

FREESTANDING PROFESSIONAL OFFICE/RETAIL SPACE

1320 N Tamarind Ave. West Palm Beach, FL 33401



FOR LEASE | See Details

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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Dana Hills

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PROPERTY OVERVIEW

This 2,752 SF corner building is located in a designated local historic district, offering a unique blend of charm and functionality. Positioned just 2 minutes from the train station and under 15 minutes from Palm Beach International Airport (PBI), the property offers exceptional accessibility for clients and staff alike.

Currently, three versatile units are available that are suitable for a variety of professional, creative, or boutique business uses. Each unit benefits from the property's dual street frontage, enhancing visibility and access.

Unit 1: +/- 650 SF - \$1500/mo.

Unit 2: +/- 525 SF - \$1300/mo.

Unit 3: +/- 150 SF - \$600/mo.

Key features include a private bathroom, dedicated area for office or storage and commercial neighborhood zoning, supporting low-impact business operations that maintain the area's residential character.



PRICE	\$600-\$1500
BUILDING SIZE	2,752 SF
BUILDING TYPE	Retail/Office
ACREAGE	.15 AC
FRONTAGE	44' on 13th St. & 30' on N Tamarind Ave
TRAFFIC COUNT	22,650 AADT
YEAR BUILT	1945
CONSTRUCTION TYPE	Masonry
ZONING	NC/Commercial Neighborhood (WPB)
LAND USE	Retail/Office
PARCEL ID	74-43-43-16-02-027-0070

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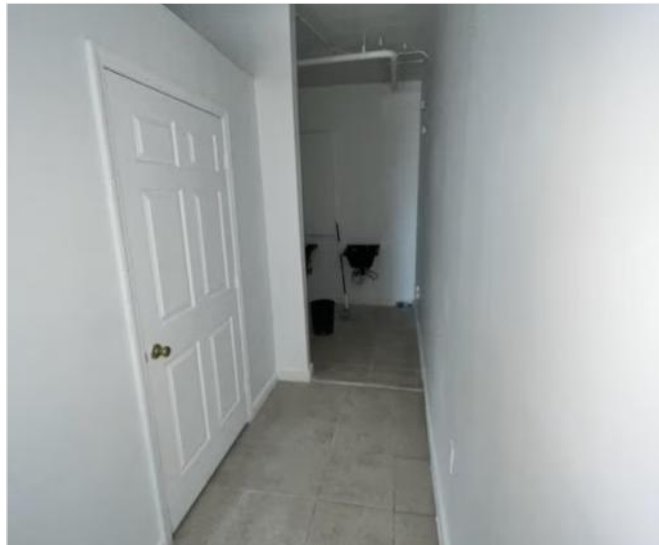
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	15,847	1 Mile	\$63,228	1 Mile	37.4
3 Mile	100,078	3 Mile	\$85,515	3 Mile	39.9
5 Mile	215,805	5 Mile	\$77,907	5 Mile	40.7
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	16,602	1 Mile	\$42,182	1 Mile	36
3 Mile	104,930	3 Mile	\$56,502	3 Mile	38.5
5 Mile	226,288	5 Mile	\$54,085	5 Mile	39.7

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ZONING INFORMATION

Sec. 94-144. - Neighborhood Commercial (NC) District.

Development standards for the neighborhood commercial (NC) district shall be as follows:

1. Minimum lot dimensions:

- a. Lot area: 5,000 square feet.
- b. Lot width: 50 feet.

2. Minimum setbacks:

- a. Front: five feet.
- b. Corner: five feet.
- c. Side: five feet, or 15 feet when abutting a residential zoning district.
- d. Rear: five feet, or 15 feet when abutting a residential zoning district.

3. Maximum lot coverage by buildings: 60 percent.

4. Maximum lot coverage by impermeable surface: 85 percent.

5. Minimum required open space and landscape areas for nonresidential uses:

- a. Minimum required open space area: 40 percent.
- b. Minimum required landscape area: 15 percent.

6. Maximum building height: 30 feet.

7. Minimum building separation: Zero feet or not less than ten feet.

8. Maximum floor area ratio:

- a. 0.75 with a commercial (C) future land use designation.

- b. 0.75 for a planned development with a commercial (C) future land use designation.

- c. 0.75 with a commercial east (CE) future land use designation.

- d. 0.75 for a planned development with a commercial east (CE) future land use designation.

9. Maximum density: 20 dwelling units per acre and are only permitted if the corresponding future land use designation is commercial east (CE).

10. Buildings or projects located on parcels with a commercial east (CE) future land use designation may develop either entirely with nonresidential uses, or as a mixed-use building or multiple-use project containing both nonresidential and residential uses. Projects shall not be developed entirely with residential uses.

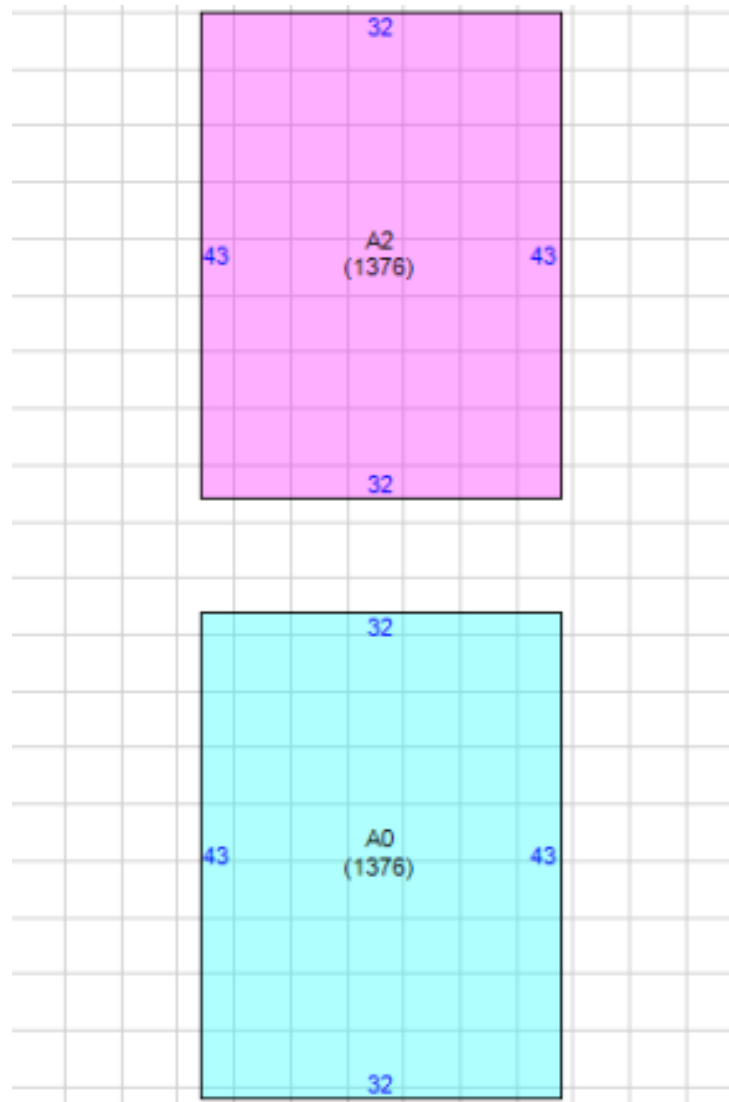
11. Projects may be constructed up to the maximum nonresidential square footage allowed by the floor area ratio (FAR) and the maximum number of units allowed by the residential density. All nonresidential square footages shall be accounted for within the maximum allowed FAR. For the purposes of this section, FAR includes air-conditioned or fully enclosed storage spaces, enclosed areas on the rooftop such as bathrooms and lobbies, stairs and elevator areas, and external unenclosed circulation areas. The FAR calculation shall not include parking areas; unenclosed colonnades, porches and balconies; mechanical and electrical spaces; trash rooms; and storage spaces without windows and enclosed by surfaces that allow for natural ventilation or outside air circulation. The floor area shall be measured from the outside face of exterior walls.

12. More than 50 percent of the first floor of mixed-use buildings shall be used for nonresidential uses.

(Code 1979, § 33-64; Ord. No. 4449-13, § 10, 3-19-2013)

Cross reference— Businesses and business regulations, ch. 22.

SITE PLAN



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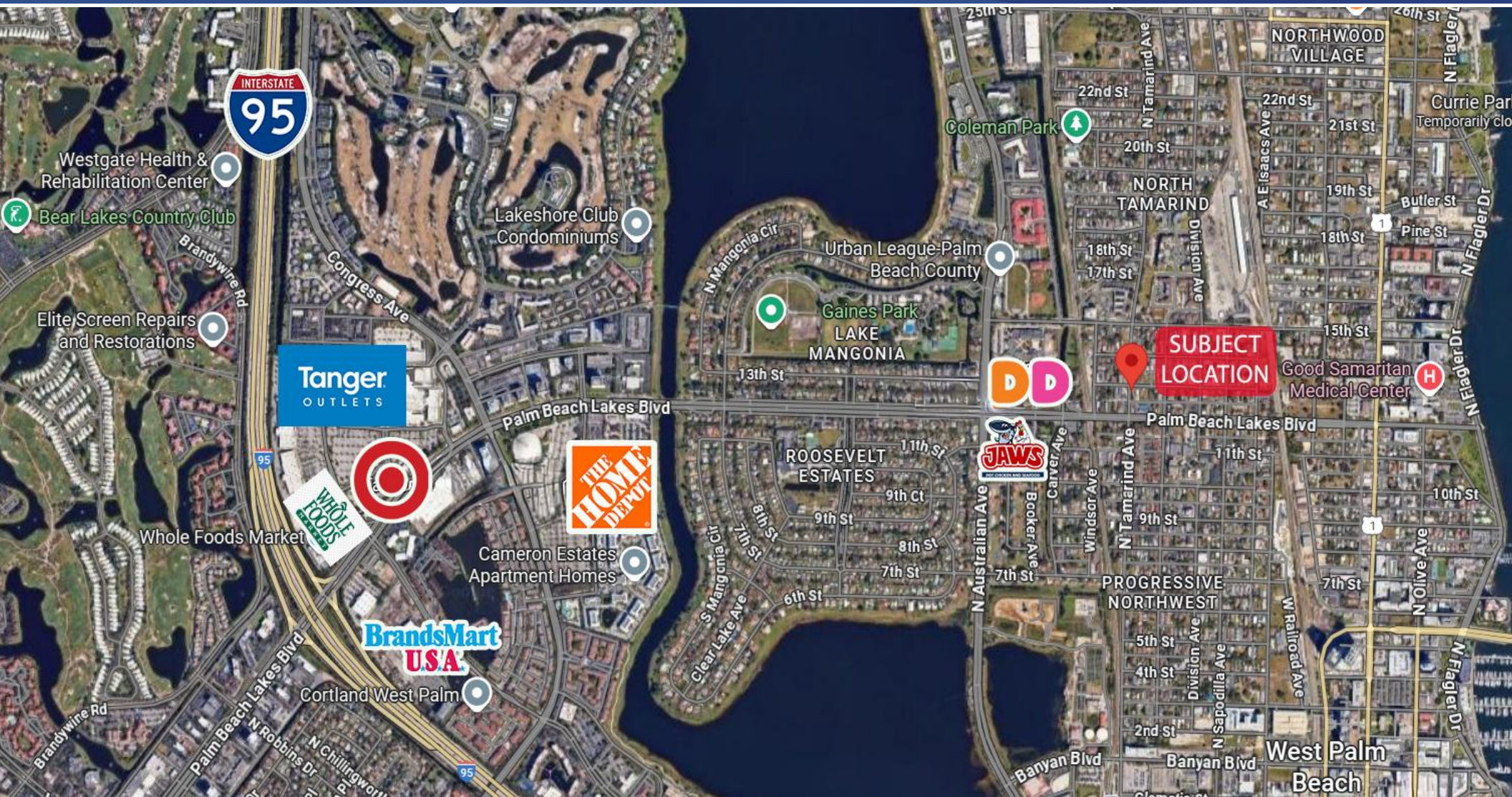
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TRADE AREA MAP



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