# The District Flats

### 1701 Clare Avenue West Palm Beach, FL 33401

#### **Property Features**

THE FLATS

- Exclusive ground floor restaurant/retail with approximately 2,490 SF available
- Property is Class A mixed-use development with 178 luxury residences that are 100% leased, in new booming West Palm Beach artistic district
- Located next to the trendy Warehouse District in West Palm Beach on the SWC of Clare Avenue and Blanche Street
- Situated in a highly walkable trade adjacent to the Grandview Public Market. Join surrounding tenants: Steam Horse Brewing, Game of Axes, Isla & Co., The Tasting Room, Sola Salon, Gypsy Surf Shop (among others)
- Exceptional accessibility to I-95 and approximately 1 mile from Downtown West Palm Beach

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For Lease | Retail

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## The District | Area Retailers



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## The District | Site Plan



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# The District | Demographics





Population 1-Mile: 11,208 3-Miles: 88,351 5-Miles: 251,824



**Median Age** 1-Mile: 39 3-Miles: 39 5-Miles: 40



**Total Households** 1-Mile: 4,859 3-Miles: 37,041 5-Miles: 101,232



Average HH Income

1-Mile: \$127,477 3-Miles: \$104,456 5-Miles: \$93,602



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