

# 100 S Dixie Hwy - Blackstone Building



Location: **Blackstone Building**  
**AKA 340 Clematis St**  
**West Palm Beach Cluster**  
**West Palm Beach CBD Submarket**  
**Palm Beach County**  
**West Palm Beach, FL 33401**

Building Type: **Class B Office**

Status: **Built 1924, Renov 2003**

Stories: **3**

RBA: **18,000 SF**

Typical Floor: **6,000 SF**

Total Avail: **4,129 SF**

% Leased: **77.1%**

Developer: **-**

Management: **Eric Giray**

Recorded Owner: **Laem Investments LLC**

Expenses: **2021 Tax @ \$4.28/sf; 2006 Combined Est Tax/Ops @ \$6.45/sf**

Parcel Number: **74-43-43-21-01-012-0100**

Parking: **Ratio of 2.00/1,000 SF**

Amenities: **Air Conditioning, Atrium, Bus Line, Commuter Rail, Controlled Access, High Ceilings, Natural Light, Open-Plan, Partitioned Offices, Reception, Restaurant, Signage, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101 (Retail)	1,213	1,213	1,213	\$55.00/mg	Vacant	3-5 yrs	Direct
P 1st / Suite 102 (Retail)	1,218	1,218	1,218	\$55.00/mg	Vacant	3-5 yrs	Direct
P 2nd / Suite 204	240	240	240	\$27.50/mg	Vacant	Negotiable	Direct
P 3rd / Suite 300B (\$800/mo)	184	184	184	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 300C (\$800/mo)	192	192	192	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 300D	200	200	200	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 300E (\$700/mo)	252	252	252	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 300G (\$600/mo)	180	180	180	Withheld	Vacant	Negotiable	Direct

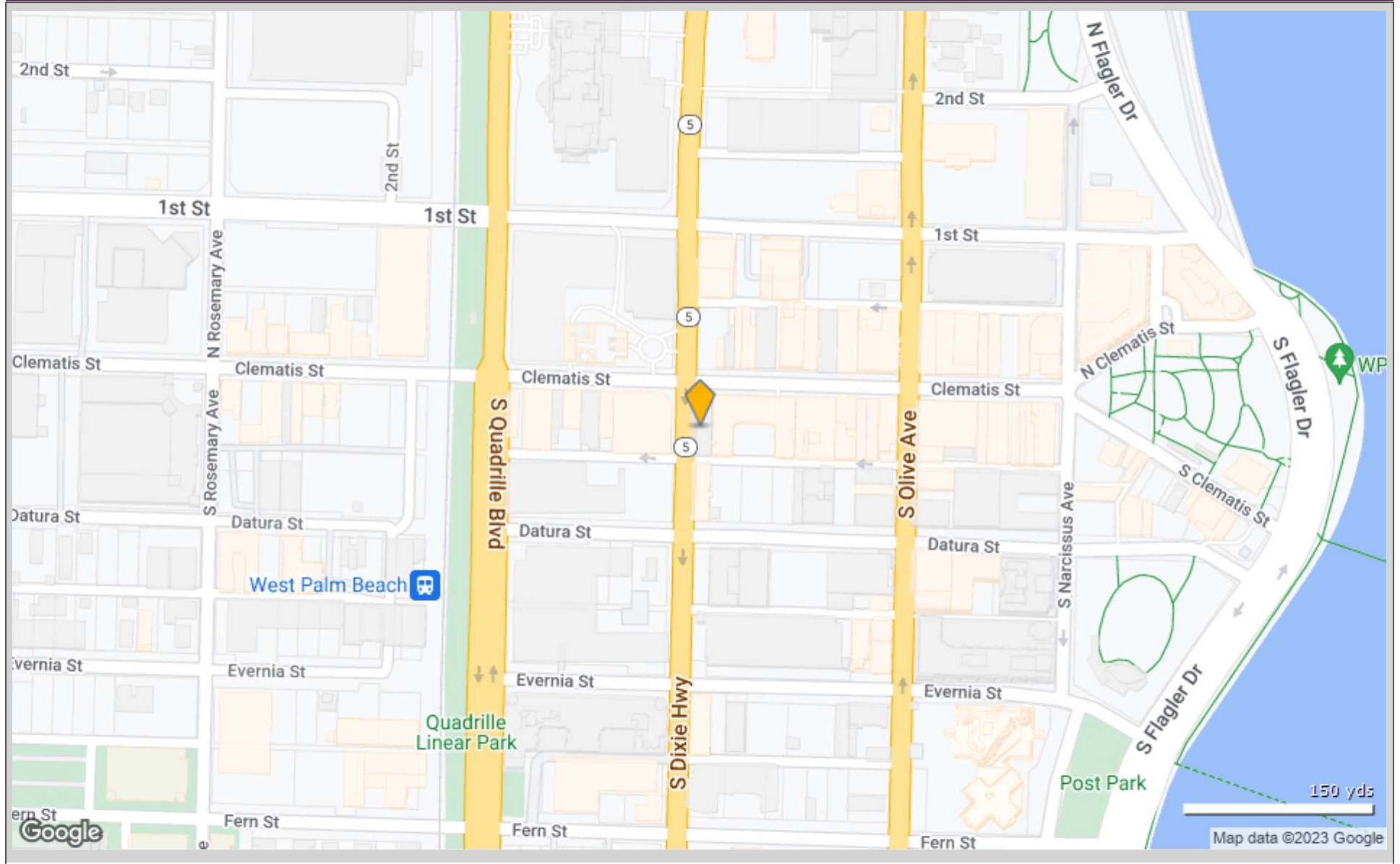
100 S Dixie Hwy - Blackstone Building(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 303	150	150	150	Withheld	Vacant	Negotiable	Direct
P 3rd / Suite 305	300	300	300	Withheld	Vacant	Negotiable	Direct

## Blackstone Building

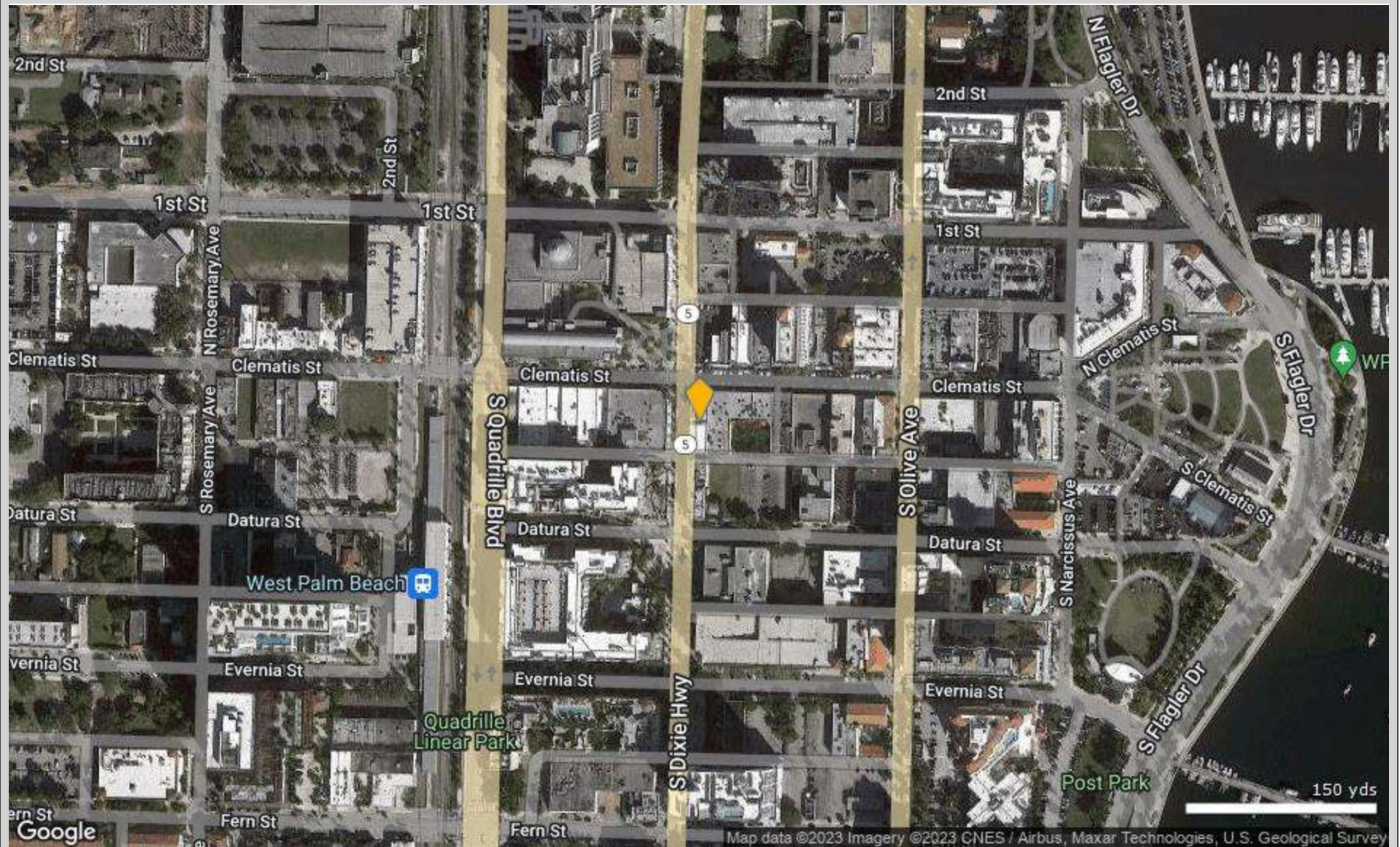
100 S Dixie Hwy - West Palm Beach, FL 33401





## Blackstone Building

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100 S Dixie Hwy		Blackstone Building						
Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Bleu Palms Acquisitions Llc		3	Finance and Insurance	4	01/01/2019			Kyle Watters
Cerebroom	500	2	Agriculture, Forestry, Fishing and Hunting				(561) 612-8002	
Cpbid Technologies			Services	2			(561) 838-4489	
Dannielle Judd Photography	500	2	Professional, Scientific, and Technical Services				(561) 714-7336	Dannielle Judd, Owner
Distinctive Realty Group	500	2	Real Estate	4	03/01/2017		(561) 766-2195	Daragh McCaffrey
King Judah Productions Inc		3	Public Administration				(561) 373-3890	
Laem Investements LLC			Finance and Insurance	3	03/15/2018		(561) 659-0172	
Lara House of Beauty	400	3			02/01/2023	01/31/2025		
Prometric	2,800	1	Educational Services	19			(561) 833-5106	
Roto-Rooter Plumbing & Drain Service		2	Construction		10/03/2020		(561) 540-8495	
Sicmoglu LLC		3	Public Administration					Sicimoglu Sahap
We Fix & Flip Inc			Real Estate	2	11/23/2018			Seth Scott
West Palm Beach City-Library			Public Administration	9			(561) 822-1515	Chris Murray, Director/Mary Pinak
Total Tenants for 100 S Dixie Hwy:								13
Total Tenants for report:								13



## Traffic Count Report

### Blackstone Building

100 S Dixie Hwy, West Palm Beach, FL 33401

Building Type: **Class B Office**

Class: **B**

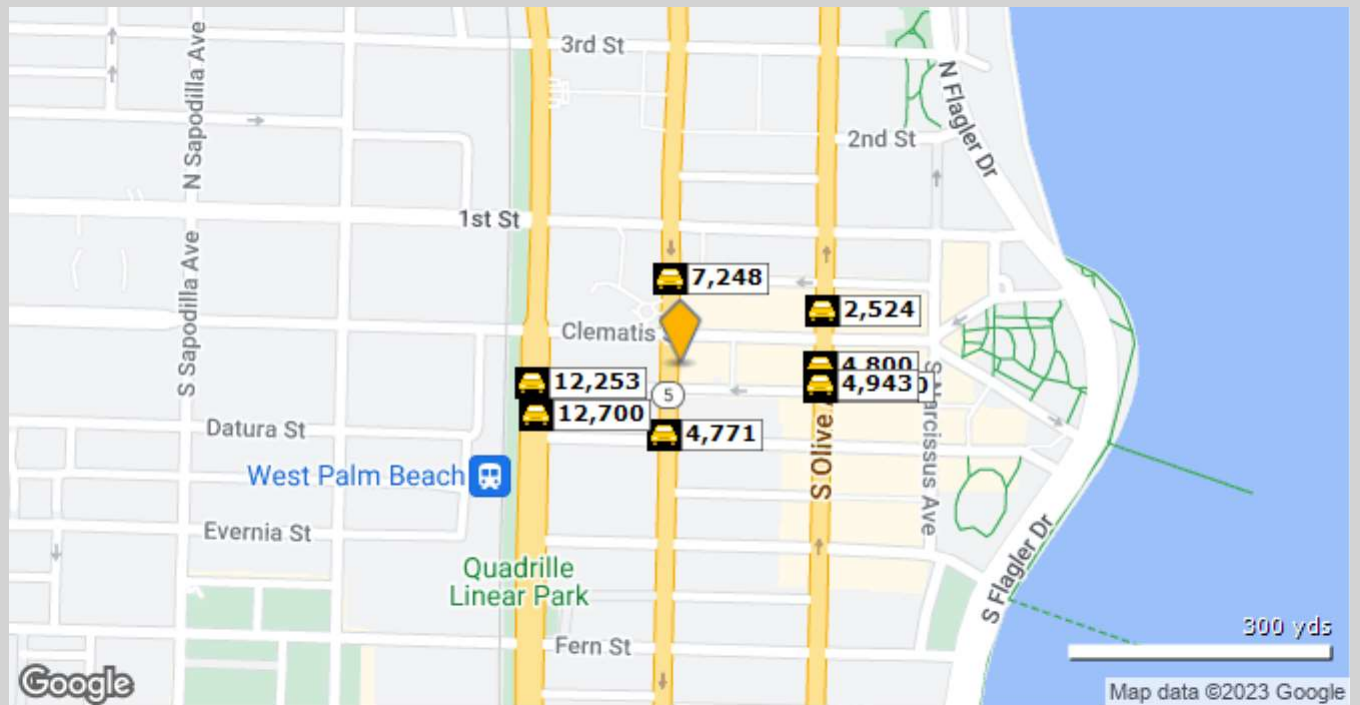
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Rent/SF/Yr: **\$27.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South Dixie Highway	Datura St	0.00 S	2022	4,771	MPSI	.05
2	N Dixie Hwy	1st St	0.03 N	2018	8,037	MPSI	.06
3	N Dixie Hwy	1st St	0.03 N	2022	7,248	MPSI	.06
4	South Olive Avenue	Clematis St	0.03 N	2020	4,800	AADT	.09
5	S Olive Ave	Datura St	0.04 S	2017	13,700	MPSI	.09
6	S Olive Ave	Clematis St	0.03 N	2022	6,254	MPSI	.09
7	South Olive Avenue	Clematis St	0.03 N	2022	4,943	MPSI	.09
8	S Quadrille Blvd	Clematis St	0.03 N	2022	12,253	MPSI	.10
9	Quadrille Boulevard	Clematis St	0.03 N	2020	12,700	AADT	.10
10	N Olive Ave	1st St	0.05 N	2022	2,524	MPSI	.10

## Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	15,266	80,166	186,051
2023 Estimate	14,678	78,708	183,939
2010 Census	10,287	65,069	159,636
Growth 2023 - 2028	4.01%	1.85%	1.15%
Growth 2010 - 2023	42.68%	20.96%	15.22%
<b>2023 Population by Hispanic Origin</b>	2,493	22,298	55,456
<b>2023 Population</b>	14,678	78,708	183,939
White	9,753 66.45%	43,415 55.16%	104,329 56.72%
Black	4,109 27.99%	31,614 40.17%	70,137 38.13%
Am. Indian & Alaskan	76 0.52%	579 0.74%	1,370 0.74%
Asian	423 2.88%	1,294 1.64%	3,821 2.08%
Hawaiian & Pacific Island	25 0.17%	189 0.24%	427 0.23%
Other	293 2.00%	1,617 2.05%	3,855 2.10%
U.S. Armed Forces	0	30	63
<b>Households</b>			
2028 Projection	8,088	34,165	77,607
2023 Estimate	7,760	33,513	76,716
2010 Census	5,356	27,605	66,650
Growth 2023 - 2028	4.23%	1.95%	1.16%
Growth 2010 - 2023	44.88%	21.40%	15.10%
Owner Occupied	2,439 31.43%	14,448 43.11%	39,836 51.93%
Renter Occupied	5,321 68.57%	19,065 56.89%	36,880 48.07%
<b>2023 Households by HH Income</b>	7,761	33,515	76,717
Income: <\$25,000	1,345 17.33%	6,668 19.90%	16,913 22.05%
Income: \$25,000 - \$50,000	1,512 19.48%	8,106 24.19%	19,743 25.73%
Income: \$50,000 - \$75,000	1,203 15.50%	5,295 15.80%	12,752 16.62%
Income: \$75,000 - \$100,000	909 11.71%	3,774 11.26%	8,446 11.01%
Income: \$100,000 - \$125,000	853 10.99%	3,119 9.31%	6,520 8.50%
Income: \$125,000 - \$150,000	619 7.98%	1,836 5.48%	3,861 5.03%
Income: \$150,000 - \$200,000	512 6.60%	1,621 4.84%	3,261 4.25%
Income: \$200,000+	808 10.41%	3,096 9.24%	5,221 6.81%
<b>2023 Avg Household Income</b>	\$96,679	\$86,647	\$77,647
<b>2023 Med Household Income</b>	\$71,180	\$58,010	\$52,770

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>3,705</b>	<b>35,809</b>	<b>10</b>
Retail & Wholesale Trade	351	2,797	8
Hospitality & Food Service	200	3,282	16
Real Estate, Renting, Leasing	237	1,487	6
Finance & Insurance	319	2,363	7
Information	68	1,165	17
Scientific & Technology Services	875	6,509	7
Management of Companies	41	120	3
Health Care & Social Assistance	635	2,632	4
Educational Services	44	971	22
Public Administration & Sales	182	8,465	47
Arts, Entertainment, Recreation	82	2,511	31
Utilities & Waste Management	149	671	5
Construction	187	734	4
Manufacturing	36	360	10
Agriculture, Mining, Fishing	10	27	3
Other Services	289	1,715	6



## Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$211,743</b>	<b>\$903,753</b>	<b>\$2,008,994</b>
<b>Total Apparel</b>	<b>\$10,936</b>	<b>\$50,230</b>	<b>\$112,715</b>
Women's Apparel	4,282	19,060	43,001
Men's Apparel	2,336	10,506	23,060
Girl's Apparel	746	3,589	8,000
Boy's Apparel	547	2,696	6,038
Infant Apparel	556	2,525	5,632
Footwear	2,470	11,855	26,983
<b>Total Entertainment &amp; Hobbies</b>	<b>\$33,167</b>	<b>\$136,845</b>	<b>\$304,469</b>
Entertainment	2,645	12,325	27,305
Audio & Visual Equipment/Service	8,246	34,317	77,174
Reading Materials	451	1,527	3,355
Pets, Toys, & Hobbies	5,504	20,868	45,883
Personal Items	16,320	67,809	150,751
<b>Total Food and Alcohol</b>	<b>\$59,489</b>	<b>\$251,335</b>	<b>\$561,437</b>
Food At Home	27,787	127,355	293,600
Food Away From Home	27,020	106,806	231,731
Alcoholic Beverages	4,682	17,174	36,105
<b>Total Household</b>	<b>\$36,688</b>	<b>\$151,972</b>	<b>\$338,543</b>
House Maintenance & Repair	4,992	27,327	71,810
Household Equip & Furnishings	15,083	59,667	130,662
Household Operations	11,454	45,882	98,404
Housing Costs	5,158	19,096	37,668

## Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$46,313</b>	<b>\$214,211</b>	<b>\$479,060</b>
Vehicle Purchases	17,982	92,857	211,634
Gasoline	13,430	62,625	143,057
Vehicle Expenses	1,806	6,300	13,153
Transportation	6,868	24,892	49,758
Automotive Repair & Maintenance	6,228	27,537	61,458
<b>Total Health Care</b>	<b>\$9,756</b>	<b>\$40,834</b>	<b>\$95,849</b>
Medical Services	5,569	22,738	52,135
Prescription Drugs	3,005	13,153	32,252
Medical Supplies	1,182	4,943	11,463
<b>Total Education/Day Care</b>	<b>\$15,394</b>	<b>\$58,326</b>	<b>\$116,922</b>
Education	9,463	36,865	74,156
Fees & Admissions	5,930	21,461	42,766