FOR LEASE

4201 BROADWAY

4201 BROADWAY, WEST PALM BEACH, FL 33407



PROPERTY DESCRIPTION

Excellent second-generation restaurant opportunity located along the highly visible Broadway corridor in West Palm Beach. This approximately 1,752 SF freestanding restaurant space offers prominent street frontage, strong visibility, and convenient access to the surrounding West Palm Beach market. The existing restaurant configuration provides an attractive opportunity for a new food and beverage operator looking to reduce buildout requirements and establish a presence along one of the area's primary north-south corridors.

PROPERTY HIGHLIGHTS

- 1,752 SF 2nd gen restaurant space
- Freestanding building with prominent frontage along Broadway
- 0.16 acre site with parking
- Convenient access to Downtown West Palm Beach

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,752 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,590	34,632	77,228
Total Population	14,836	83,560	189,116
Average HH Income	$95,871	$105,391	$105,623

BRYAN COHEN

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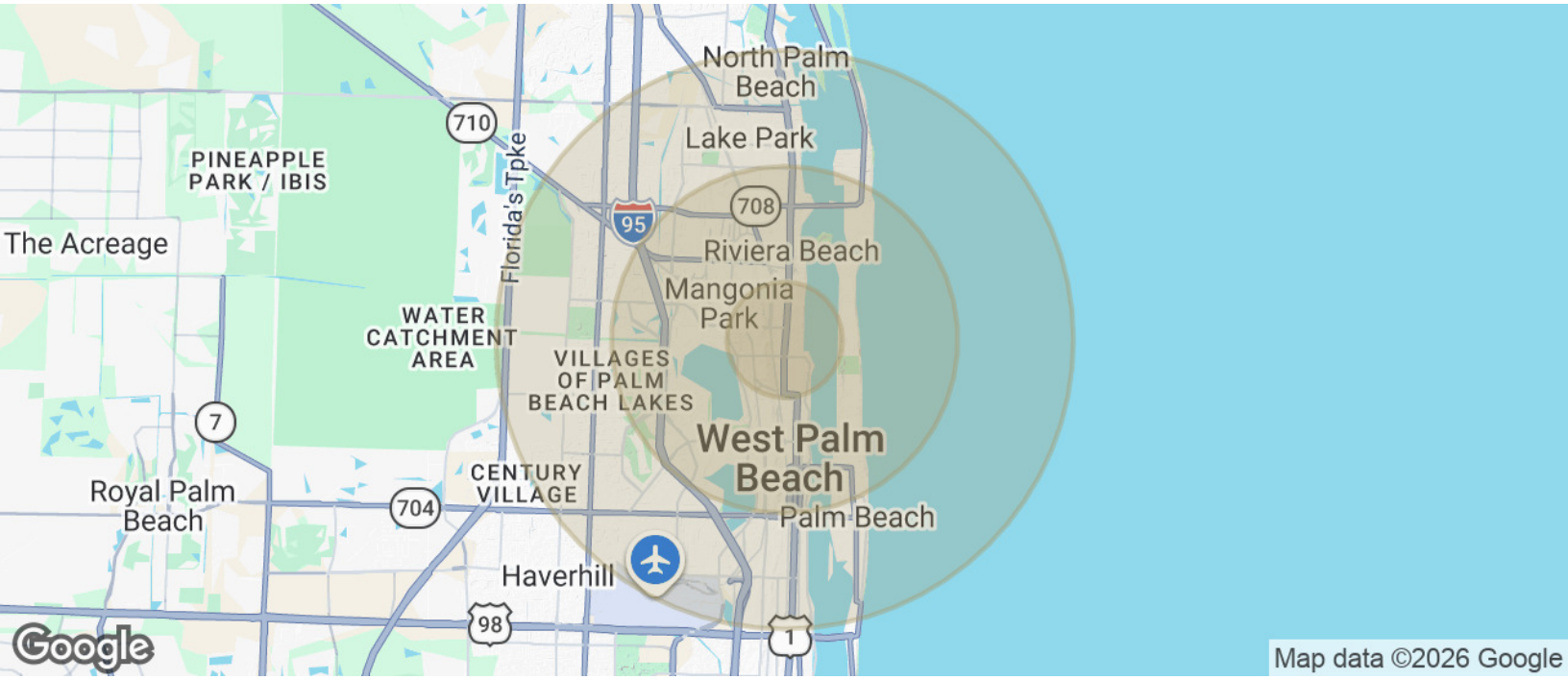

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,836	83,560	189,116
Average Age	42.2	41.4	41.0
Average Age (Male)	38.9	39.1	39.1
Average Age (Female)	44.4	43.2	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,590	34,632	77,228
# of Persons per HH	2.7	2.4	2.4
Average HH Income	$95,871	$105,391	$105,623
Average House Value	$767,678	$769,426	$627,113

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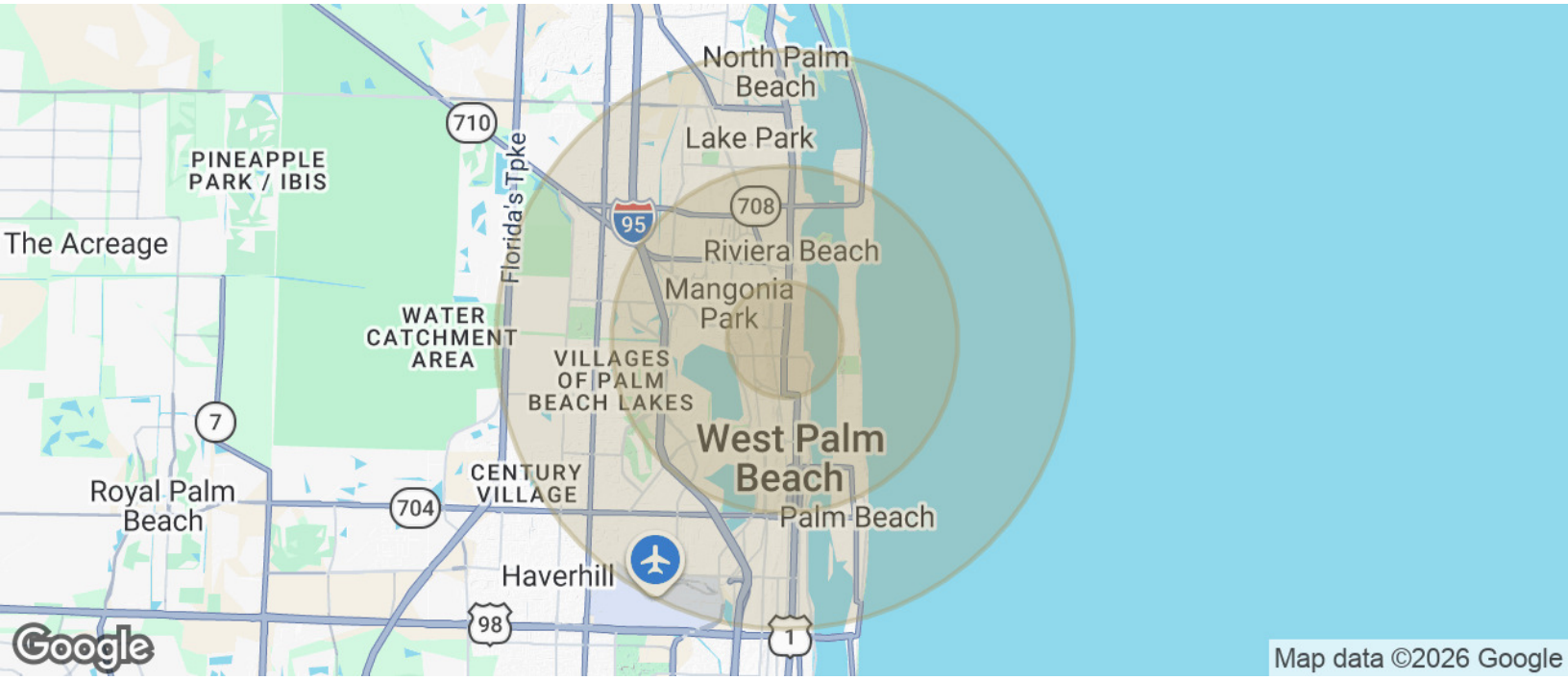

2023 American Community Survey (ACS)

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