

COMEAU

GROUND FLOOR RETAIL FOR LEASE LOCATED ON CLEMATIS STREET

319 CLEMATIS STREET
WEST PALM BEACH, FL

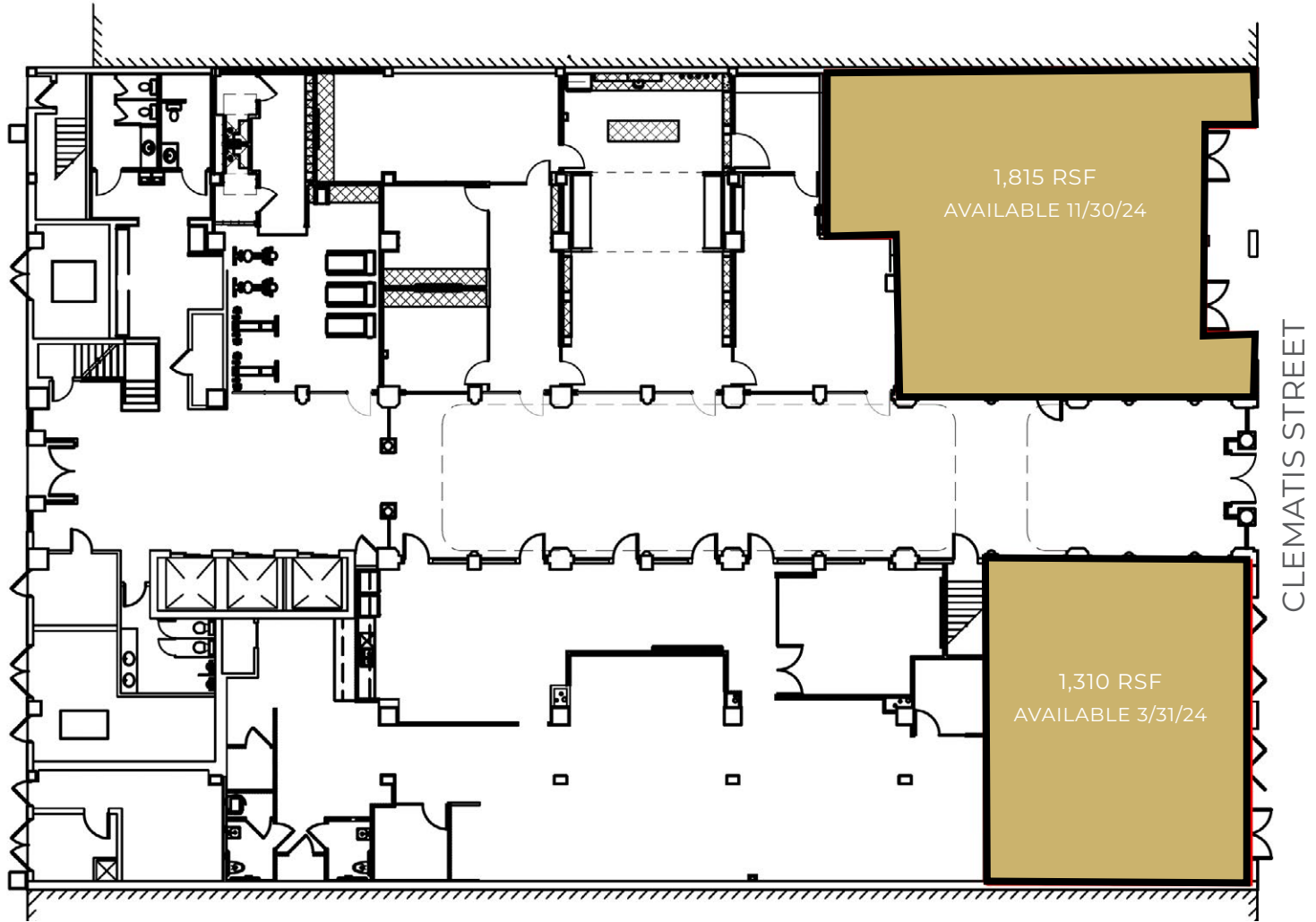


PROPERTY HIGHLIGHTS

- › Two retail spaces available on Clematis Street
 - ± 1,815 RSF café space
 - ± 1,310 RSF dry retail
- › Located at the base of Comeau, an A+ boutique office building with 86,000 SF on Clematis Street in the heart of downtown West Palm Beach and just two blocks from Flagler waterfront
- › Landlord open to all uses
- › Walking distance to The Brightline
- › Nearby retailers include Rocco's Tacos, Batch, Starbucks, Duffy's, Lynora's, Sushi Yama, Pubbelly Sushi and more



SITE PLAN



RETAIL MAP



319 Clematis Street

THE WATERMARK
A TRISTAR HOTEL

The Royal
SAINT LAURENT PARIS
JIMMY CHOO
HERMÈS PARIS
VICCIANO'S
PALM BEACH GRILL
the HONOR BAR

Clematis District
Rocco's Tacos
lola
GREASE
SUB CULTURE
DUFFY'S
KABUKI
LYNORA'S
SUSHI

THE BREAKERS
PALM BEACH

THE BEN

Clematis Street

brightline

SOLE

Flagler Waterfront
Avocado Grill
PISTACHE
123 DATUDA
PROPER CRIT
SPRUZZO
BODEGA

Rosemary Square
H.M. Herman Miller
YETI
LUCID
Sea la table
LA FITNESS
SEPHORA
lululemon
The Cheesecake Factory
TRUE FOOD KITCHEN

Okeechobee Boulevard

Hilton
THE PALM BEACHES
CONVENTION CENTER

RH

THE BRISTOL PALM BEACH

WORTH AVENUE
PALM BEACH SINCE 1908

› The Comeau is a 10-story building located at 319 Clematis Street in the Heart of Downtown West Palm Beach and the city's Central Business District. The Comeau Building combines historic charm with modern conveniences. Under new ownership, Comeau is currently undergoing a multi-million dollar renovation. The addition of an amenity center including a gym, conferencing facility, and tenant lounge is underway and will complete in early 2023 alongside a renovated lobby, tenant floors and restrooms.

- › Explosive Downtown population growth: 3,000+ residential units delivered over the past 2 years
- › Nearly 1,000 new hotel rooms under construction within walking distance
- › Walking distance to the Brightline & TriRail
- › Major Highways - I-95 - 2 miles | FL Turnpike | 7 Miles
- › Nearby airports: PBI 5 Miles | BCT 25 Miles



234,035

DAYTIME
POPULATION



178,498

TOTAL
POPULATION



\$90,959

AVERAGE
HOUSEHOLD INCOME



73,670

TOTAL
HOUSEHOLDS



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