

THE GRAND

609 2ND STREET
WEST PALM BEACH, FL



Landmark
COMMERCIAL REALTY ADVISORS

ALFREDO SANCHEZ
(561) 301-7690
alfredo.sanchez@landmarkcra.com

GUY QUATTLEBAUM
(561) 818-2102
guy.quattlebaum@landmarkcra.com



SCAN FOR MORE

PROJECT OVERVIEW

- **Available:** 1,772 SF ground floor retail bay, first-generation space with no prior tenant
- **Join:** Class A 309-unit apartment complex
- **Delivery:** Available Now

Features: Prominent street-level visibility, on-site parking, floor to ceiling impact-resistant windows

LOCATION OVERVIEW

- Situated in the heart of **Downtown West Palm Beach**, steps from Clematis Street, CityPlace, and the Brightline Train Station
- Directly adjacent to the newly proposed **Publix redevelopment** – featuring a two-story, 40,000 SF full-service grocery store
- Surrounded by **nearly \$1B+ in nearby developments** including The NORA District, CityPlace office towers, and thousands of new residential units under construction



NEARBY

Publix

MOXIES



EQUINOX





SITE

Proposed Relocation
Publix

CityPlace
WEST PALM BEACH
El Camino lululemon
Publix PURA VIDA Sals la Table
EQUINOX

**Palm Beach
Convention Center**

Hilton
HOTELS & RESORTS

RH
RESIDENTIAL HOLDINGS

brightline

Clematis District
Waxkins Kabuki Starbucks
pubbelly Rocco's Tacos

Flagler Waterfront
Bradley's Avocado Grill
THE BEN PISTACHE ELISABETTA'S

West Palm Point
26-story office building
2028 Delivery

Royal Poinciana Plaza
TIGUANA'S Sant Ambroeus
the HONOR BAR
HERMES PARIS SAINT LAURENT

Philips Point

Esperanté

ONE Flagler

PBA
UNIVERSITY

THE BREAKERS®
PALM BEACH

**Palm Beach
Island**

The BRISTOL

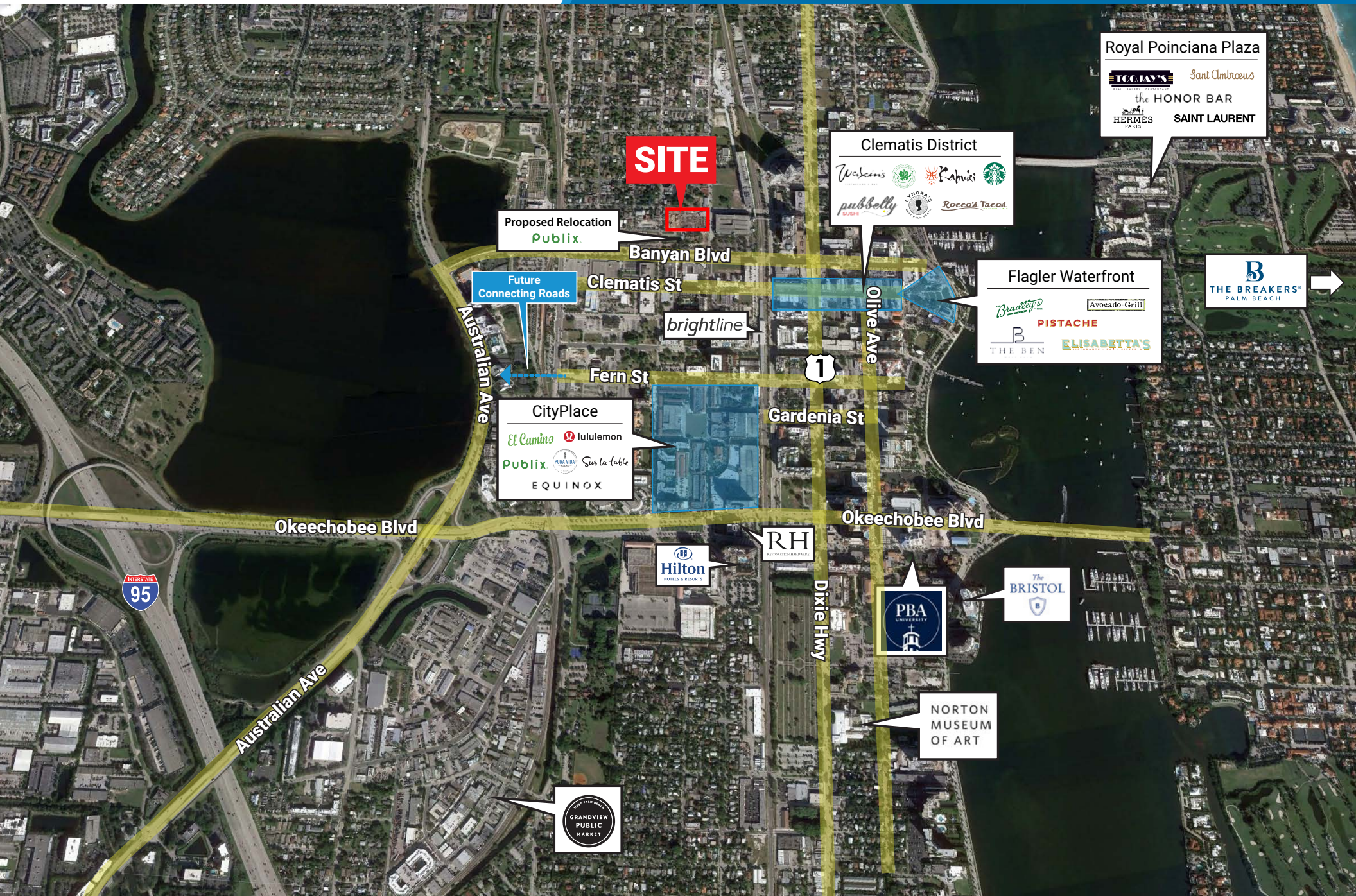
Okeechobee Blvd

Quadrille Blvd

Okeechobee Blvd

Flagler Drive

Dixie Highway



SITE

Proposed Relocation
Publix

Banyan Blvd

Future
Connecting Roads

Clematis St

brightline

Fern St

CityPlace

El Camino
Publix
EQUINOX

Gardenia St

Hilton
HOTELS & RESORTS

RH

PBA
UNIVERSITY

The
BRISTOL

NORTON
MUSEUM
OF ART

THE GRAND
PUBLIC
MARKET

Clematis District

Wakelin's
pubbelly
Rocco's Tacos

Royal Poinciana Plaza

TOULAY'S
the HONOR BAR
HERMÈS PARIS
SAINT LAURENT

Flagler Waterfront

Brattley's
THE BEN
Avocado Grill
PISTACHE
ELISABETTA'S

THE BREAKERS®
PALM BEACH





CityPlace

CityPlace — rebranded from The Square — is downtown West Palm Beach's premier mixed-use entertainment district, featuring upscale retail, dining, and live entertainment in a vibrant pedestrian environment steps from The Grand. Two major Class A office towers — 10 and 15 CityPlace — are currently under construction by Related Ross, set to deliver nearly one million square feet of premium office space and an estimated 4,700 daily workers by 2027, with anchor tenants including ServiceNow, Cleveland Clinic, Eataly, and Equinox already committed.

Downtown WPB - Clematis Street

Clematis Street is the cultural and entertainment heart of Downtown West Palm Beach, offering a vibrant mix of restaurants, bars, live music, and boutique retail along a scenic waterfront on the Intracoastal Waterway. The area benefits from the Brightline train station just steps away — delivering a steady flow of commuters, visitors, and day-trippers into the corridor daily. With a walkable street grid, free downtown transportation, and a rapidly growing base of residents and office workers fueled by the city's emergence as "Wall Street South," this makes it one of the most compelling retail and dining corridors in all of South Florida.





SOURCE: palmbeachpost.com

The NORA District

The NORA District is a transformative \$1 billion mixed-use development reimagining 40 acres of downtown West Palm Beach into a walkable destination featuring retail, dining, office, and residential uses. Phase I opened in 2025 with confirmed tenants including H&H Bagels, Van Leeuwen Ice Cream, Loco Taqueria, Rumble, and [solidcore] — adding meaningful foot traffic and further energizing the downtown retail market surrounding The Grand.

Palm Beach

Just across the Intracoastal, the island of Palm Beach is one of the wealthiest communities in the United States, home to Worth Avenue, The Breakers, and a concentration of high-net-worth residents and seasonal visitors who regularly cross over to dine and experience West Palm Beach's growing offerings. For a tenant at The Grand, this proximity positions the site at the intersection of downtown urban density and the spending power of one of America's most exclusive zip codes.



SOURCE: forbes.com