

Professional Office/Retail Space

1011 N Tamarind Ave. West Palm Beach, FL 33401



FOR LEASE | Call For Pricing

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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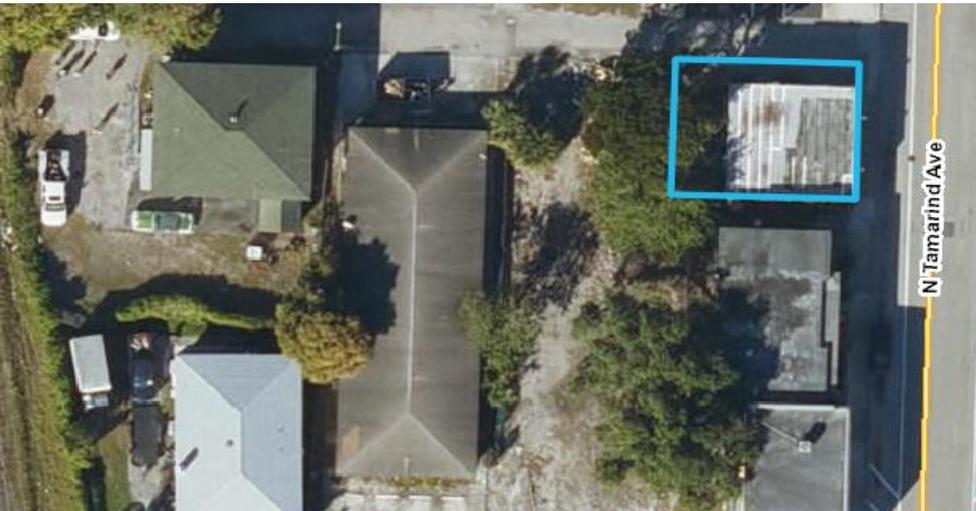
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PROPERTY OVERVIEW

Professional office/retail space available for lease in a prime West Palm Beach location just minutes from Downtown, Palm Beach Island, and I-95. This versatile space is suitable for a variety of uses including professional office, medical/clinic, retail, salon, or service-based businesses.

The property is within walking distance of the new Vanderbilt University graduate campus currently being developed in West Palm Beach, which is expected to bring significant economic growth, professionals, and foot traffic to the area.

With strong surrounding residential density and easy accessibility, this location offers an excellent opportunity for businesses looking to establish themselves in one of West Palm Beach's fastest-growing corridors.



PRICE	Call For Pricing
BUILDING SIZE	1,151 SF
BUILDING TYPE	Storefront Retail
ACREAGE	.05 AC
FRONTAGE	29' on N Tamarind Ave
TRAFFIC COUNT	16,700 AADT
YEAR BUILT	1948
CONSTRUCTION TYPE	Masonry
ZONING	NWD-2
LAND USE	Commercial
PARCEL ID	74-43-43-16-01-015-0141

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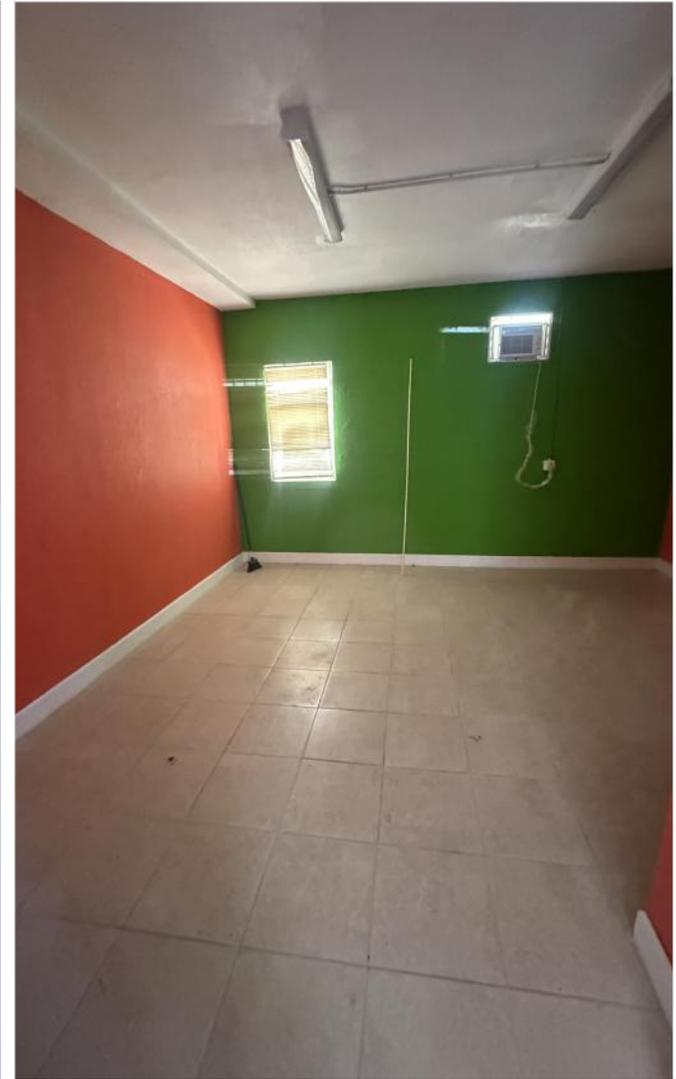
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SITE PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	18,025	1 Mile	\$69,856	1 Mile	38.7
3 Mile	97,716	3 Mile	\$86,128	3 Mile	40.2
5 Mile	218,790	5 Mile	\$77,845	5 Mile	40.6

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	18,907	1 Mile	\$45,811	1 Mile	37.1
3 Mile	102,293	3 Mile	\$57,109	3 Mile	38.7
5 Mile	229,251	5 Mile	\$54,135	5 Mile	39.5

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ZONING INFORMATION

Sec. 94-128. - Northwest Neighborhood District (NWD).

a. *Intent.* As one of the first historic districts in the city and one of the few intact single-family residential neighborhoods in the downtown, the intent of the NWD is to preserve its existing residential scale and provide for open space created through setback requirements. The historic character of the district shall be preserved and enhanced through rehabilitation and adaptive reuse for commercial, low-scale multifamily, and mixed-uses along Tamarind Avenue, Rosemary Avenue, and Palm Beach Lakes Boulevard. Infill housing is encouraged as an opportunity to promote attainable and workforce housing options. Extending Douglas and Division Avenues south will enhance the district's connectivity to the urban core planning area.

The revitalization of the historic mixed-used corridors in the neighborhood, such as Tamarind Avenue and Rosemary Avenue, shall be encouraged and developed in a low to medium scale compatible with the single-family structures. Within these corridors, the future development of the existing vacant parcels or the renovation of existing structures shall respect the scale and character of the historic Northwest Neighborhood while creating new commercial and residential activity that serves the neighborhood and promotes its connection with the downtown core and surrounding areas.

b. *Development characteristics.*

1. *Development characteristics for the NWD-8, NWD-5, NWD-4, NWD-2,*

and NWD-2C subdistricts:

- a. Residential buildings should have an urban character and may include walk-up units with individual entrances and mail service.
- b. The preservation of eligible or contributing historic structures is encouraged.
- c. Adaptive reuse of existing structures is encouraged to preserve the historic building stock and promote creative uses.
- d. The ground floor should promote pedestrian activity and a low scale residential character.
- e. Proposed developments should have historic and vernacular characteristics which are harmonious with the historic character.
- f. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.
- g. Proposed development shall be developed in a low to medium scale to be compatible with the scale and character of the existing neighborhood. Special attention shall be given to the transition between the low and medium scale developments to ensure the character of the neighborhood is maintained.

2. *Development characteristics for the NWD-R-C1 subdistrict:*

- a. Historic preservation of eligible and contributing historic structures is encouraged.

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ZONING INFORMATION

b. Proposed developments should have historic and vernacular characteristics which are harmonious with the existing historic buildings.

c. Proposed developments are encouraged to include wrap around verandas or porches, canopies, and wood siding.

d. Outdoor recreational uses or outdoor markets are encouraged as temporary uses for the existing surface parking lots.

c. *NWD subdistricts shall include:* NWD-8, NWD-5, NWD-4, NWD-2, NWD-2C, and NWD-R-C1.

d. *Subdistrict requirements.* Developments shall comply with the following:

1. Table IV-35a: NWD-8.

2. Table IV-36: NWD-5.

3. Table IV-37: NWD-4.

4. Table IV-38: NWD-2.

5. Table IV-38a: NWD-2C.

6. Table IV-39: NWD-R-C1. Building requirements for NWD-R-C1 are included in section 94-84 and shall be applied in conjunction with sections 94-78, 94-79, 94-85, and 94-86. Properties within the NWD-R-C1 district Zoning and Land Development Code Page 2 utilizing the NWD 3-8 incentive are regulated by Table IV-58a: Building Requirements NWD 3-8 Story

Receiving Sites.

e. *Additional subdistrict requirements.*

1. *Parking.*

a. For the NWD-4 and NWD-5, parking structures shall be a maximum of two levels or 24 feet in height, whichever is less.

b. Parking areas shall be located behind the building.

c. For properties designated as NWD-2 along Tamarind Avenue and south of 6th Street, the required setback may include the five-foot landscape buffer required for surface parking lots. Fences or walls are not allowed within the required landscape buffer.

d. For properties designated as NWD-5 and NWD-4 along Rosemary Avenue, the required setback may include the five-foot landscape buffer required for surface parking lots. Fences or walls are not allowed within the required landscape buffer.

2. *Minimum lot area.* Lots of record which existed prior to the adoption of these urban regulations may be considered buildable without limitation to minimum lot size.

3. *Special requirements.*

a. *Alleys.* Where possible, alleys which are improved shall be utilized as the primary parking access for proposed developments.

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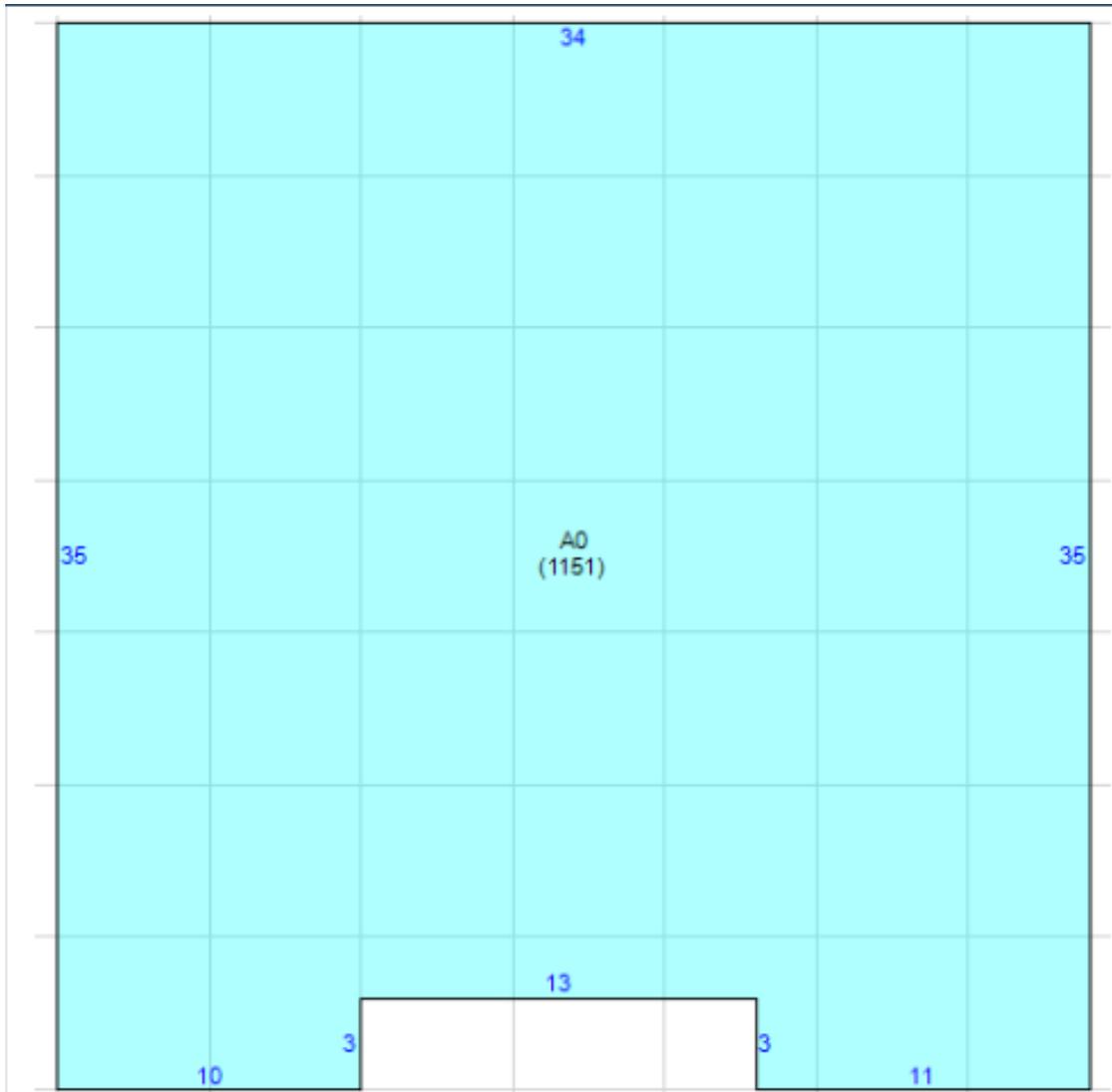
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SITE PLAN



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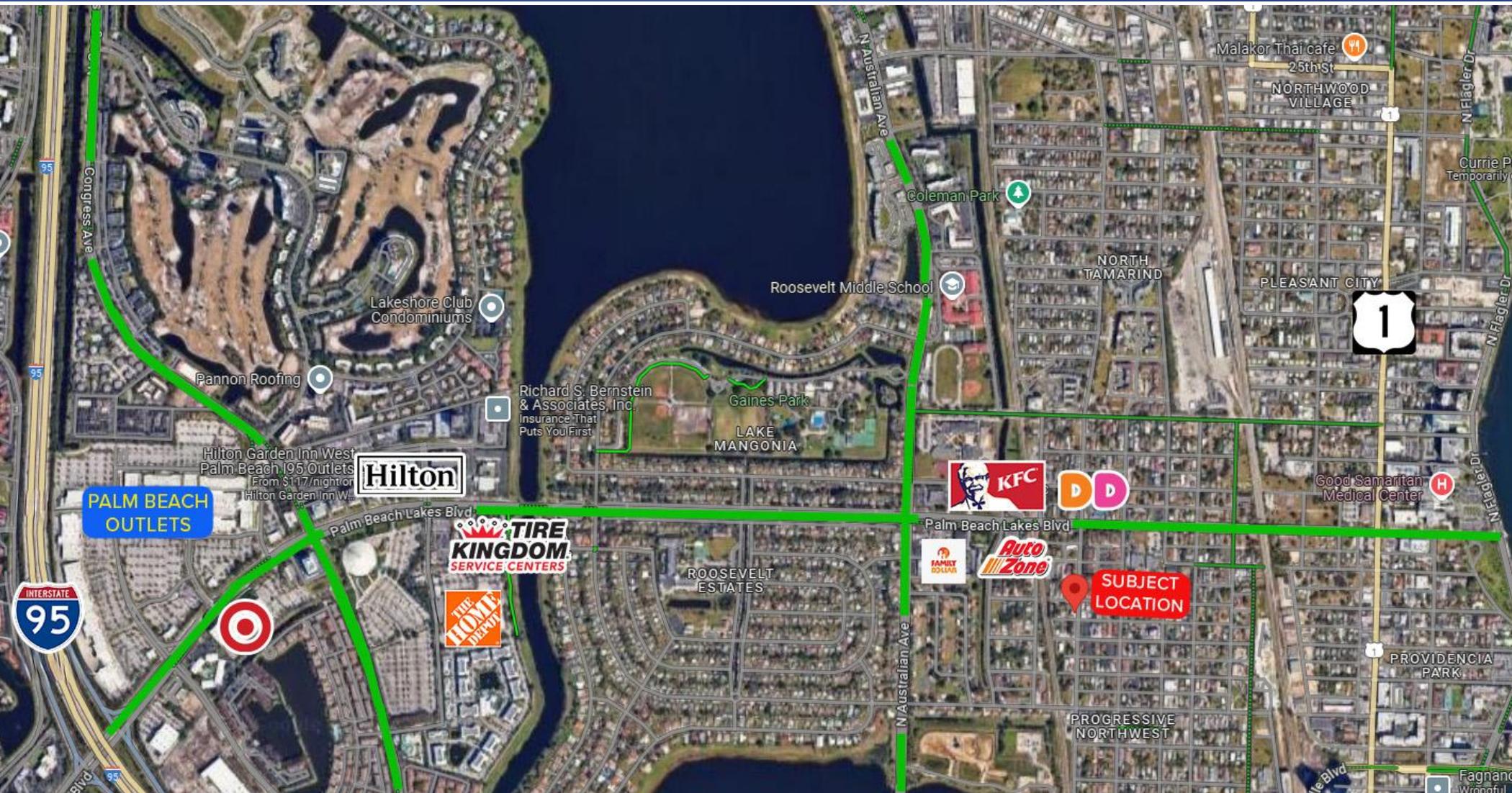
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TRADE AREA MAP



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