

# SMD

Southern Management  
and Development, L.P.

## Reflections 400

West Palm Beach, FL

8-story office building located on  
S Australian Avenue in West Palm Beach

Full and partial floors available

Gorgeous views of Clear Lake

Signalized intersection for easy access

Convenient to I-95 and Palm Beach  
International Airport and Tri-Rail

Adjacent to City Place and Kravis Center  
for the Performing Arts

Minutes to Downtown and  
the Court House

Covered parking available

Gross leasable area: 58,413 Sq. Ft.

### CREATING VALUE

*Southern Management and Development, L.P.*



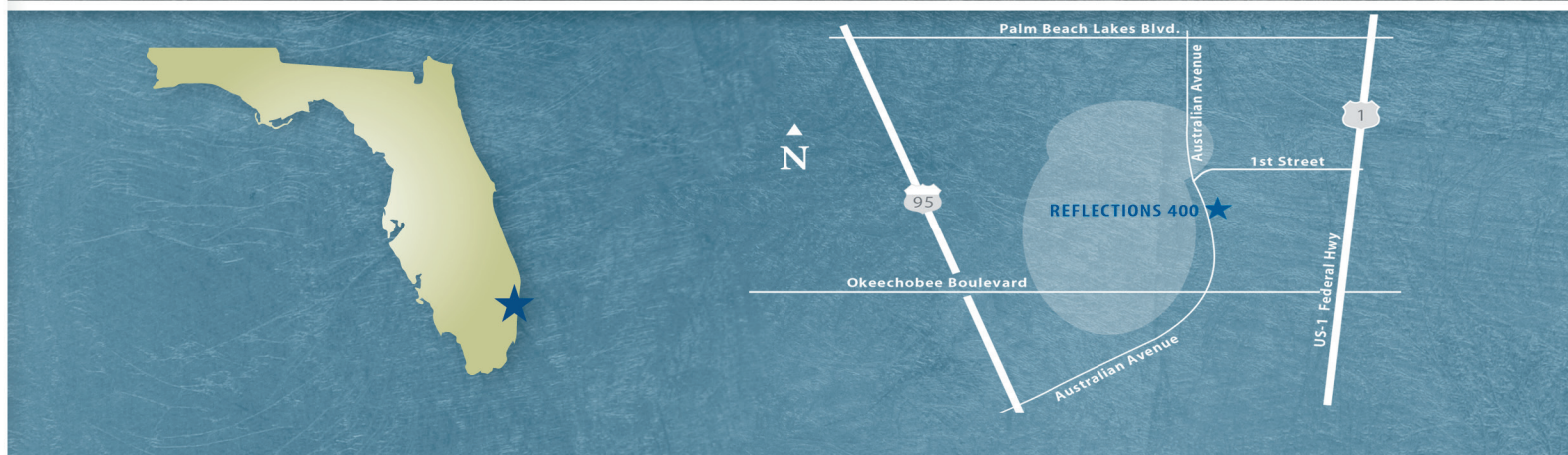
### CONTACT A LICENSED AGENT

[smdproperty.com](http://smdproperty.com)

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800.570.3261

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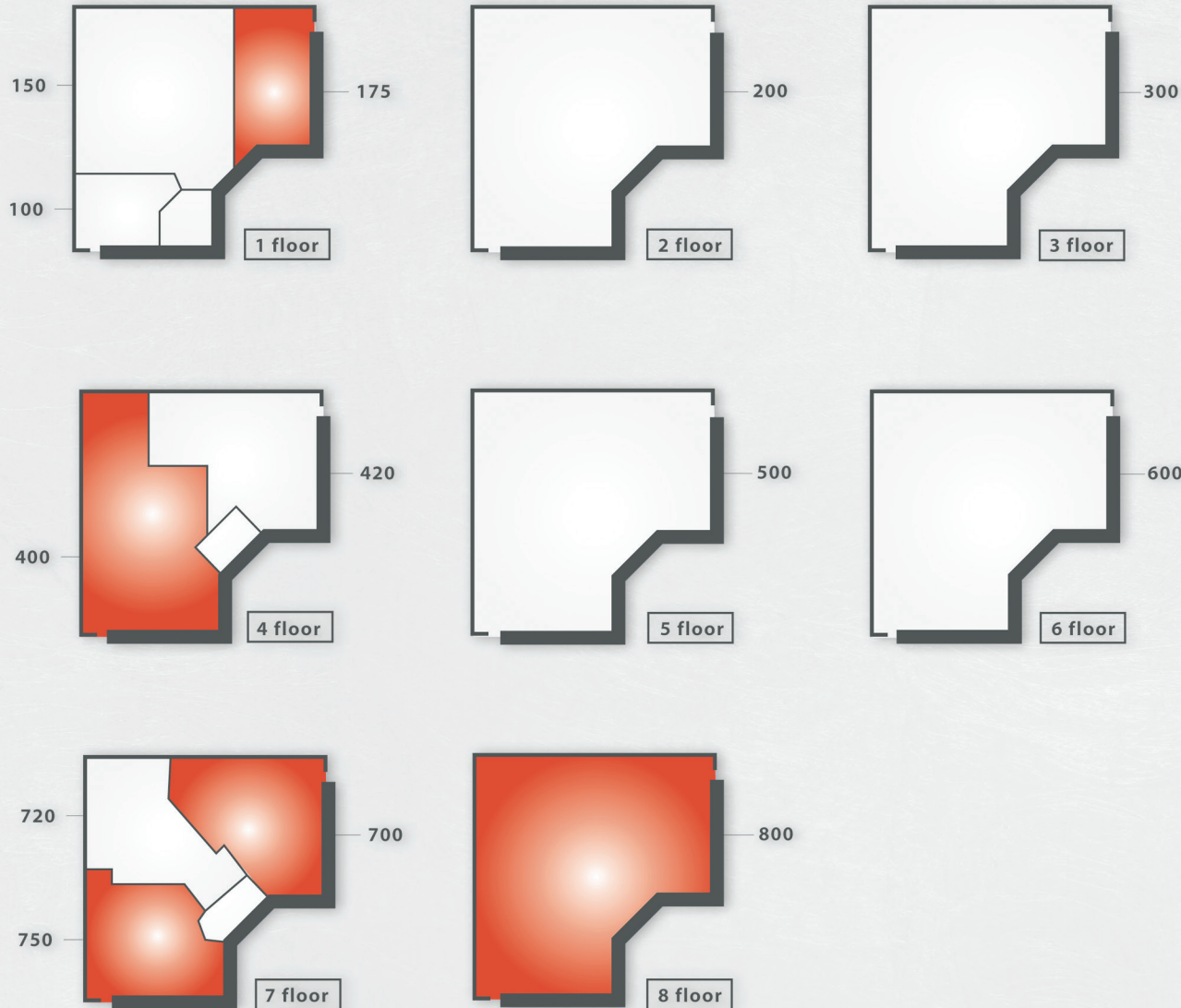


# Reflections 400

400 S Australian Avenue  
West Palm Beach, FL 33401

## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2023 Projection	16,889	88,841	219,472
2018 Estimate	15,543	84,046	207,075
2010 Census	13,001	76,901	189,433
2000 Census	9,079	74,740	172,241
<b>Population by race</b>			
White	56.69%	52.87%	52.88%
Black   African American	33.09%	32.70%	33.61%
Hispanic   Other	10.22%	14.43%	13.51%
<b>2018 Estimate</b>			
Average HH Income	\$82,966.21	\$79,153.81	\$68,781.54
<b>2018 Estimate</b>			
Median HH Income	\$51,983.02	\$45,923.38	\$44,535.68
<b>2015 Estimate</b>			
Median Age	39.22	38.59	38.68



## LEGEND

### 400 S Australian Avenue

UNIT	TENANT	SQ.FT.			
100	Leased	954	420	Leased	2,719
150	Leased	3,807	500	Leased	7,919
175	<b>Available</b>	1,676	600	Leased	7,919
200	Leased	7,919	700	<b>Available</b>	2,215
300	Leased	7,919	720	Leased	2,327
400	<b>Available</b>	4,222	750	<b>Available</b>	2,485
			800	<b>Available</b>	7,062