



# The District Flats

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## Property Features

- 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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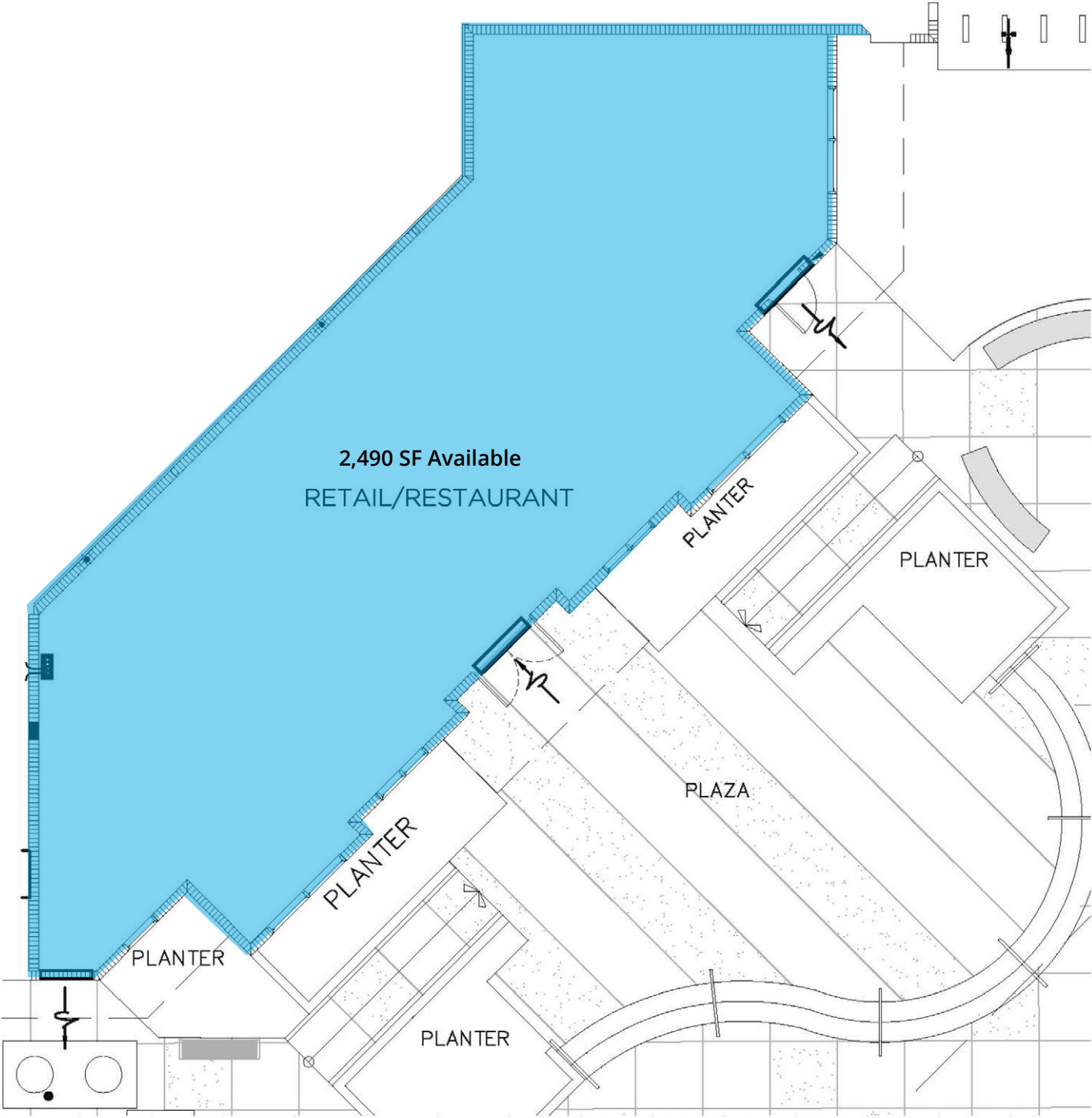


# The District | Area Retailers





# The District | Site Plan



# 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