

# ±3,617 RSF FIRST FLOOR RETAIL SPACE FOR LEASE

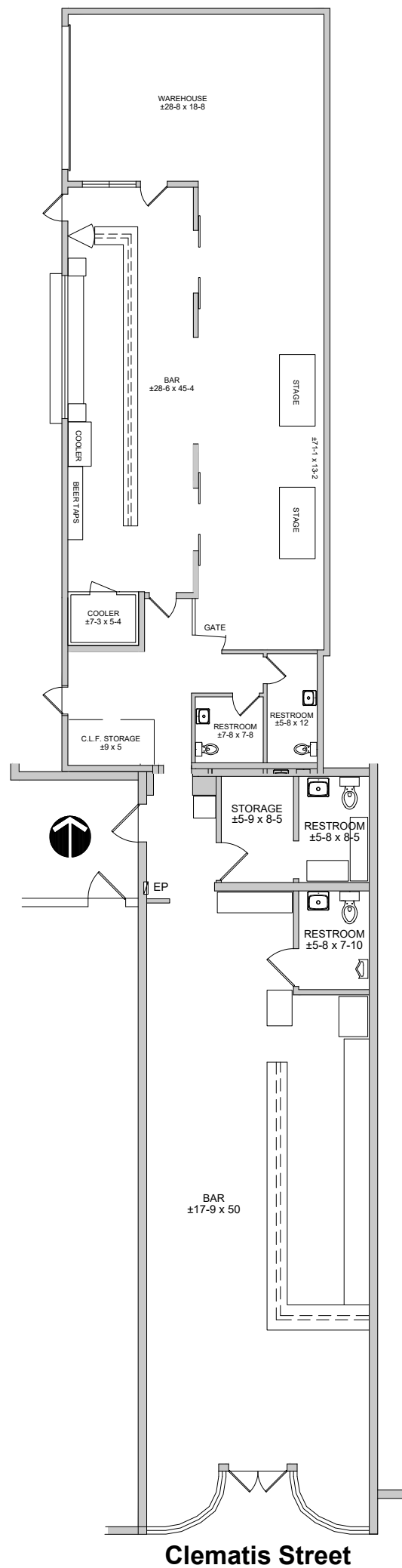
- Prime storefront on Clematis Street with exceptional visibility & heavy foot traffic
- Located in a lively mixed-use environment with restaurants, boutiques and professional-service tenants
- Fully built-out, move-in ready retail suite — plug & play convenience
- Space presented in excellent condition, ready to occupy immediately
- Includes private restrooms for exclusive tenant use
- Equipped with central air-conditioning



# 525

Clematis Street

**Downtown West Palm Beach, FL 33401**



# HIGH-INCOME DOWNTOWN DEMOGRAPHIC

Demographics	1 mile	3 miles	5 miles
Population	15,440	86,126	202,787
Households	8,076	36,589	82,889
Median HH Income	\$70,485	\$58,383	\$54,307
Median Age	40.80	39.30	39.80
Daytime Employees	32,930	92,066	82,946
Population Growth '24 - '29	5.32%	4.71%	6.81%
Household Growth '24 - '29	4.99%	4.50%	6.67%

**±3,617 RSF**  
First Floor

**\$60.00**  
NNN

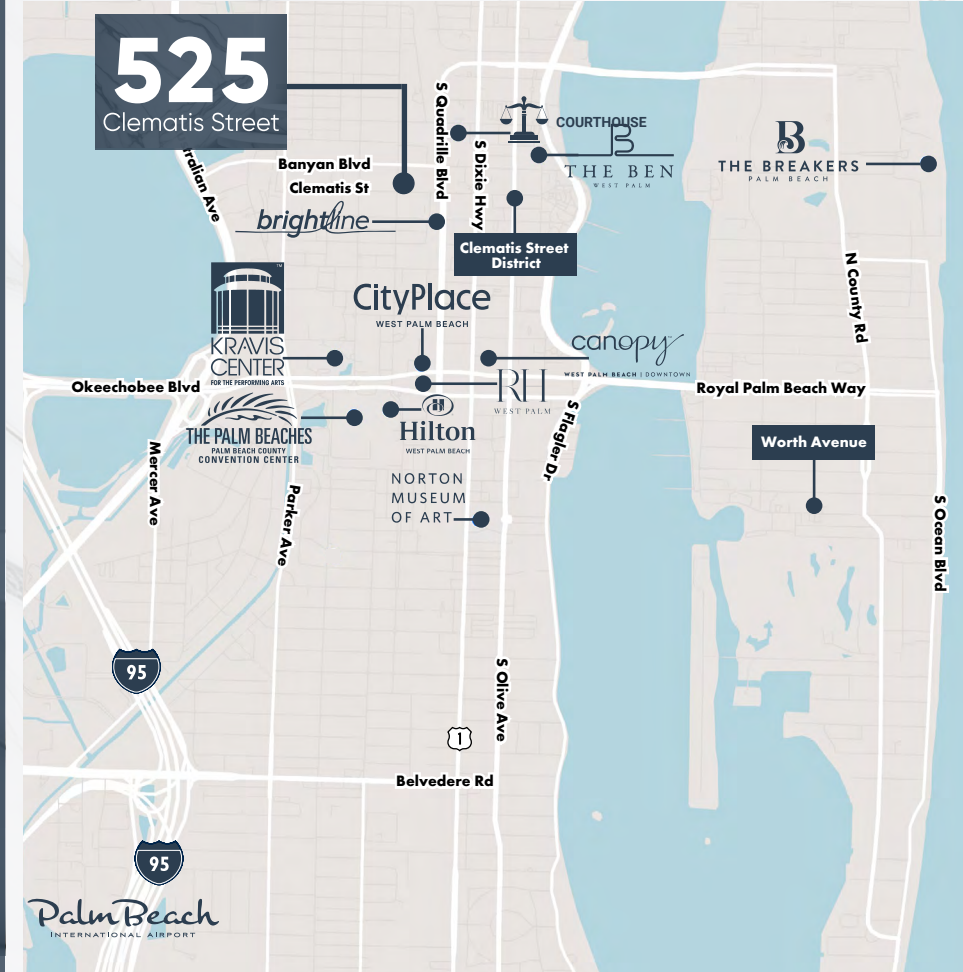
**Open**  
Ceiling  
with new lighting

**16'10**  
Retail frontage along  
Clematis Street



# PRIME LOCATION

- Walking distance to Clematis Street Entertainment District, Brightline, Palm Beach County Courthouse and Government Offices
- Close proximity to City of West Palm Beach offices
- Minutes from CityPlace, offering top-tier dining, shopping, and entertainment
- Easy access to major thoroughfares



For more information, please contact:

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