

# RETAIL FOR LEASE

1917 N DIXIE HWY WEST PALM BEACH



**TORTOISE REALTY GROUP**  
711 N Dixie Hwy, Suite 200  
West Palm Beach, FL 33401



**PRESENTED BY:**

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# PROPERTY SUMMARY

1917 N Dixie Hwy WPB  
1917 North Dixie Highway | West Palm Beach, FL 33407



## Property Summary

Lease Rate:	\$32 NNN
Lease Term:	Negotiable
Available SF:	2,656
Clear Ceiling Height	10'
Loading Dock	1
Frontage:	39' on N Dixie Hwy
Year Built:	1947
Parking:	Rear Surface parking & street parking at front
Zoning:	GENERAL COMMERCIAL (74-WPB)

## Property Overview

Presenting a robust facility at 1917 N Dixie Hwy, uniquely positioned in the vibrant landscape of West Palm Beach. This property embodies the perfect intersection of utility and strategic location, offering businesses unparalleled advantages.

Leveraging its unmatched location near residential, commercial, and transport hubs, this property is a golden ticket for businesses aiming for growth, efficiency, and prominence in West Palm Beach.

## Location Overview

Just a short 1.5-mile jaunt to the iconic Palm Beach, your business stands to benefit from the allure and prestige of one of Florida's most cherished destinations. Located near the heartbeat of downtown West Palm Beach, immerse your venture in the city's bustling and ever-evolving business epicenter. Directly opposite the planned Olara Residences—twin 26-story luxury towers—expect a natural flow of upscale clientele, potential partners, and enhanced footfall right at your doorstep upon its completion. Northwood Village Nearby: A mere 6 blocks from Northwood Village, tap into a neighborhood known for its eclectic boutiques, eateries, and vibrant arts scene, attracting both locals and tourists alike.

### Ideal for Interior Design, Furniture showroom or Food Prep

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Set on a desirable plot, this 2,656 sq. ft. building is zoned General Commercial, making it a perfect match for businesses seeking a high-quality food prep environment. With a blend of open and dedicated spaces, this facility is designed for functionality and flexibility.

- > **Reception Area:** A professionally designed reception area welcomes visitors with a ready-to-use reception counter. Coupled with a dedicated waiting area and bathroom, it ensures a comfortable experience for your clients and partners.
- > **Open Floor Plan:** At the heart of this space lies an open floor plan, accommodating various configurations depending on your business needs.
- > **Storage Room:** A convenient storage area sized approximately 11-1/2' x 8' ensures that all your supplies and inventory remain organized and accessible.
- > **Rear Access:** A sliding garage door at the back facilitates seamless deliveries and pickups. This connects to a spacious 2,800 sq. ft. fenced lot to the west of the building, ensuring your operations run smoothly.

#### Fully-equipped Food Prep Kitchen:

- > **Commercial Grade Sink:** Streamlining your culinary processes.
- > **Hobart Rotating Rack Ovens:** Two high-quality ovens with single roll-in oven racks ensure consistency and speed in your baking endeavors.
- > **Walk-in Freezer:** A sizable 11' x 11' freezer allows ample storage for perishables, complete with a central plastic curtain to maintain optimal temperature and accessibility.

Whether you're a budding entrepreneur or an established business looking to expand, this facility provides an excellent foundation for success in the food industry or a myriad of other commercial pursuits. Secure your space in a location that promises growth, efficiency, and distinction.

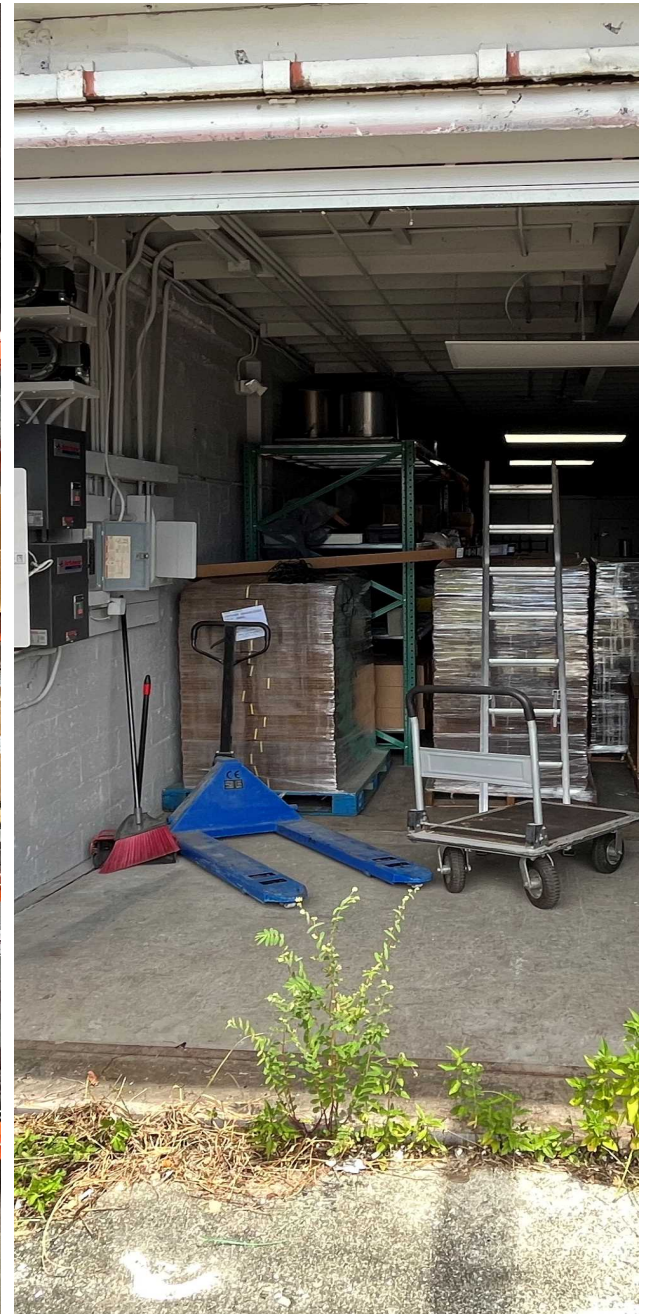
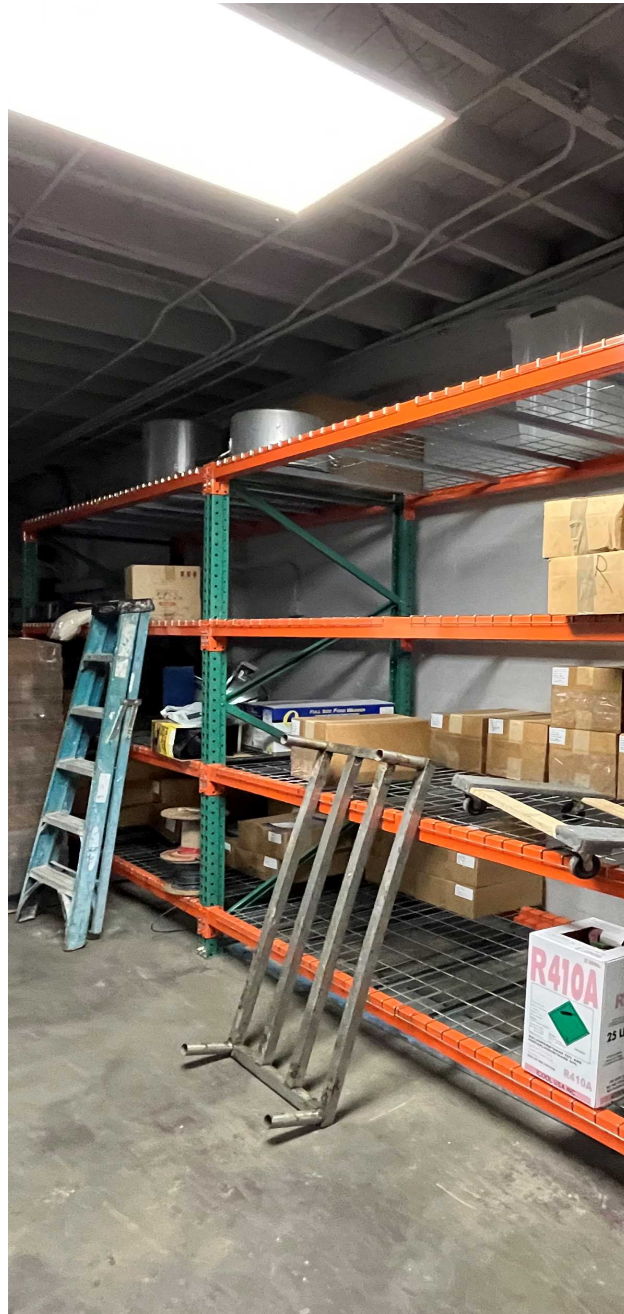
# PROPERTY PHOTOS

1917 N Dixie Hwy WPB  
1917 North Dixie Highway | West Palm Beach, FL 33407



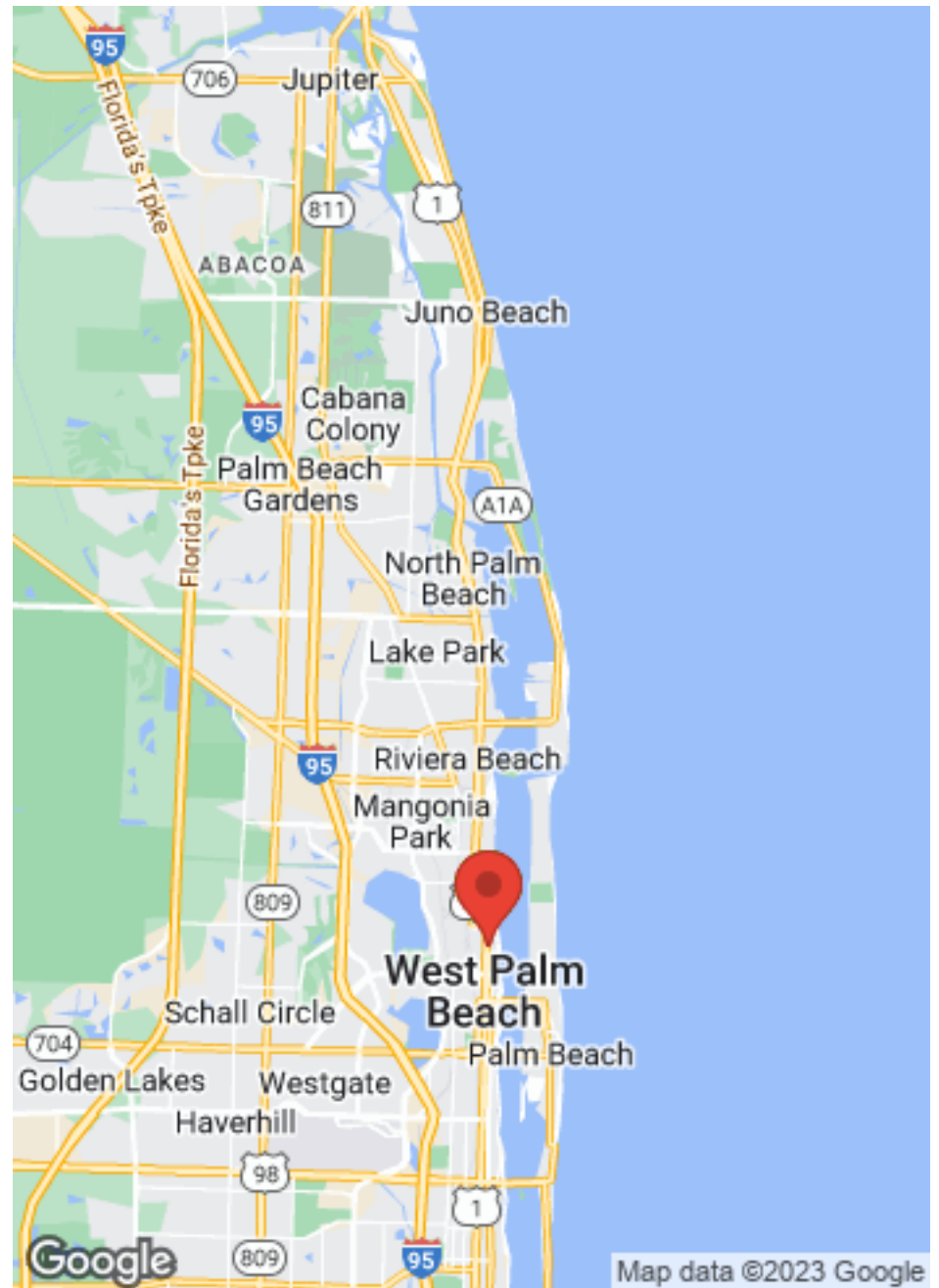
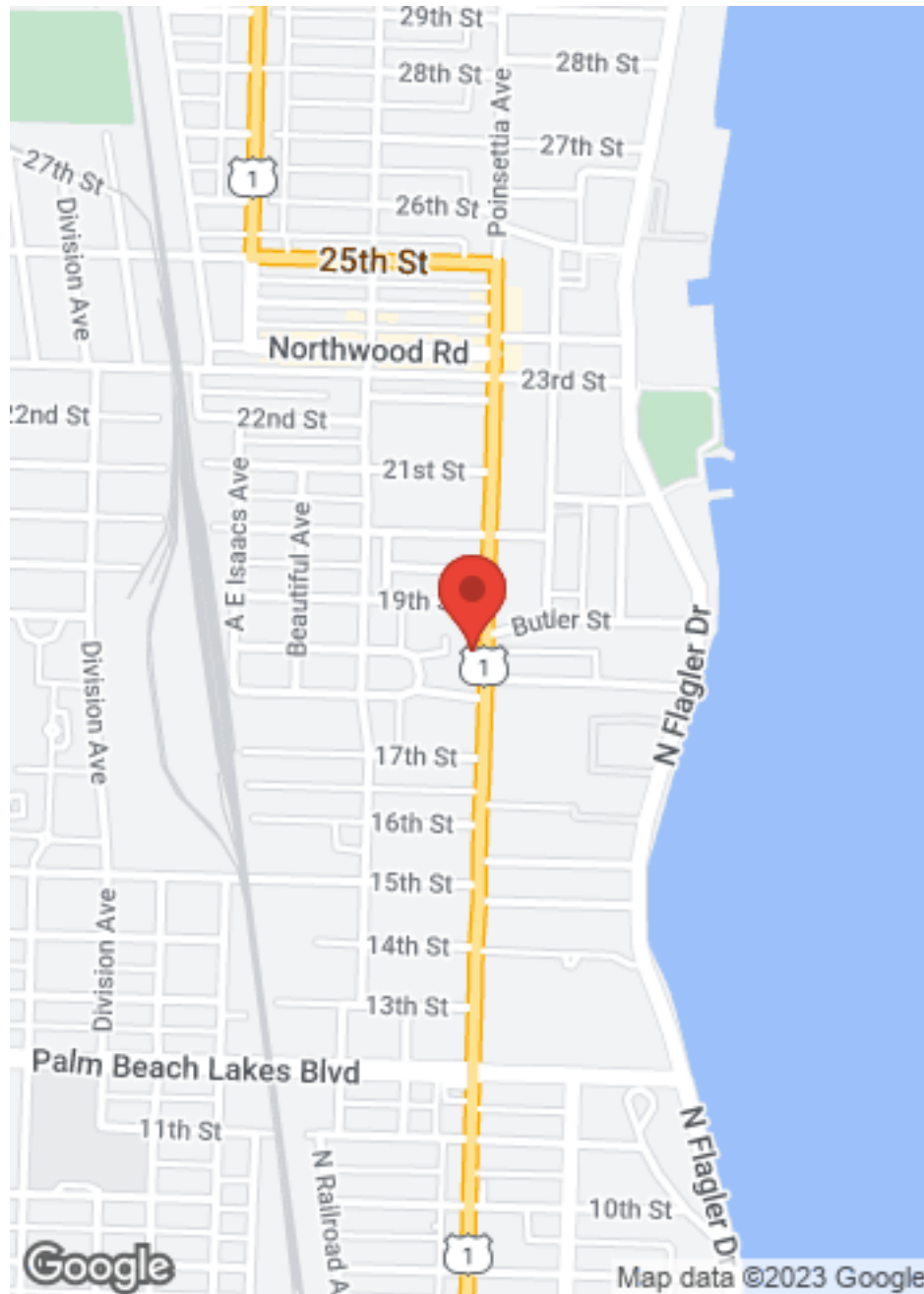
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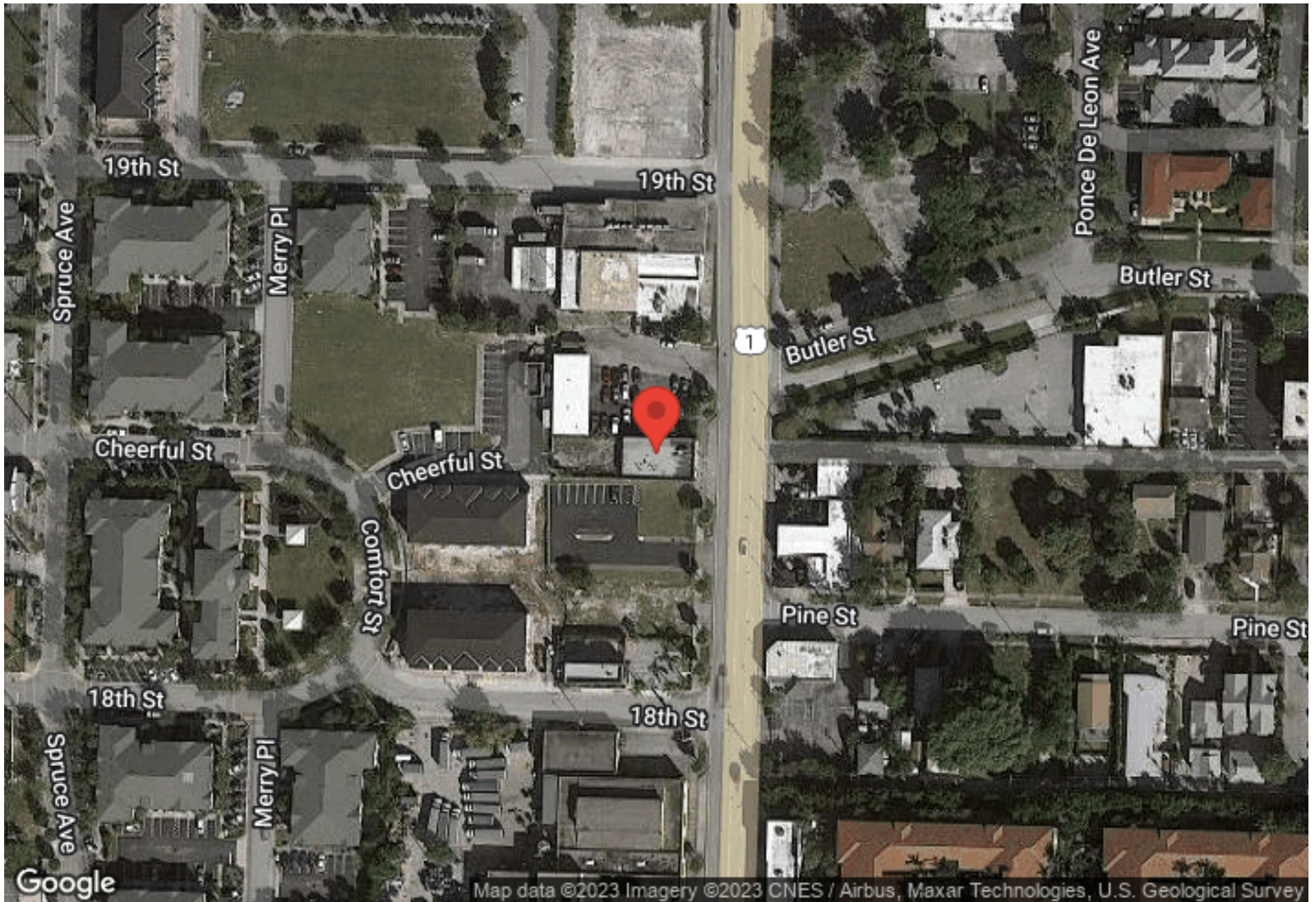
# LOCATION MAPS

1917 N Dixie Hwy WPB  
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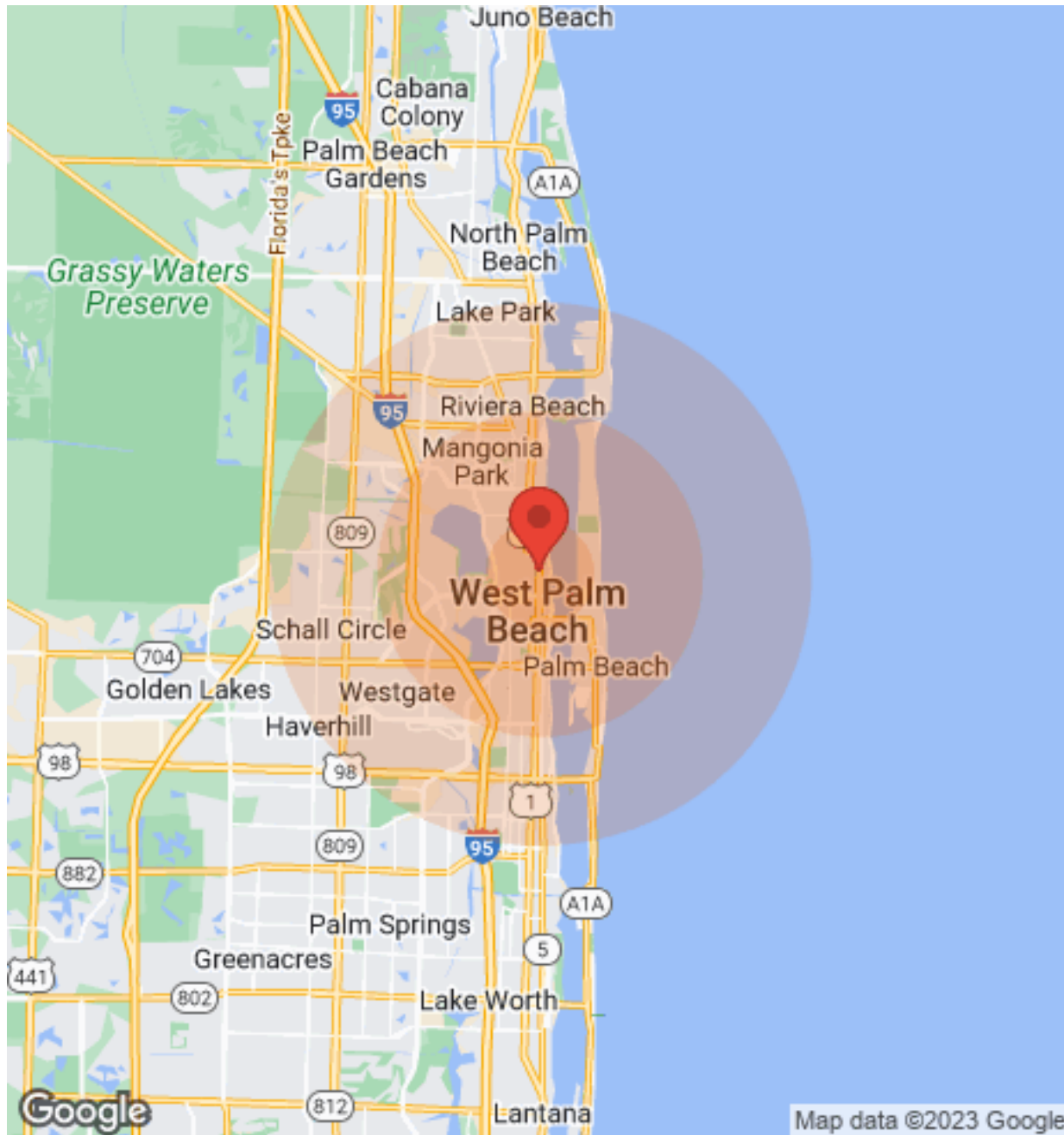
# AERIAL MAP

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# DEMOGRAPHICS

1917 N Dixie Hwy WPB  
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Population	1 Mile	3 Miles	5 Miles
Male	5,611	30,444	78,642
Female	5,951	31,951	83,670
Total Population	11,562	62,395	162,312

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,196	10,695	29,652
Ages 15-24	1,358	6,589	18,149
Ages 25-54	4,390	23,362	58,926
Ages 55-64	1,411	7,940	19,657
Ages 65+	2,207	13,809	35,928

Race	1 Mile	3 Miles	5 Miles
White	3,993	29,299	79,488
Black	6,907	27,430	67,390
Am In/AK Nat	35	123	307
Hawaiian	N/A	9	52
Hispanic	1,145	10,683	35,172
Multi-Racial	1,230	10,002	25,580

Income	1 Mile	3 Miles	5 Miles
Median	\$40,559	\$44,289	\$42,375
< \$15,000	1,484	5,019	11,229
\$15,000-\$24,999	640	3,269	9,470
\$25,000-\$34,999	418	3,294	8,491
\$35,000-\$49,999	687	4,818	11,946
\$50,000-\$74,999	492	3,688	11,334
\$75,000-\$99,999	445	2,552	6,200
\$100,000-\$149,999	416	2,237	4,672
\$150,000-\$199,999	127	684	1,521
> \$200,000	248	1,662	2,487

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,545	36,265	87,982
Occupied	4,756	26,543	66,426
Owner Occupied	1,943	12,109	35,203
Renter Occupied	2,813	14,434	31,223
Vacant	1,789	9,722	21,556





**ROBERT ANDERSON**

Managing Broker & Co-Founder

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**About Robert**

Robert is the Managing Broker and Co-Founder of Tortoise Realty Group, a commercial real estate brokerage based in West Palm Beach, Florida. Since moving into the commercial real estate sector in 2021, he has closed over \$45 million in transactions, encompassing land, office and multifamily properties.

Robert has empowered corporations, nonprofits, healthcare, and fitness companies with innovative and engaging technology, launching digital products worldwide with international and local powerhouses including JPMorgan Chase, NIKE, New Balance, NBC Universal, Major League Baseball, Bank of America, Office Depot, Florida Crystals, Tenet Healthcare, Baptist Health, Palm Beach Atlantic University, United Way of PBC, Palm Health Foundation, Quantum Foundation and others.

A proud alumnus of Palm Beach Atlantic University, in 2011 Robert was awarded the university's American Free Enterprise Companion Medal, which honors individuals whose hard work and achievement exemplify the best of the American free enterprise system. A 2002 graduate of Leadership Palm Beach County,

Robert maintains his commitment to the community as a member of the Rotary Club of West Palm Beach, Living Hungry, and Junior Achievement of the Palm Beaches and Treasure Coast, where he serves on the board. His drive and determination doesn't end in his professional or philanthropic life. Robert is a 4x Ironman - including the Ironman World Championship in Kona, Hawaii - and an avid runner and cyclist. Robert and his family live in West Palm Beach, where his son Levi attends Rosarian Academy.

About Tortoise Realty Group

Tortoise Realty Group offers a full range of real estate services, including investment opportunities, acquisitions, dispositions, and leasing assignments - both owner and tenant representation - for commercial and mixed-use properties, with a focus on office, residential and land asset classes.

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