

For Lease

333 Clematis St.

**WEST PALM BEACH, FL 33401**



### Offering Summary

Lease Rate:	\$33.00 SF/yr (NNN)
Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	0.7 Acres
Year Built:	1901
Renovated:	2016
Zoning:	General Commercial (CCI)
Market:	South Florida
Submarket:	West Palm Beach CBD

### Property Overview

With 20' of frontage and a brandable awning on Clematis St, this retail space is a rare treasure for West Palm Beach retailers.

~ Space includes 3 small rooms that can be used as offices or storage

\* (FrontRoom: 4.5'x9.5' - the ceiling is angled, so probably only storage here)

\* (BackRoom 1: 5'x8.5')

\* (BackRoom2: 6'x8.5').

~ Includes 2 private bathrooms as well as a washroom which also has additional storage space.

~ Plenty of power throughout the space both on the walls and in the floor.

### Property Highlights

- 20' Frontage on Clematis Street
- High Pedestrian Traffic Area
- Located Close to Brightline & Intercoastal
- Ideal for Beauty Business (incl. Washer & Dryer)
- Floor Power Outlets Throughout
- In-House Sound System (Speakers Only)



For Lease

333 Clematis St.

**WEST PALM BEACH, FL 33401**

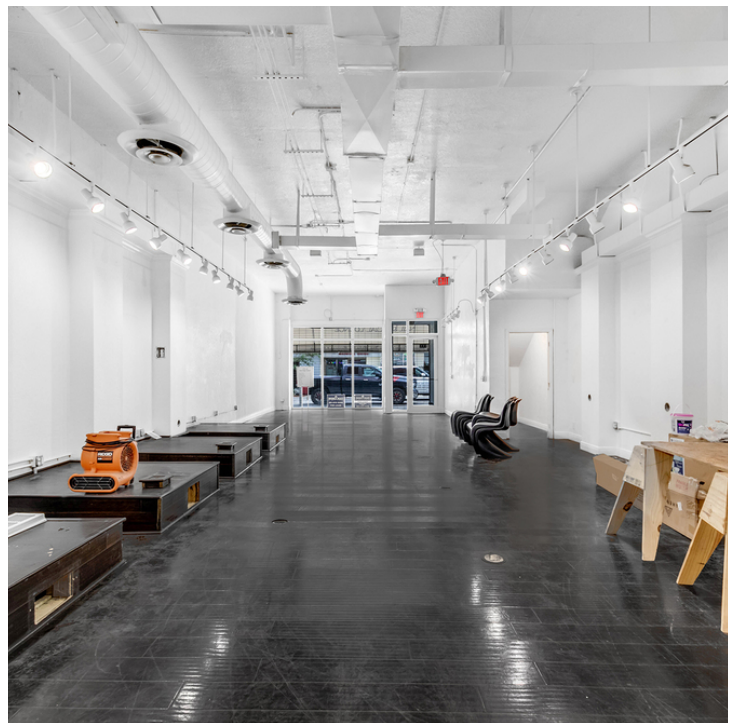




For Lease

333 Clematis St.

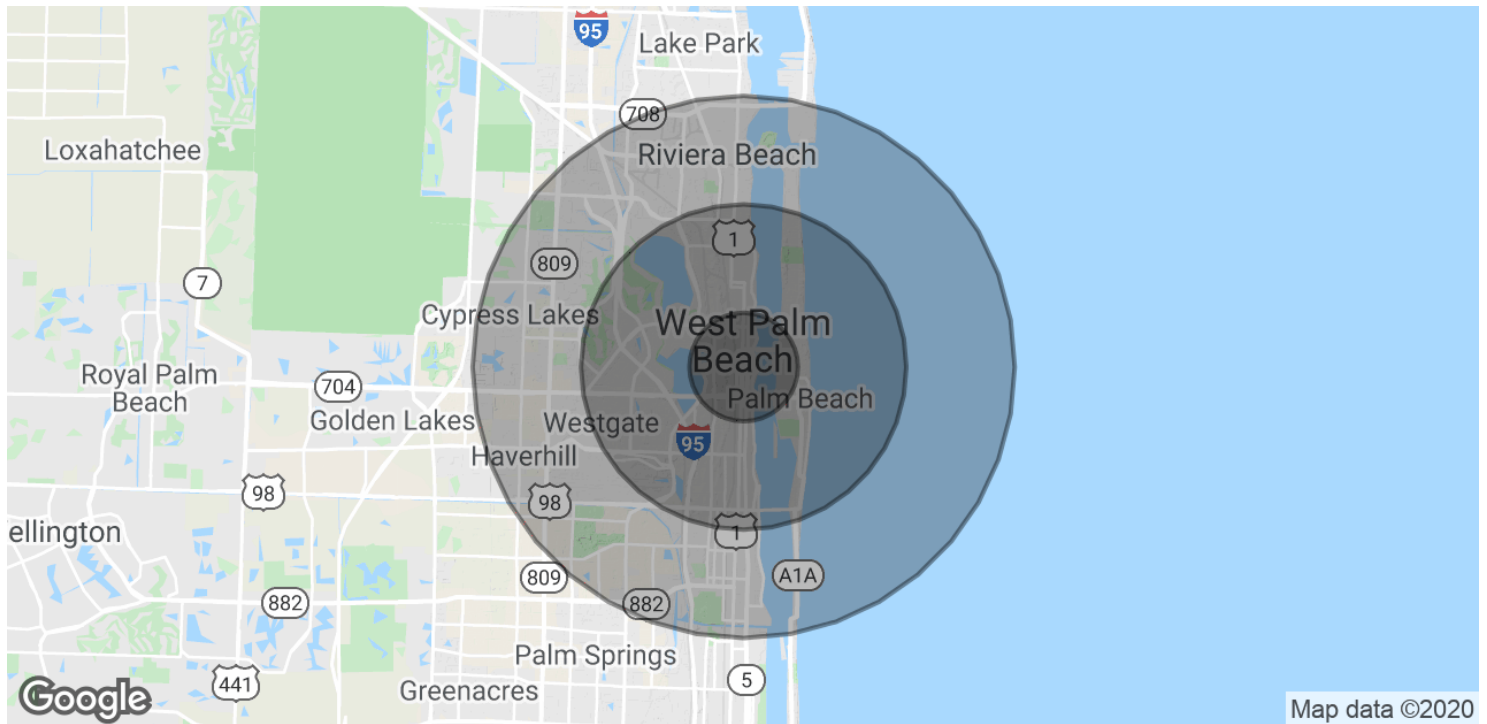
**WEST PALM BEACH, FL 33401**



For Lease

333 Clematis St.

**WEST PALM BEACH, FL 33401**



Population	1 Mile	3 Miles	5 Miles
Total Population	10,409	65,876	159,876
Average age	41.7	38.5	37.2
Average age (Male)	41.6	37.4	35.9
Average age (Female)	42.3	39.9	38.5
Households & Income	1 Mile	3 Miles	5 Miles
Total households	4,968	26,943	63,248
# of persons per HH	2.1	2.4	2.5
Average HH income	\$79,443	\$73,301	\$65,175
Average house value	\$744,219	\$538,965	\$341,028

\* Demographic data derived from 2010 US Census

For Lease

333 Clematis St.

**WEST PALM BEACH, FL 33401**



**Chad Massaker**

Commercial Real Estate Strategist

chad@tpgcommercialre.com

Direct: 561.223.9790 | Cell: 561.676.0644

FL #SL3467373 // GA #396718

### Professional Background

Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent.

Relocating from Atlanta to Palm Beach, Chad is highly optimistic about the region and the opportunities presented by challenge. With commerce in flux, evolving demographics, and demand in development, South Florida is dynamic and a compelling place to be involved with real estate.

Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

**The Pisaneschi Group at Compass Commercial**

140 Royal Palm Way, #101

Palm Beach, FL 33480

561.676.0644



**COMPASS**

**Chad Massaker**

561.223.9790

chad@tpgcommercialre.com