$126,010	\$92,442	\$86,435

## BRYAN COHEN

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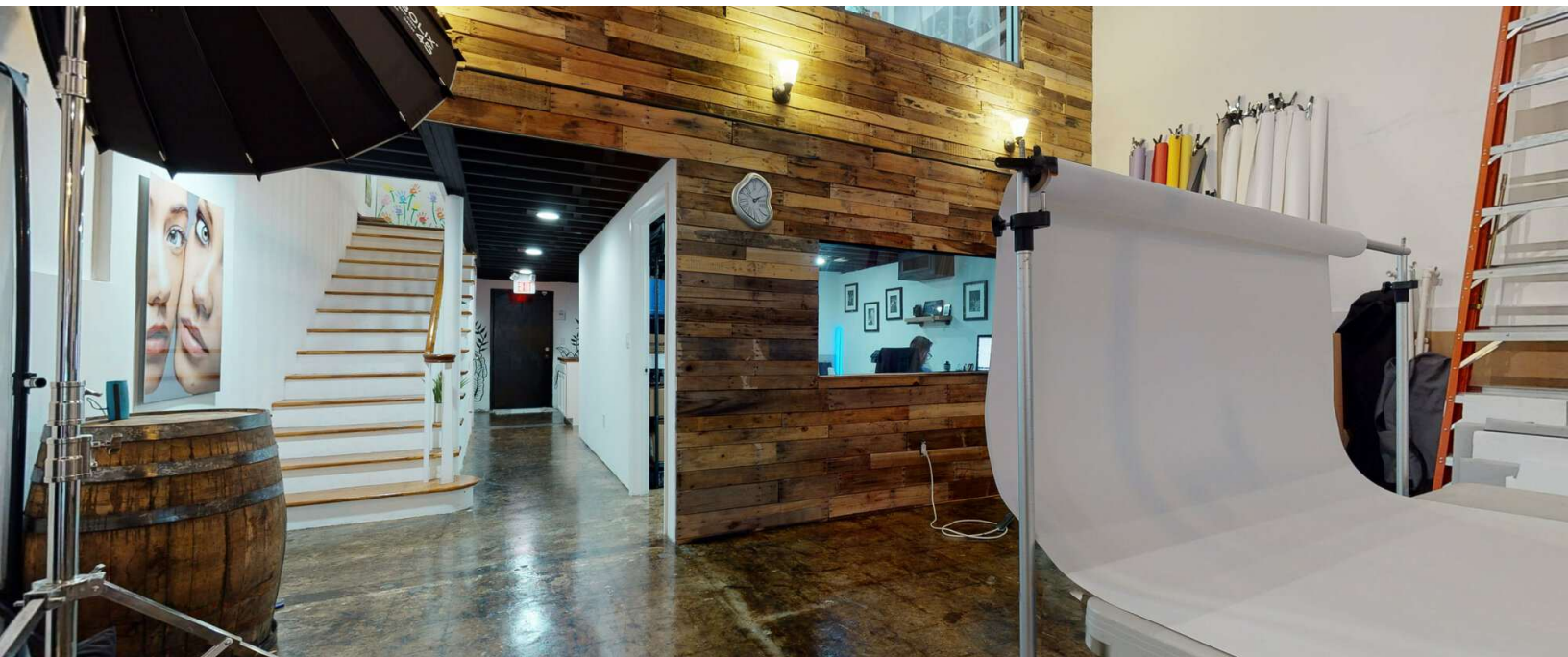




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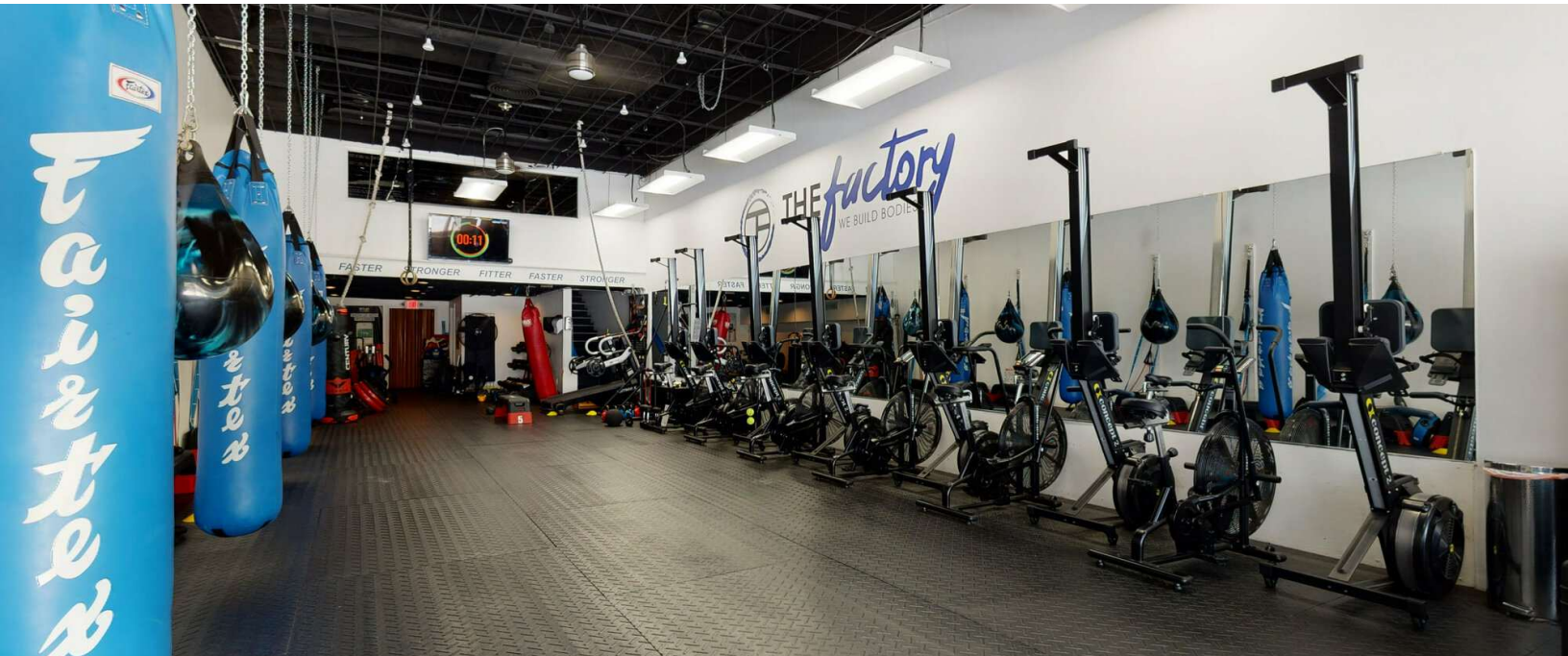




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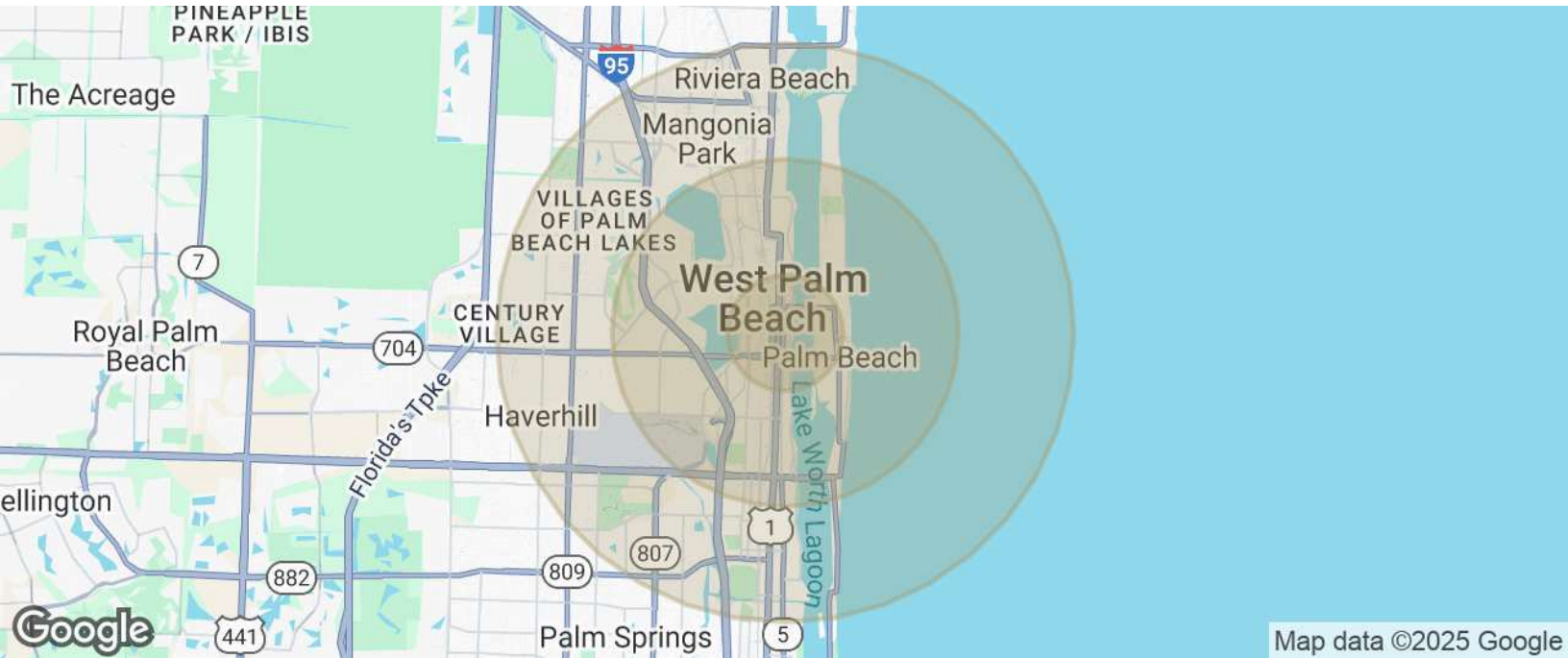
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,810	78,783	183,697
Average Age	48	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,266	33,988	76,235
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$126,010	\$92,442	\$86,435
Average House Value	\$766,435	\$554,521	\$428,035

Demographics data derived from AlphaMap

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