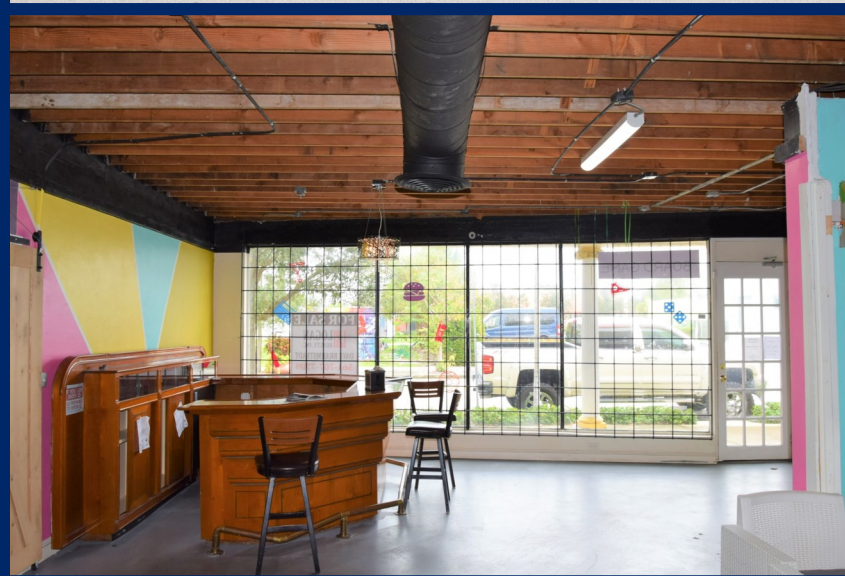


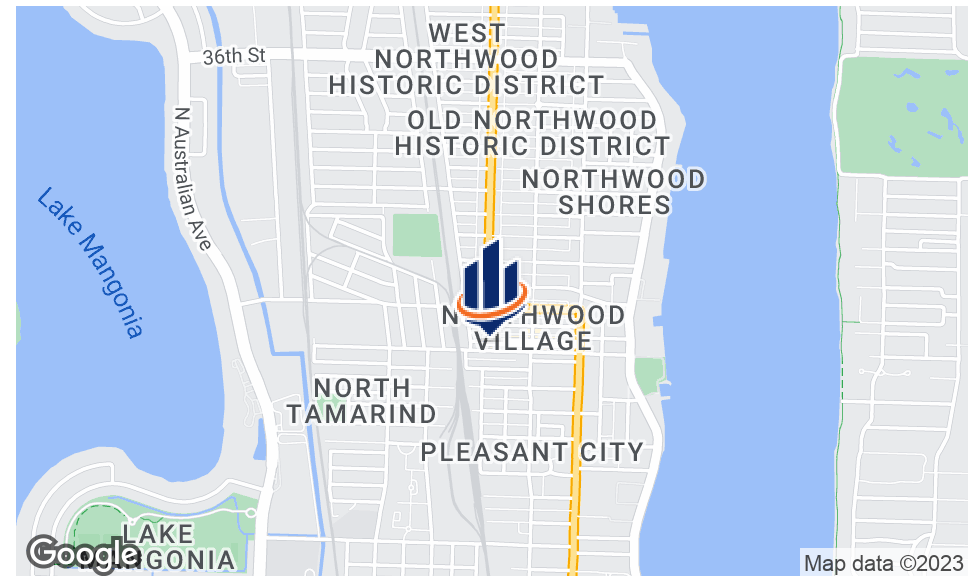
STREET RETAIL OFFICE

**540 Northwood Road
West Palm Beach, Florida**



Rob Hamman | 561.346.2310 | robert.hamman@svn.com

SVN COMMERCIAL PARTNERS | 810 SATURN STREET, SUITE 24, JUPITER, FL 33477



OFFERING SUMMARY

540 NORTHWOOD:	2,850± SF
544 NORTHWOOD:	1,350± SF
CEILING HEIGHT:	9.3-10.7± Ft
LOT SIZE:	0.19± Acres
ZONING:	NMUD

PROPERTY OVERVIEW

Two contiguous retail/office buildings with 100± feet on historic Northwood Road. 540 Northwood Road spans two buildings, with a total of 4,200± SF. This open space includes exposed ceilings [9.3-10.7± feet], an abundance of retail glass, and 3,050± SF of outdoor/patio space. Recently updated roof, HVAC, electricity, and plumbing.

LOCATION OVERVIEW

This property is located in Historic Northwood Village, just north of downtown West Palm Beach. From retail shoppers, to serious foodies, to those looking for a hip, new scene – the Village has it, enjoyable dining, trendy boutiques, small galleries, and even a monthly wine stroll. For more information about this hip enclave, please visit www.northwoodvillage.com.

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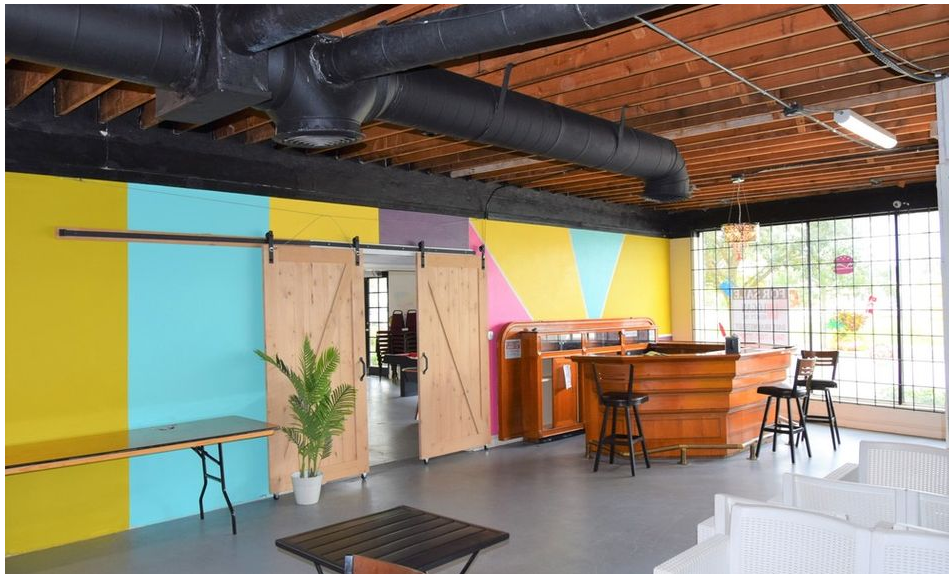
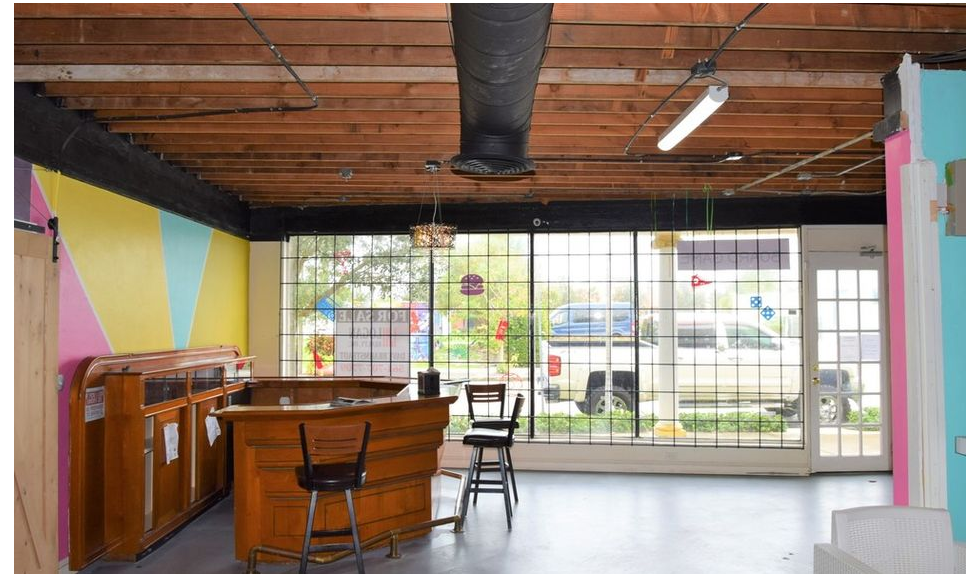
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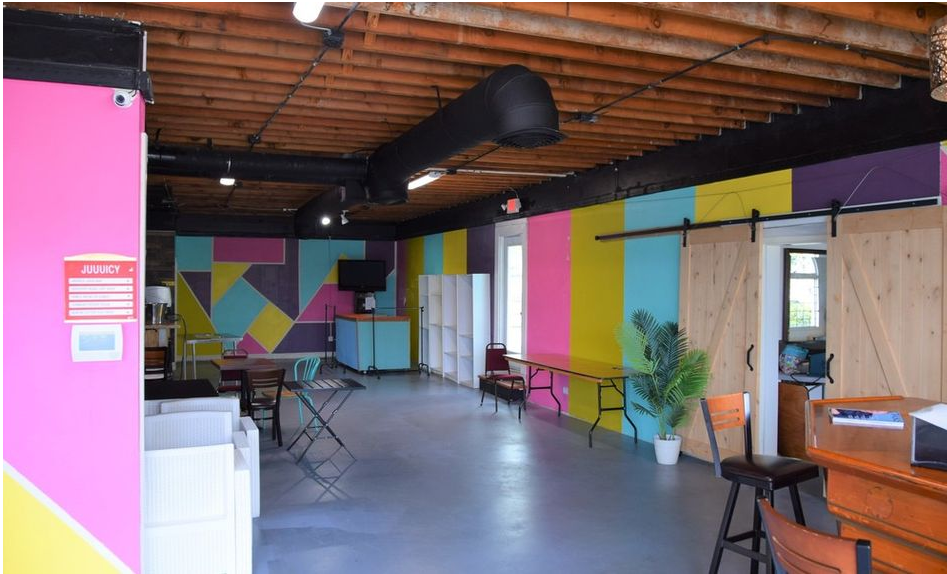
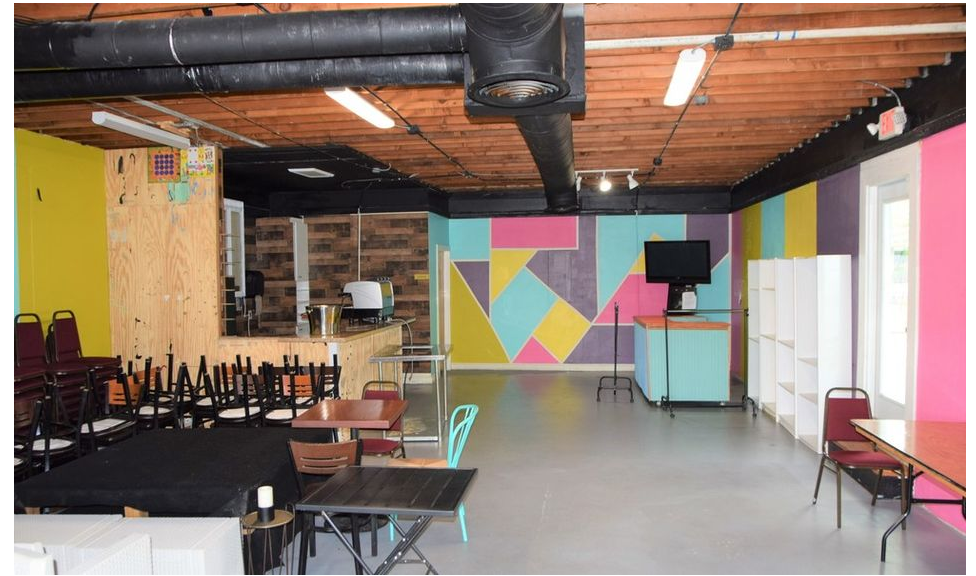
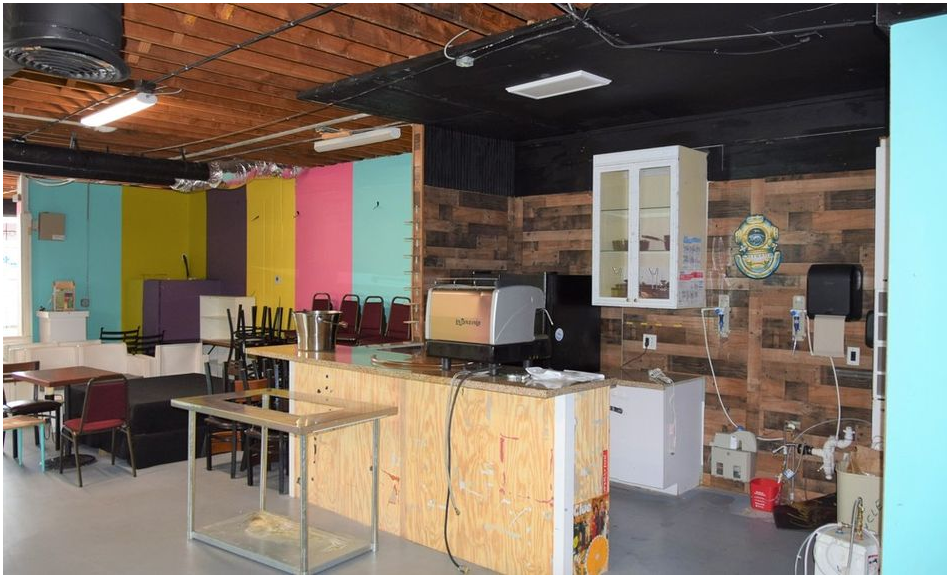
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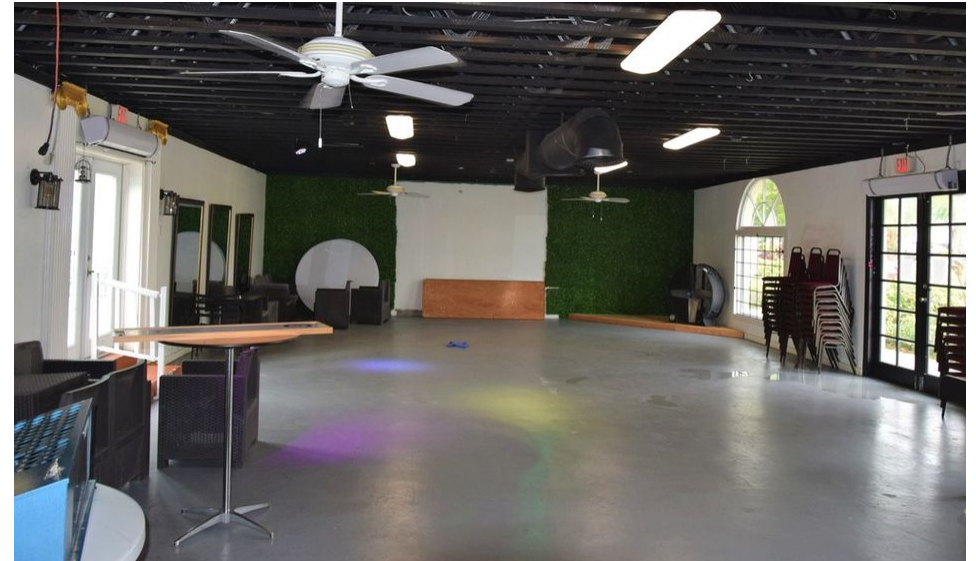
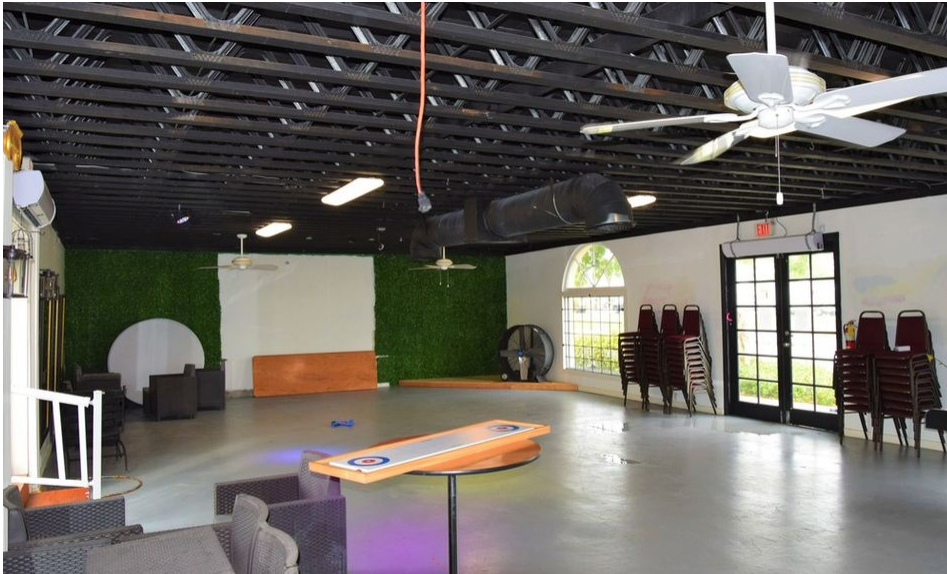
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NORTHWOOD DESCRIPTION

Northwood Village Creative Arts District is a funky bohemian “village” comprised of one-of-a-kind shops, galleries, restaurants and cafes. The vision of the undeveloped western “Anchor Site” includes a parking garage and mixed use development that will complement the existing historic feel.

Between 2005 and 2015, the CRA invested \$18 million for marketing, private security, landscaping, infrastructure, trash compactors, maintenance; and, in cooperation with FDOT, roadway and streetscape improvements on 24th and 25th Streets.

In 2015, the CRA began the rewrite of the NMUD land development regulations, which has already resulted in increased development activity and real estate sales in the Village itself.

The CRA believes that the Village has been positioned for major growth, and the private sector will be responsible for most of the future investment in Northwood Village and the adjacent Currie corridor.



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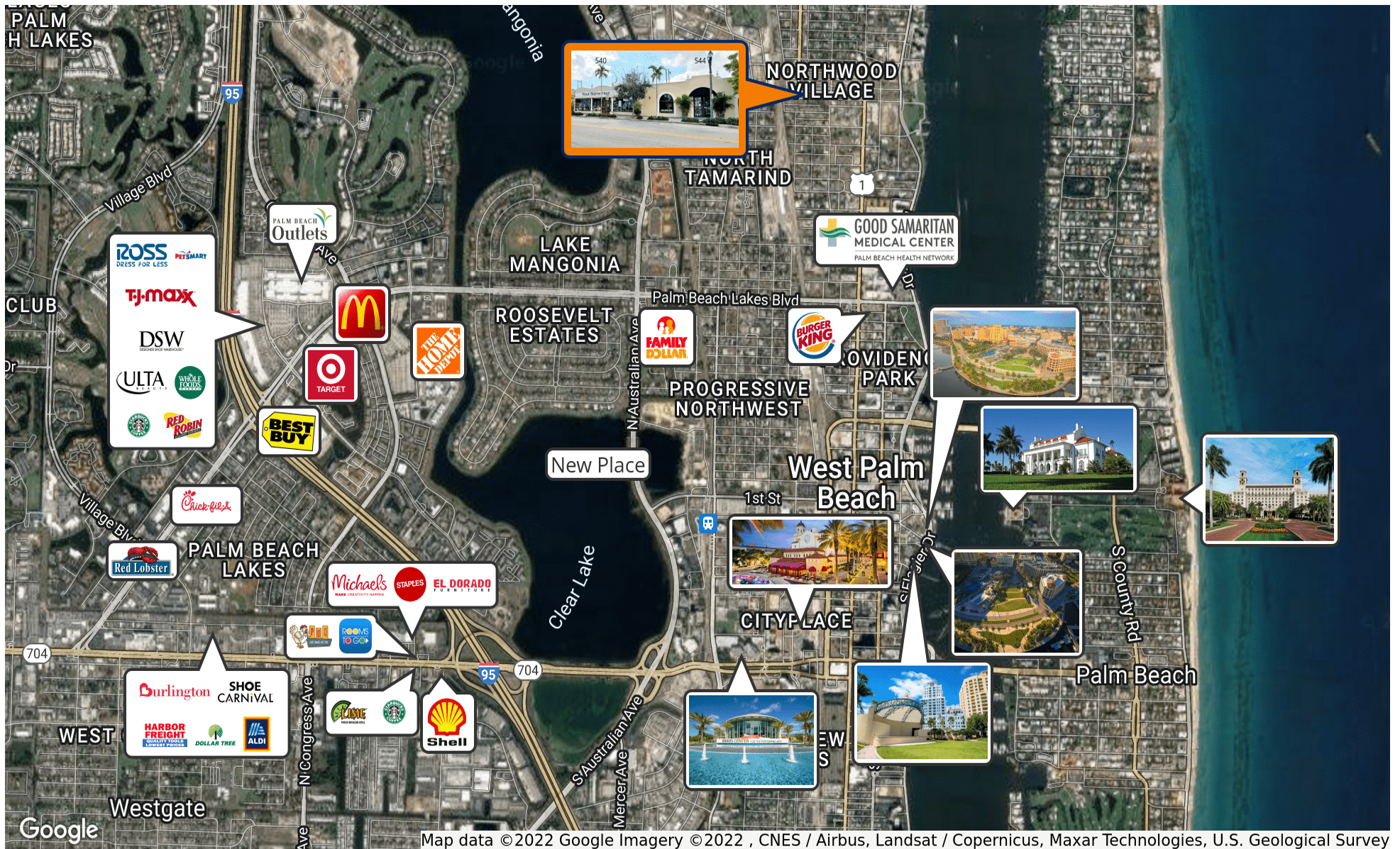
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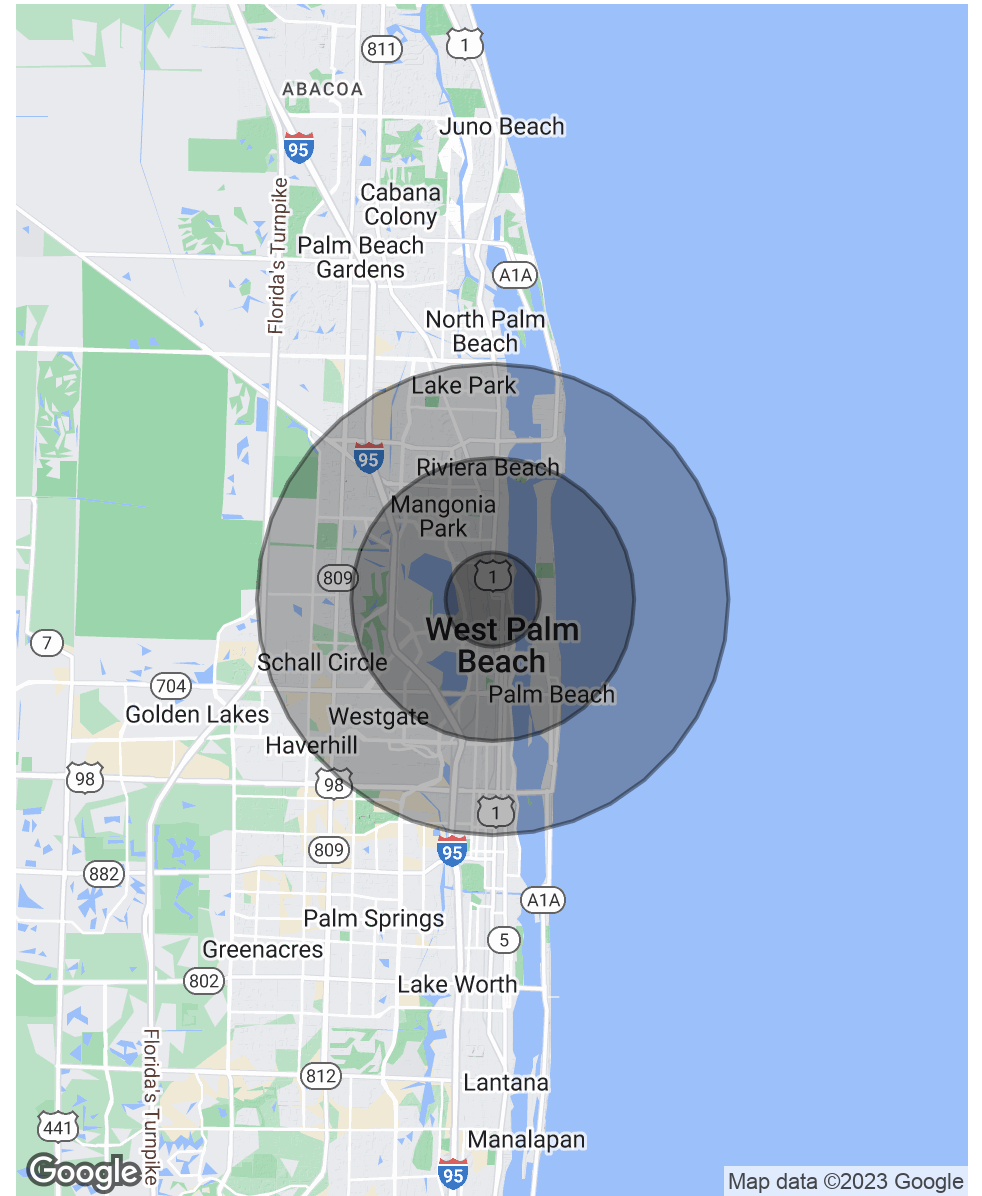
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,945	67,424	167,052
AVERAGE AGE	35.9	38.3	37.6
AVERAGE AGE (MALE)	32.1	37.2	36.3
AVERAGE AGE (FEMALE)	38.5	40.0	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,677	28,072	66,846
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$57,225	\$71,230	\$62,247
AVERAGE HOUSE VALUE	\$317,122	\$459,962	\$314,633

* Demographic data derived from 2020 ACS - US Census



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