



FOR SALE

Trophy Location, STNL Opportunity!



400 CLEMATIS STREET

West Palm Beach, Florida 33401



DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	64,702	163,571
Median age	38.6	38.5
Estimated average Household income	\$66,707	\$58,699
Estimated median Household income	\$37,717	\$58,699

PROPERTY FOR SALE

- Prime corner in downtown West Palm Beach at Clematis Street and Dixie Highway
- New, long-term CVS lease in place!
- 4.25% cap rate
- Clematis Street renovations complete!
- Adjacent to West Palm Beach City Library, Government Center, Courthouse, and County Offices

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LICENSED REAL ESTATE BROKER

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