

SMALL BUSINESS RETAIL SHOPS

1029 N Tamarind Ave. West Palm Beach, FL 33401



FOR SALE | Call for Details

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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Chris Belland

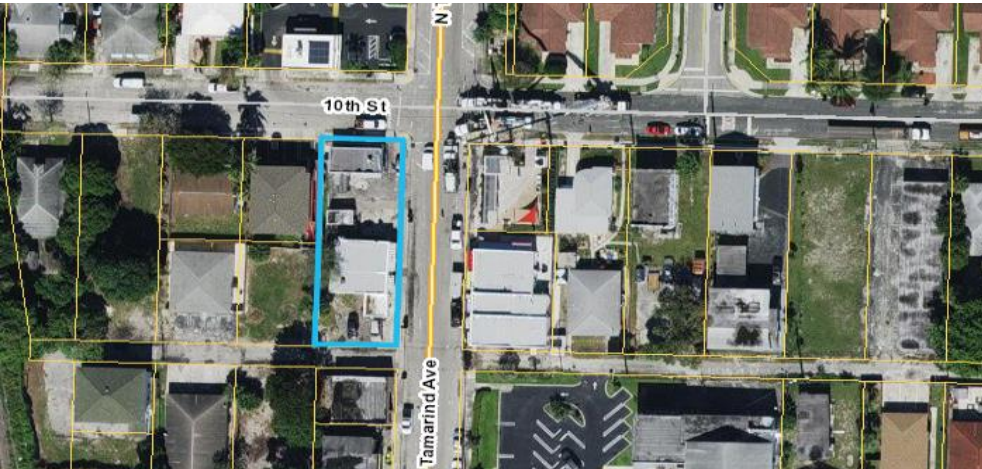
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PROPERTY OVERVIEW

Located in one of the first historic districts in the city, this 2 building leasing opportunity gives you options to have different business ventures in 1 location. Building 1 (left side only) is a perfect retail space for a small business. Building 2 is currently built out as a convenience store. This allows you to explore the food & beverage industry or it can be redeveloped for an approved commercial project.



PRICE	Call for Details
TOTAL BUILDINGS SIZE	1,790 SF
INDIVIDUAL BUILDING SIZES	(1) 1548 sf, (2) 486 sf
BUILDING TYPE	General Retail - Freestanding
ACREAGE	0.17 AC
FRONTAGE	32' on 10th St., 102' on N Tamarind Ave
TRAFFIC COUNT	8,866
YEAR BUILT	1920
CONSTRUCTION TYPE	Masonry
PARKING SPACE	7
ZONING	NWD-2
LAND USE	Retail
PARCEL ID	74-43-43-16-01-015-0010

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	17,975	1 Mile	\$69,809	1 Mile	39
3 Mile	97,753	3 Mile	\$86,094	3 Mile	40
5 Mile	218,813	5 Mile	\$77,874	5 Mile	41

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	18,885	1 Mile	\$45,884	1 Mile	37
3 Mile	102,331	3 Mile	\$57,063	3 Mile	39
5 Mile	229,294	5 Mile	\$54,150	5 Mile	40

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ZONING INFORMATION

Sec. 94-128. - Northwest neighborhood district (NWD).

a. Intent. As one of the first historic districts in the city and one of the few intact single-family residential neighborhoods in the downtown, the intent of the NWD is to preserve its existing residential scale and provide for open space created through setback requirements. The historic character of the district shall be preserved and enhanced through rehabilitation and adaptive reuse for commercial, low-scale multifamily, and mixed-uses along Tamarind Avenue, Rosemary Avenue, and Palm Beach Lakes Boulevard. Infill housing is encouraged as an opportunity to promote attainable and workforce housing options. Extending Douglas and Division Avenues south will enhance the district's connectivity to the urban core planning area.

The revitalization of the historic mixed-used corridors in the neighborhood, such as Tamarind Avenue and Rosemary Avenue, shall be encouraged and developed in a low to medium scale compatible with the single-family structures. Within these corridors, the future development of the existing vacant parcels or the renovation of existing structures shall respect the scale and character of the historic Northwest Neighborhood while creating new commercial and residential activity that serves the neighborhood and promotes its connection with the downtown core and surrounding areas.

b. Development characteristics.

1. Development characteristics for the NWD-8, NWD-5, NWD-4, NWD-2, and NWD-2C subdistricts:

a. Residential buildings should have an urban character and may include walk-up units with individual entrances and mail service.

b. The preservation of eligible or contributing historic structures is encouraged.

c. Adaptive reuse of existing structures is encouraged to preserve the historic building stock and promote creative uses.

d. The ground floor should promote pedestrian activity and a low scale residential character.

e. Proposed developments should have historic and vernacular characteristics which are harmonious with the historic character.

f. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.

g. Proposed development shall be developed in a low to medium scale to be compatible with the scale and character of the existing neighborhood. Special attention shall be given to the transition between the low and medium scale developments to ensure the character of the neighborhood is maintained.

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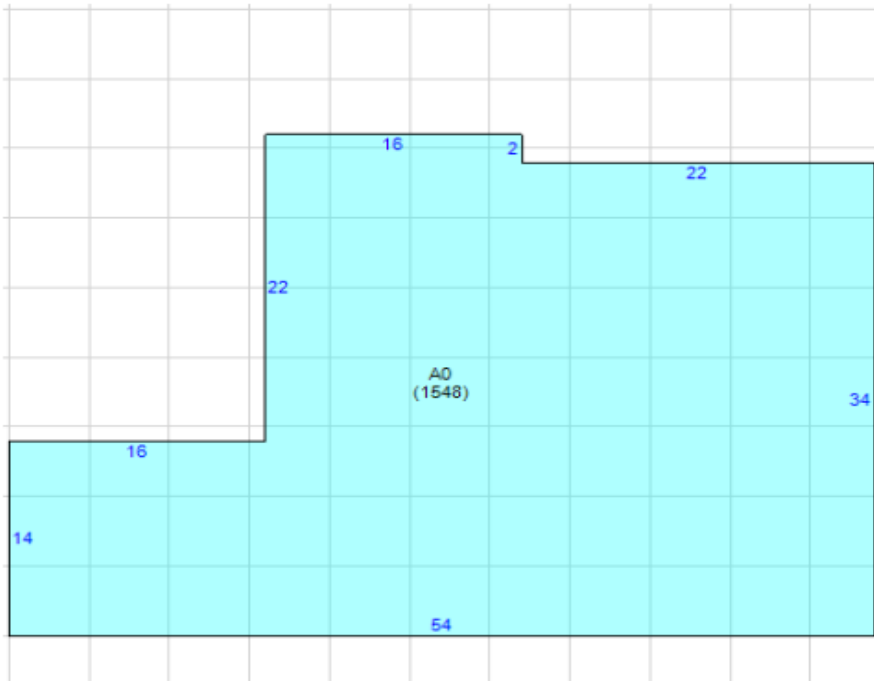
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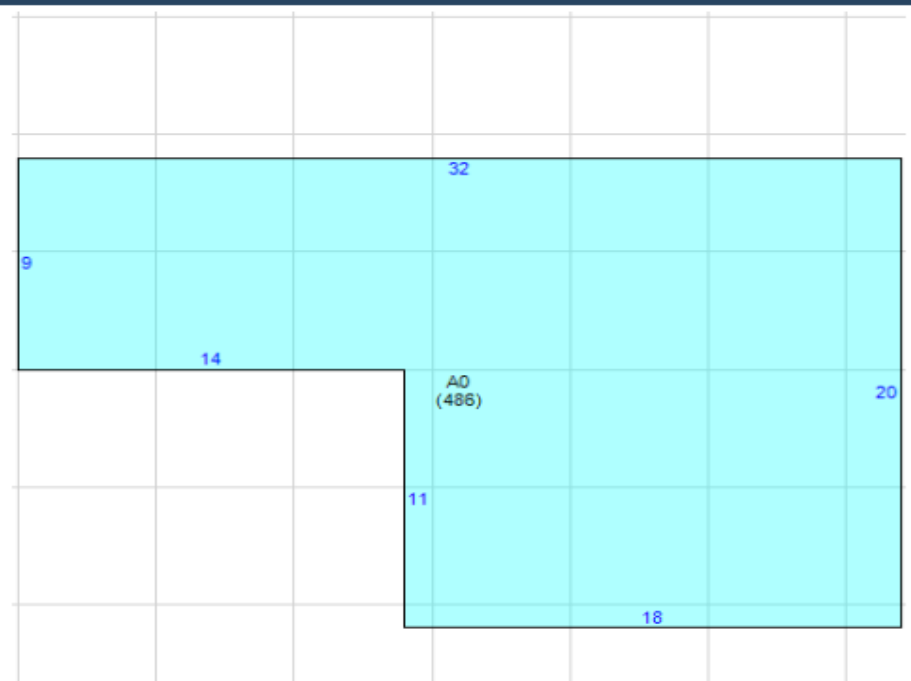
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SITE PLAN

SKETCH
FOR BUILDING 1



SKETCH
FOR BUILDING 2



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TRADE AREA MAP



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