

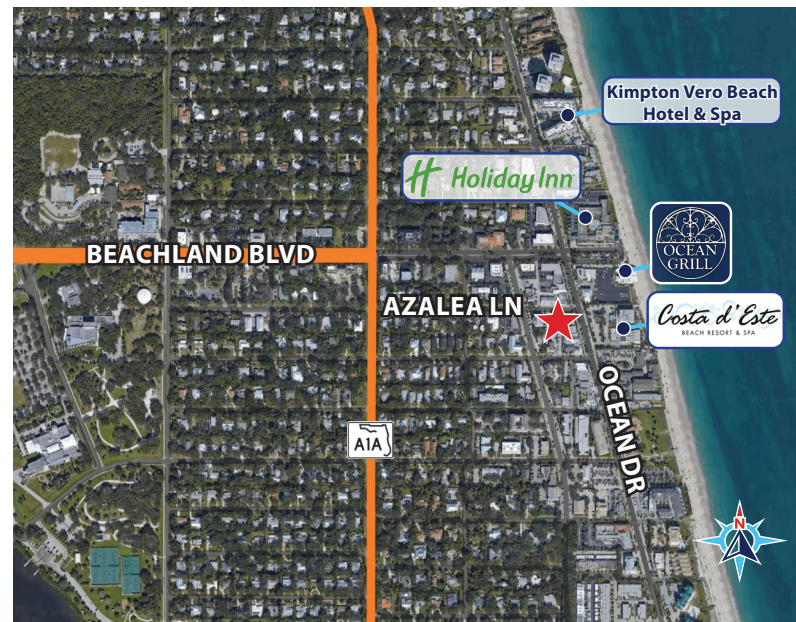


## Location

Located on the west side of Ocean Drive just south of Azalea Lane across from Costa De Este.

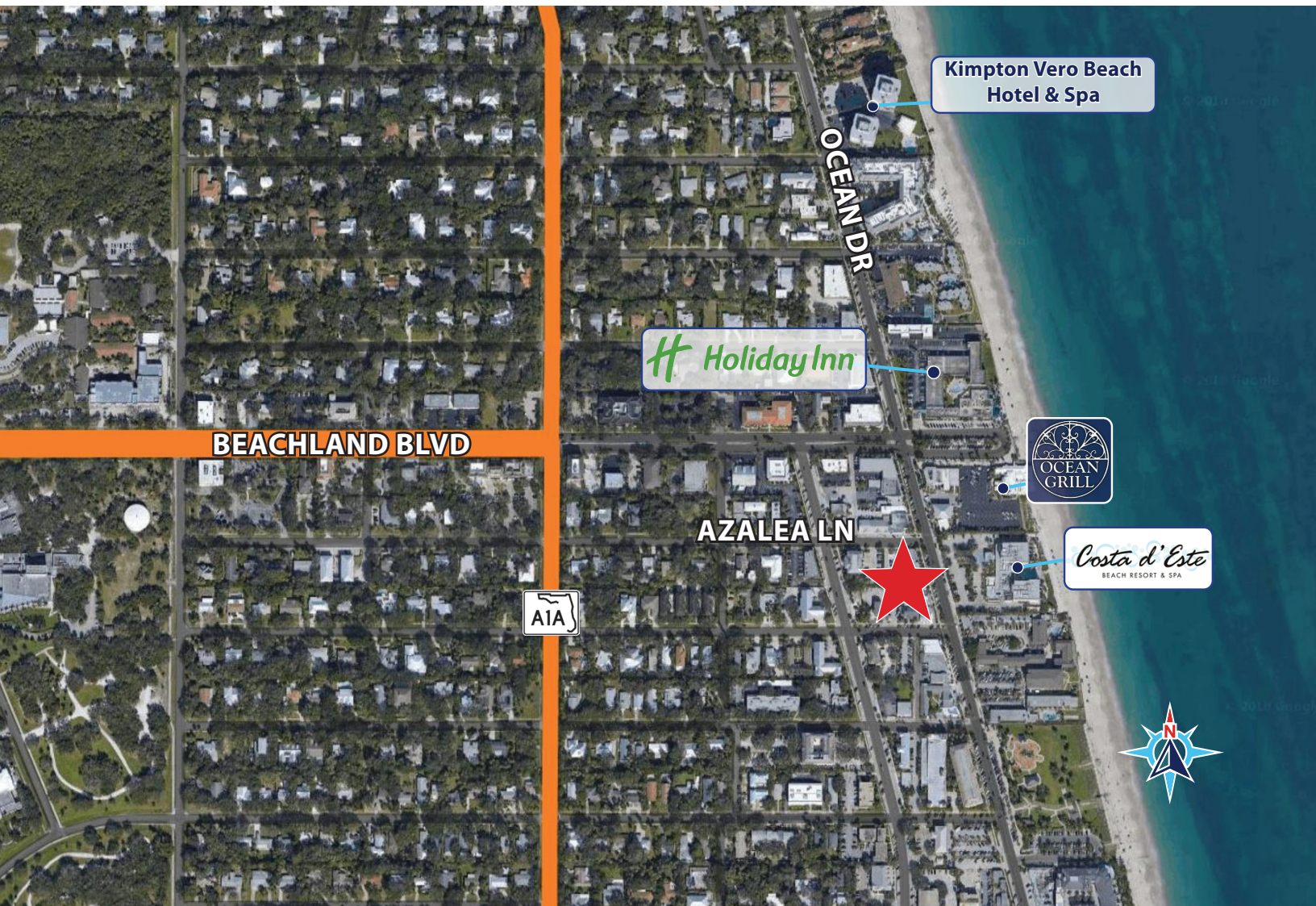
## Opportunity

- 1,100 sf + courtyard
- \$70 per sf
- Well positioned retail space fronting on Ocean Drive
- Great walking traffic close to hotels, retailers, and restaurants
- Currently built-out for a retail use with courtyard access included
- Parking provided on west side of building
- Perfect location for a retail user looking to open in the high-end Central Beach shopping district



**Derek Arden**, Senior Associate  
561 209 2711  
derek.arden@avisonyoung.com





For more information, contact:

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derek.arden@avisonyoung.com



avisonyoung.com

Demographics - 3 mile radius



**Population**  
18,204



**Total Households**  
9,800



**Median HH Income**  
\$62,730



**Median Age**  
57.1