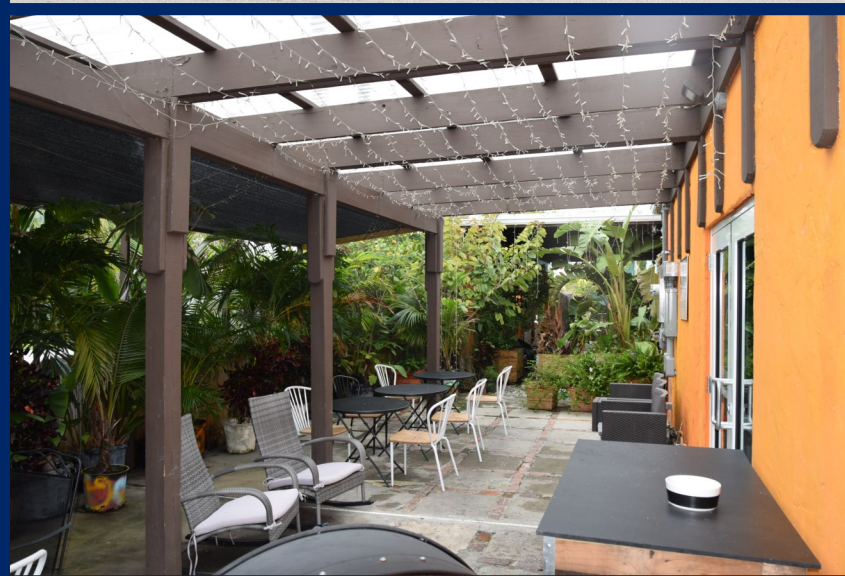
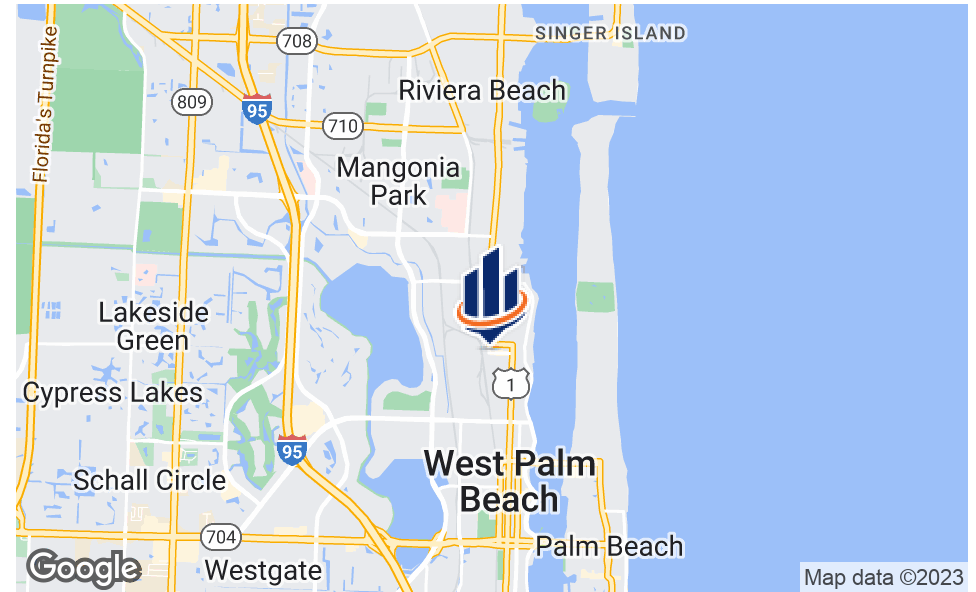


RESTAURANT RETAIL

538 Northwood Road
West Palm Beach, Florida





OFFERING SUMMARY

BUILDING SIZE:	2,950± SF
LOT SIZE:	0.09± Acres
YEAR BUILT:	1945
RENOVATED:	2017
ZONING:	NMUD
APN:	74434309050520440

PROPERTY OVERVIEW

2,950± SF retail/restaurant building with outdoor seating. Current seating is 87 with a maximum capacity of 100. All FF&E included in the sale. 2COP license also available.

For permitted uses, please visit:

<http://www.jupitercommercial.us/wp-content/uploads/NMUD-Permitted-Uses.pdf>

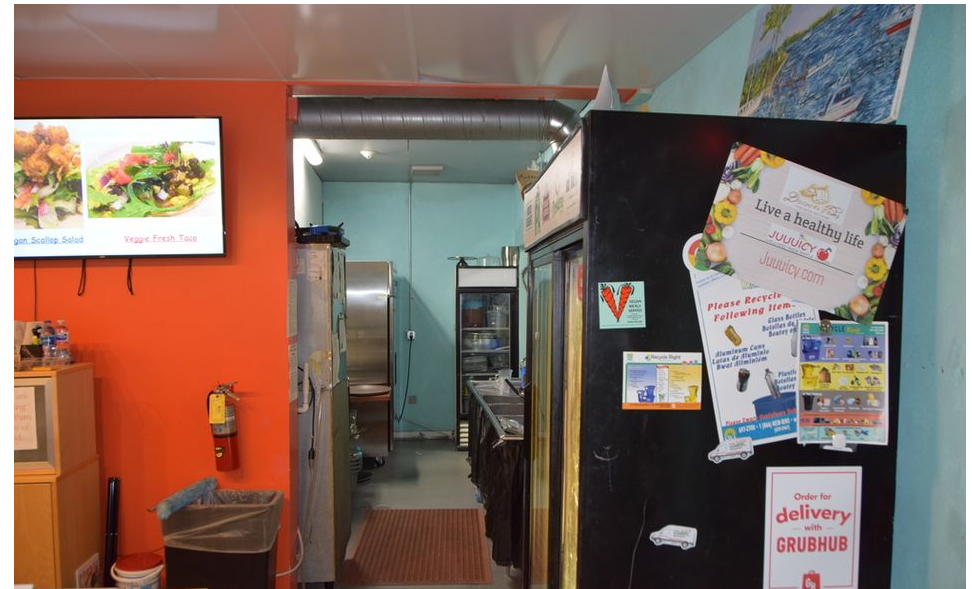
LOCATION OVERVIEW

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.

ROB HAMMAN

C: 561.346.2310

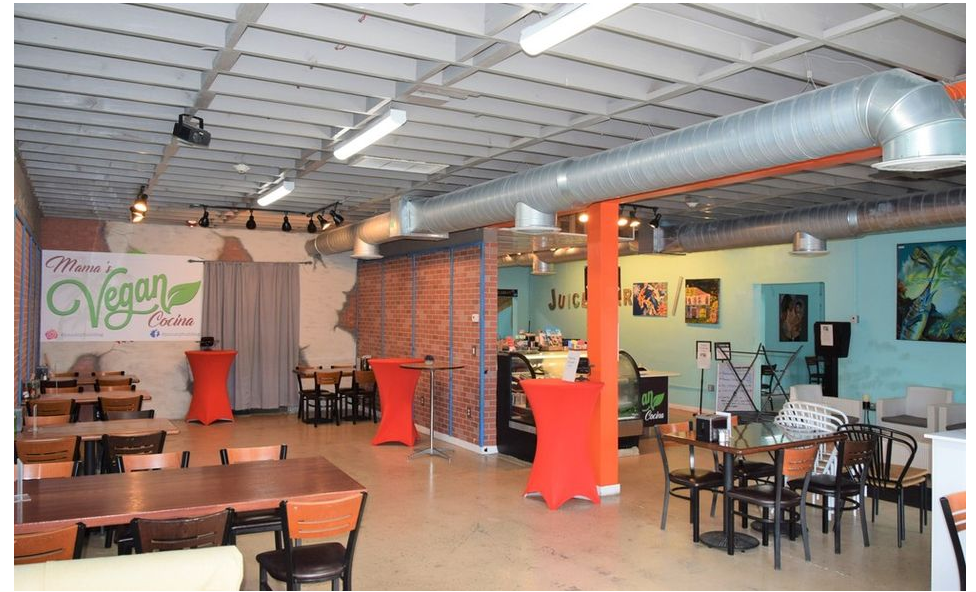
robert.hamman@svn.com



ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com

538 NORTHWOOD ROAD West Palm Beach, FL 33407

SVN | COMMERCIAL PARTNERS 3



ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com

538 NORTHWOOD ROAD West Palm Beach, FL 33407

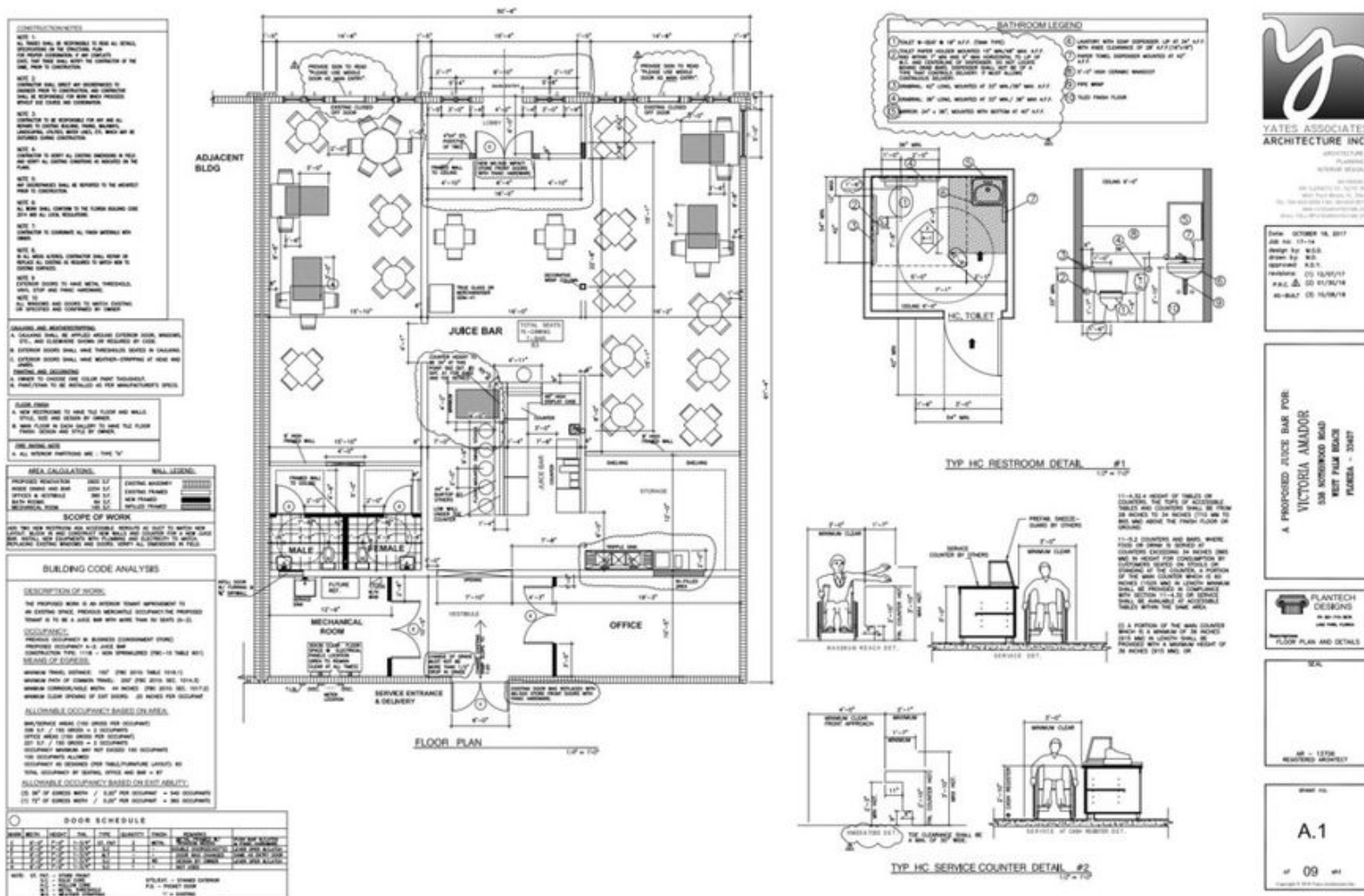
SVN | COMMERCIAL PARTNERS 4



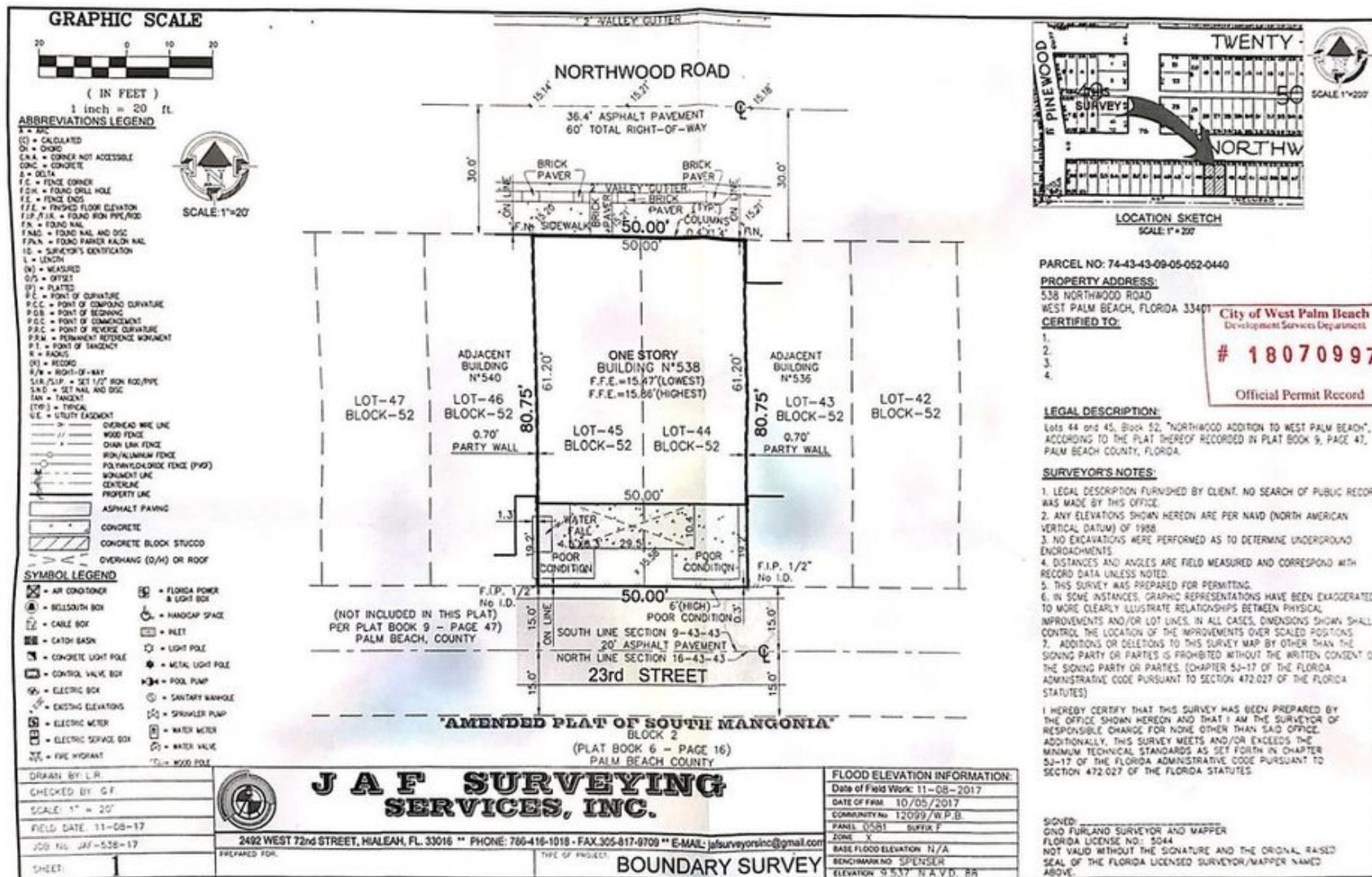
ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com

538 NORTHWOOD ROAD West Palm Beach, FL 33407

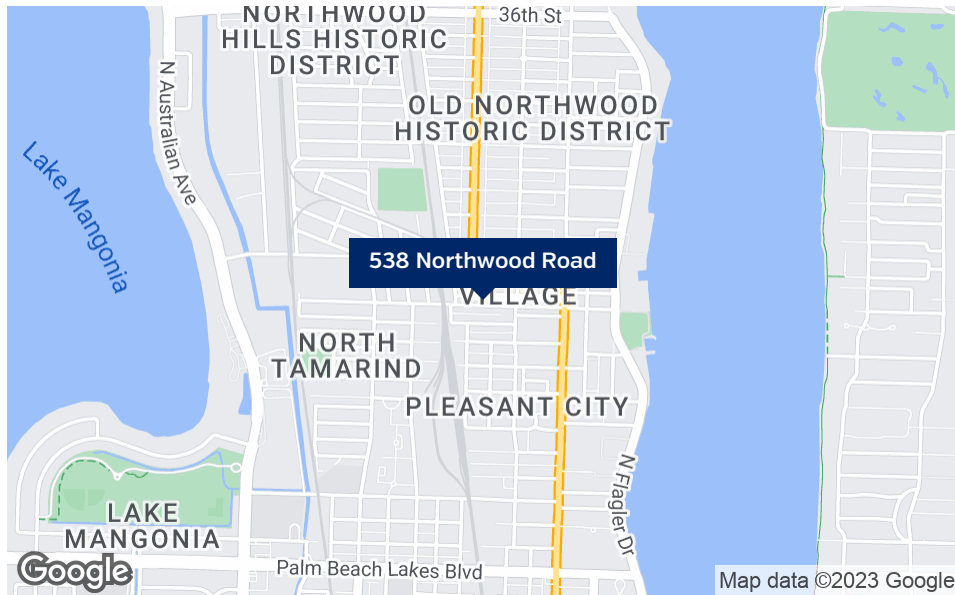
SVN | COMMERCIAL PARTNERS 5



ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com



ROB HAMMAN
 C: 561.346.2310
 robert.hamman@svn.com



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.

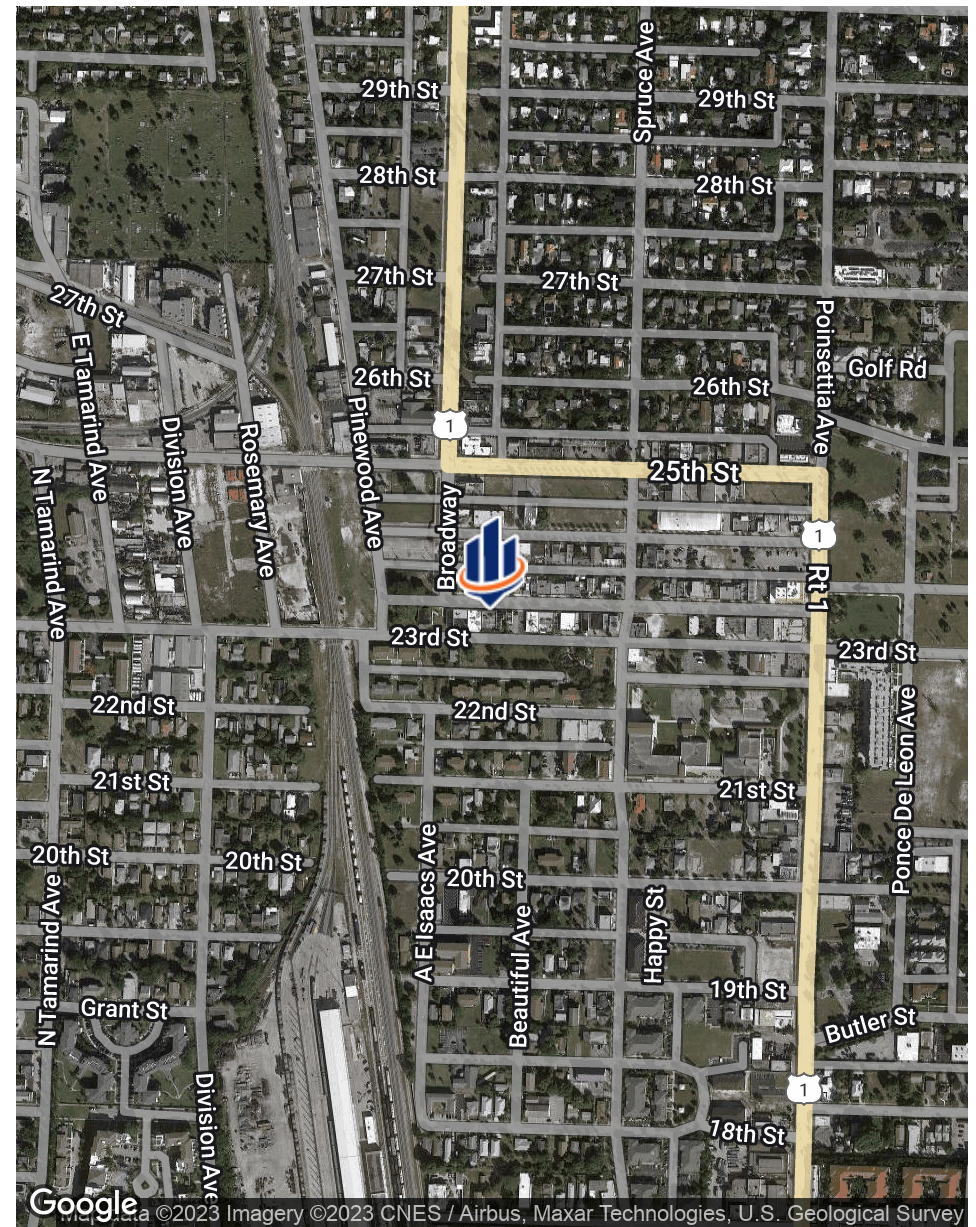
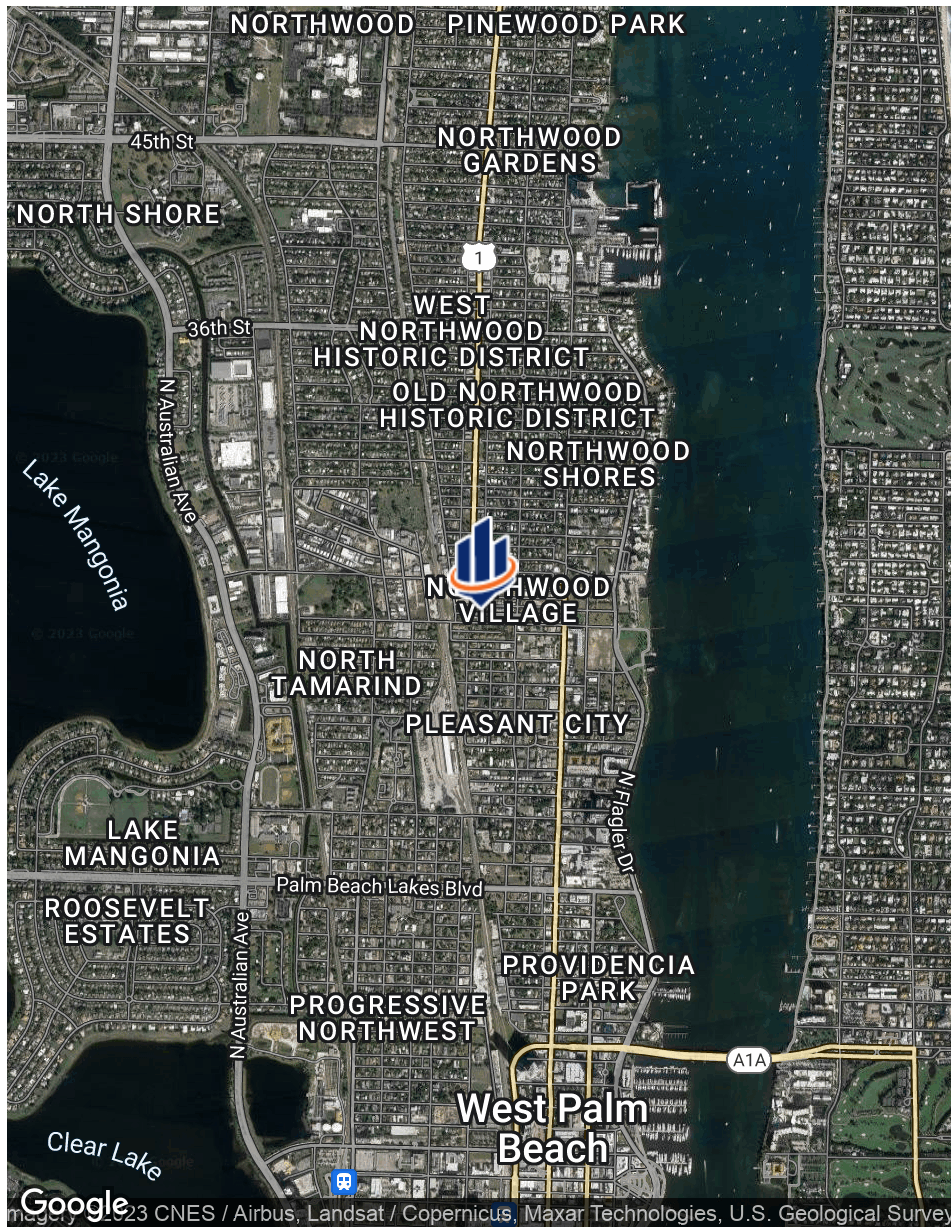
The CRA believes that the Village has been positioned for major growth, and the private sector will be responsible for most of the future investment in Northwood Village and the adjacent Currie corridor.



ROB HAMMAN

C: 561.346.2310

robert.hamman@svn.com



ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com

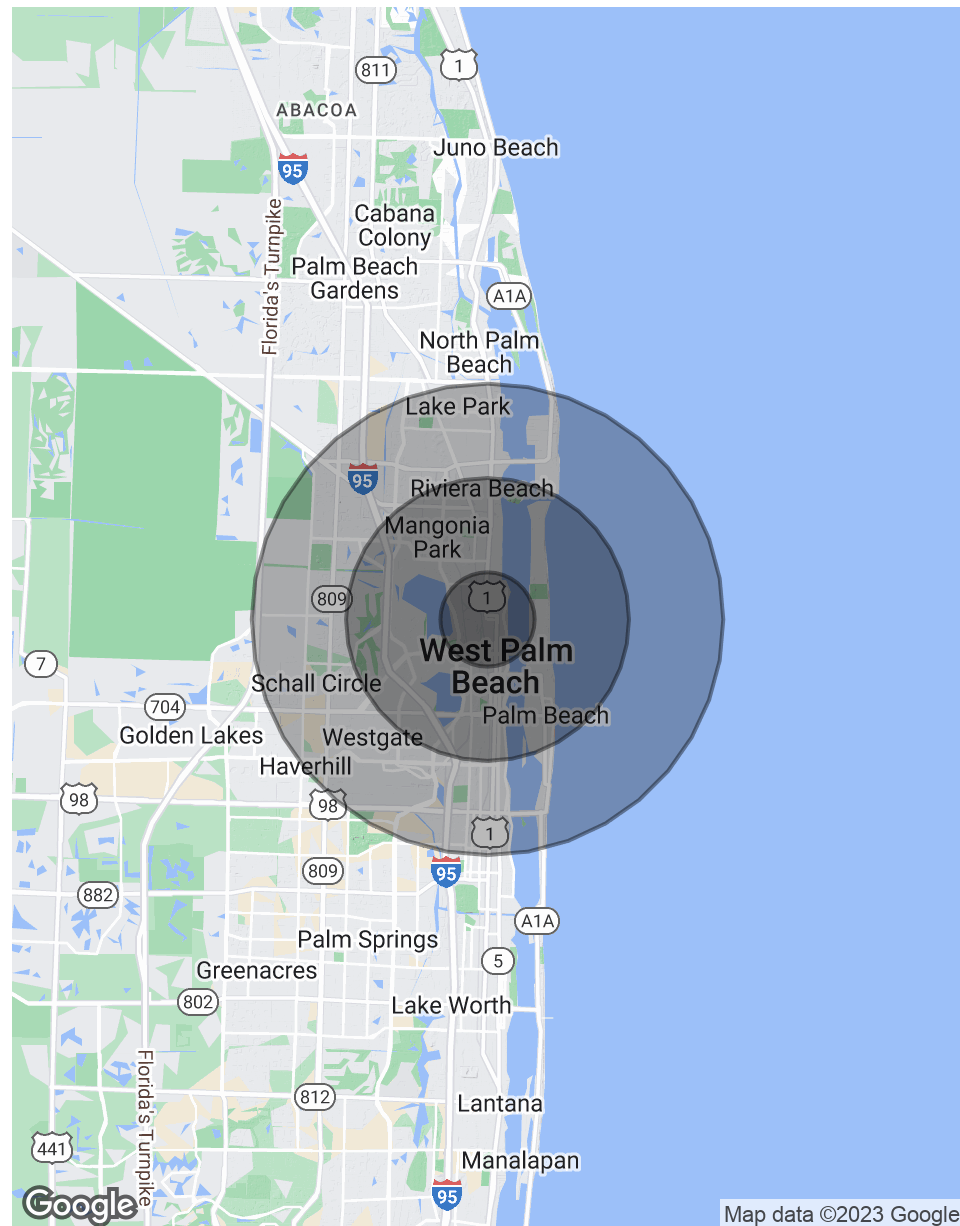
538 NORTHWOOD ROAD West Palm Beach, FL 33407

SVN | COMMERCIAL PARTNERS 9

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,904	67,262	167,007
AVERAGE AGE	35.9	38.3	37.7
AVERAGE AGE (MALE)	32.1	37.2	36.3
AVERAGE AGE (FEMALE)	38.5	40.1	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,665	28,011	66,883
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$57,549	\$71,265	\$62,257
AVERAGE HOUSE VALUE	\$324,105	\$460,520	\$314,951

* Demographic data derived from 2020 ACS - US Census



ROB HAMMAN
C: 561.346.2310
robert.hamman@svn.com

538 NORTHWOOD ROAD West Palm Beach, FL 33407

SVN | COMMERCIAL PARTNERS 10

PRESENTED BY:

ROB HAMMAN

561.346.2310

robert.hamman@svn.com

