



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

225 & 221 CLEMATIS STREET

West Palm Beach | FL

**PLEASE DO NOT DISTURB EXISTING TENANT

- + **225 CLEMATIS STREET**
5,519 SF - GROUND FLOOR
- + **221 CLEMATIS STREET**
5,981 SF - SECOND LEVEL



PROPERTY OVERVIEW

225 & 221 Clematis Street

- + HIGH PROFILE OPPORTUNITY IN THE HEART OF THE CLEMATIS DISTRICT
- + TWO SPACES AVAILABLE
- + +/- 5,519 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:



COMING SOON

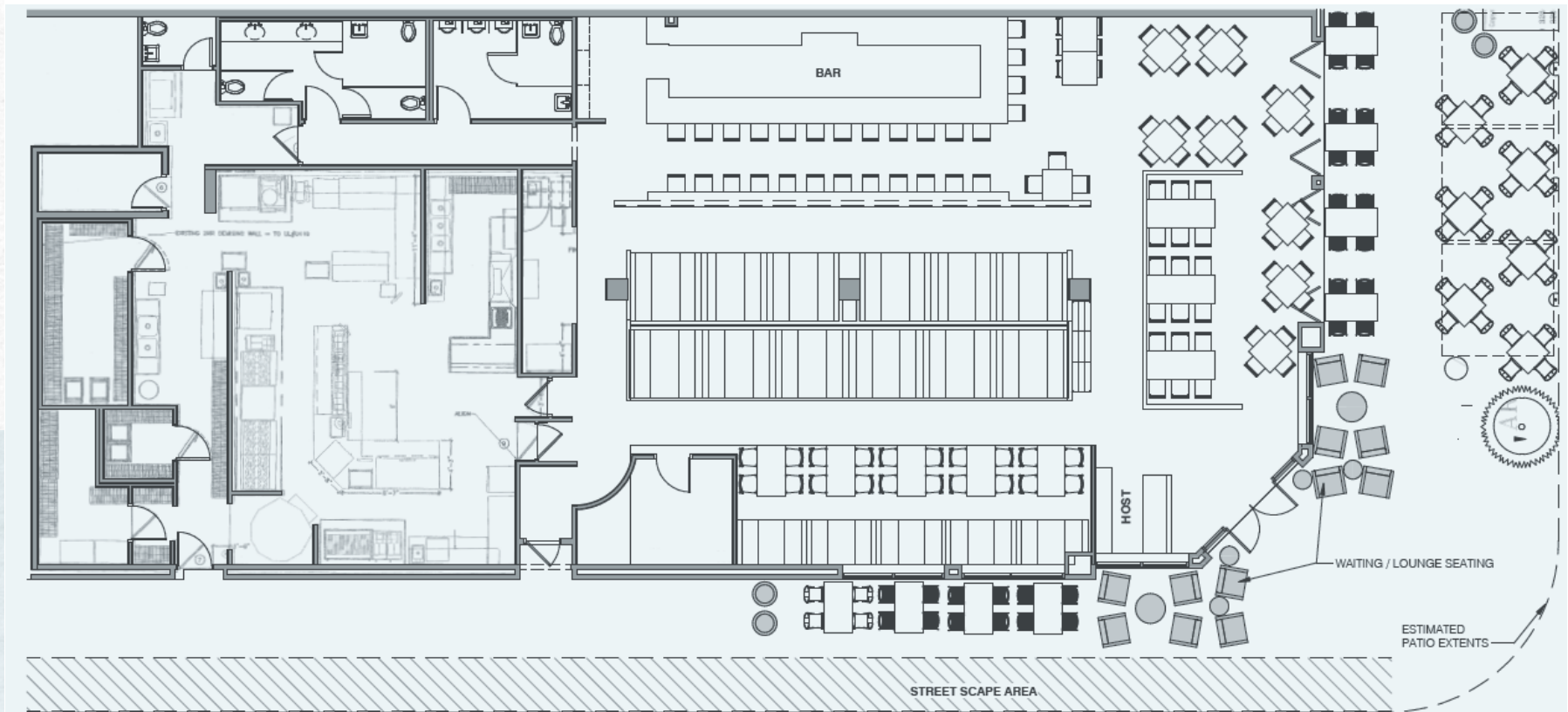


221 - 223
CLEMATIS

FLOOR PLAN

225 Clematis | Ground Floor

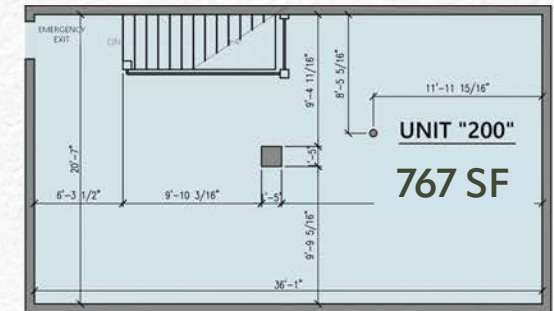
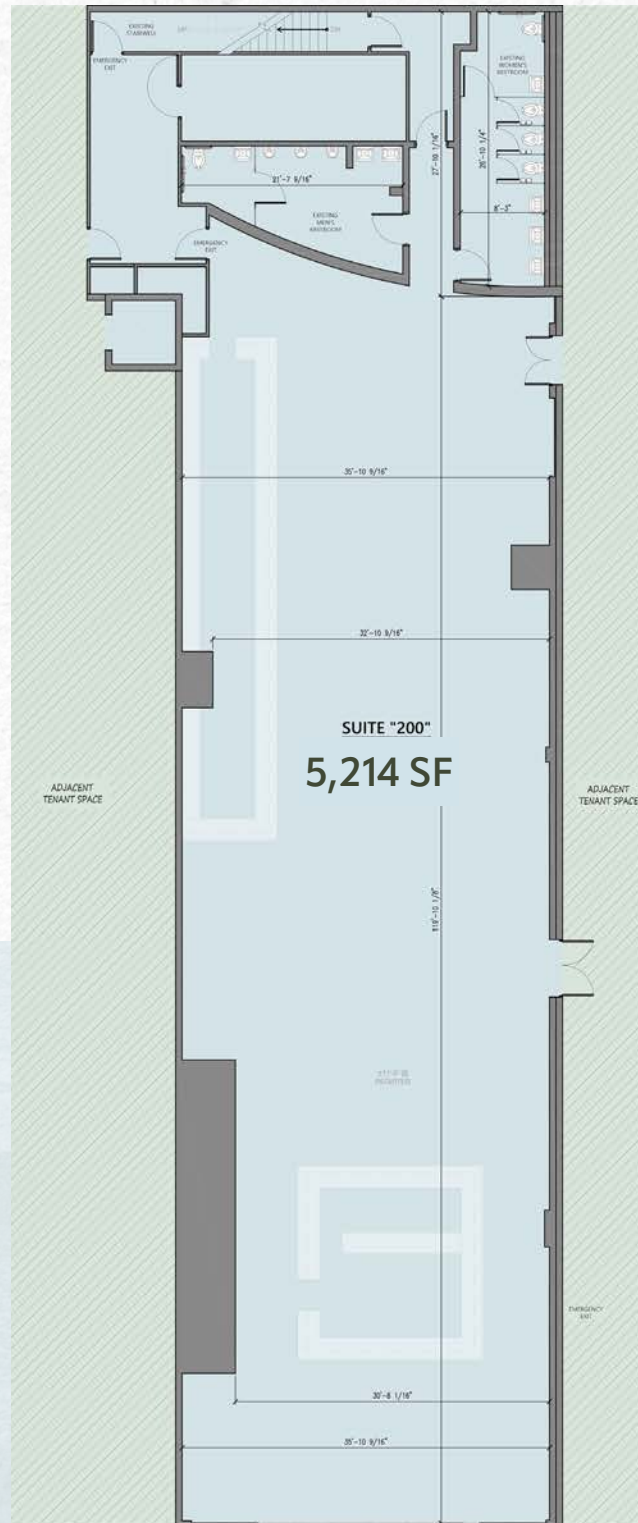
±5,519 SF



221 - 223
CLEMATIS

FLOOR PLAN

221 Clematis | Second Level



Aerial | West Palm Beach

THE ROYAL POINCIANA PLAZA
JIMMY CHOO PALM BEACH GRILL
HERMÈS PARIS ZIMMERMANN
the HONOR BAR
CE LIS Cartier TIGER'S
SAINT LAURENT Sant Ambroeus

221 - 223 CLEMATIS

CLEMATIS STREET DISTRICT
Avocado-Grill
Rocco's Tacos
PISTACHE LYNORA'S
Kabuki Yolk. SUBCULTURE
SUSHI DUFFY'S

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 FLORIDA
PGA VIRTU FINANCIAL
ROCKEFELLER CAPITAL MANAGEMENT NFP
Scripps Research

THE BEN

THE BREAKERS®
PALM BEACH

56,500 VPD

S County Rd

Royal Palm Way

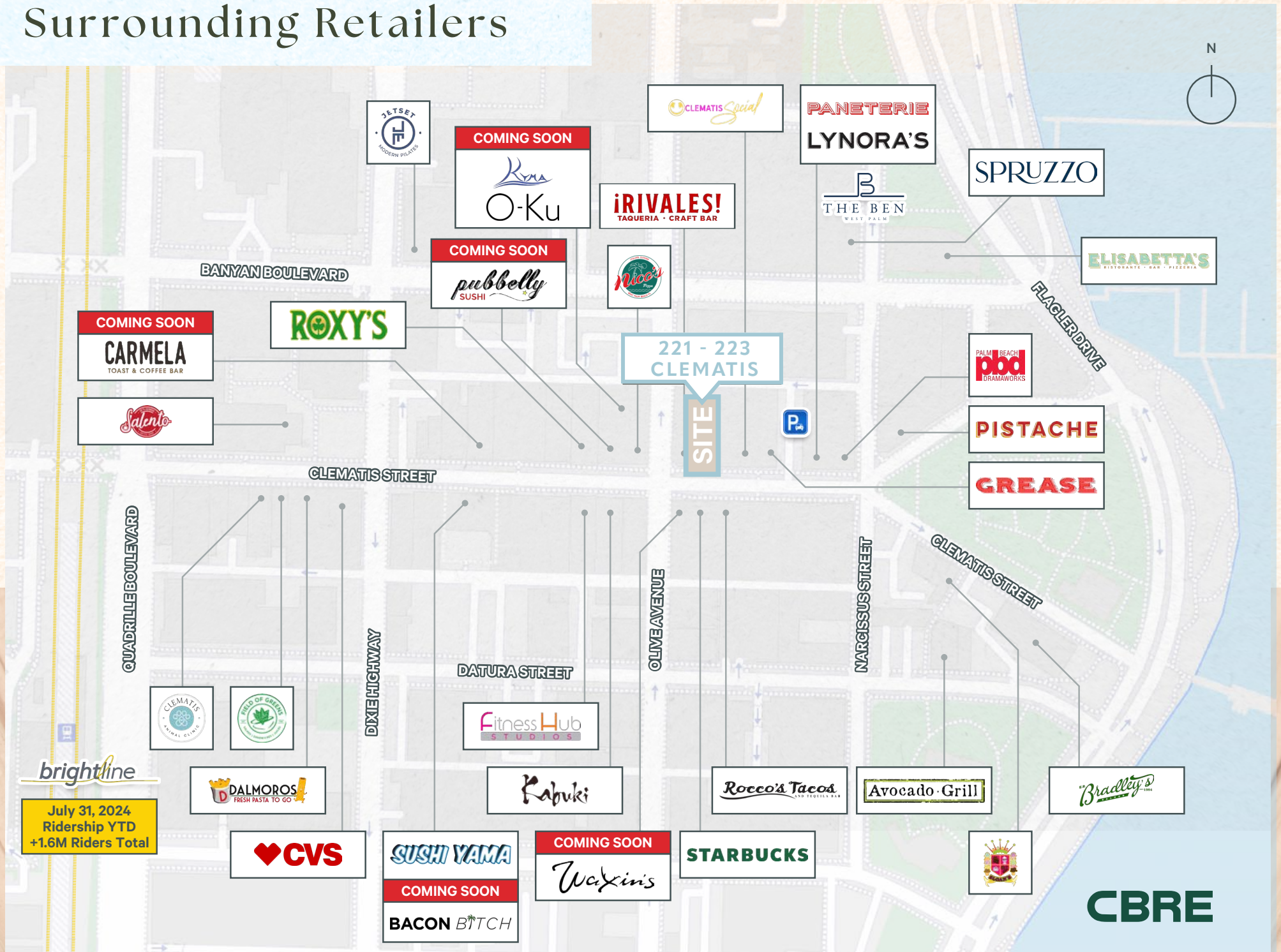
S Ocean Blvd

North Arrow

CBRE



Surrounding Retailers



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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