

# SMD

Southern Management  
and Development, L.P.

## Reflections 450

West Palm Beach, FL

9-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: 70,840 Sq. Ft.

### CREATING VALUE

*Southern Management and Development, L.P.*



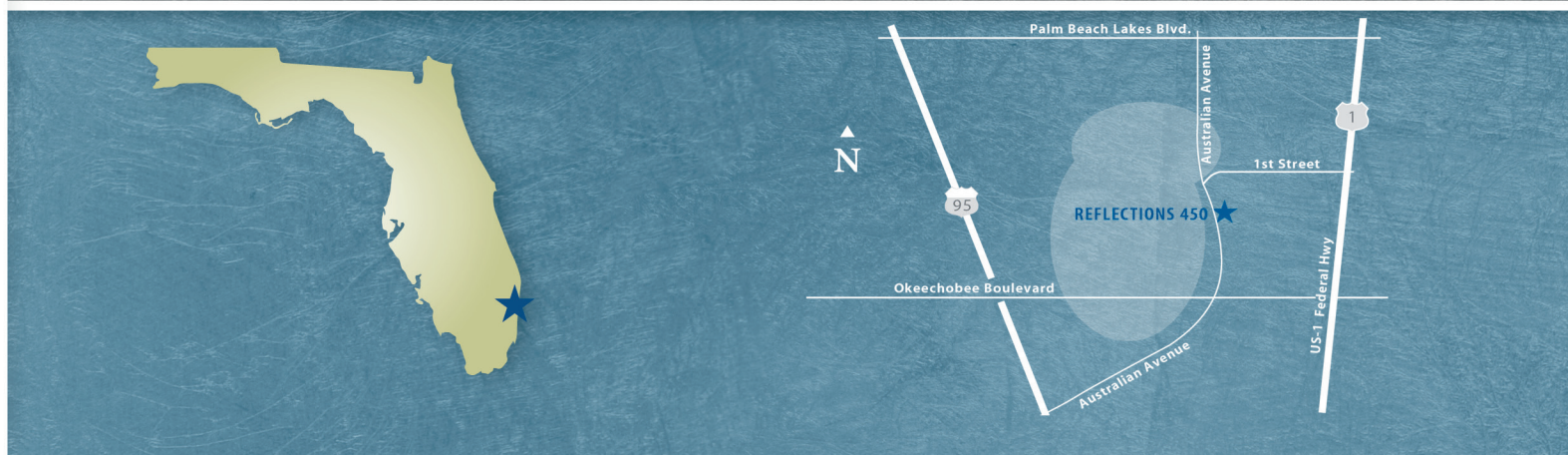
### CONTACT A LICENSED AGENT

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

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800.570.3261

2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431





# Reflections 450

450 S Australian Avenue  
West Palm Beach, FL 33401

## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2023 Projection	16,777	88,896	219,997
2018 Estimate	15,440	84,085	207,541
2010 Census	12,910	76,912	189,799
2000 Census	8,990	74,678	172,531

### Population by race

White	57.94%	53.12%	53.10%
Black   African American	31.71%	32.48%	33.37%
Hispanic   Other	10.35%	14.40%	13.53%

### 2018 Estimate

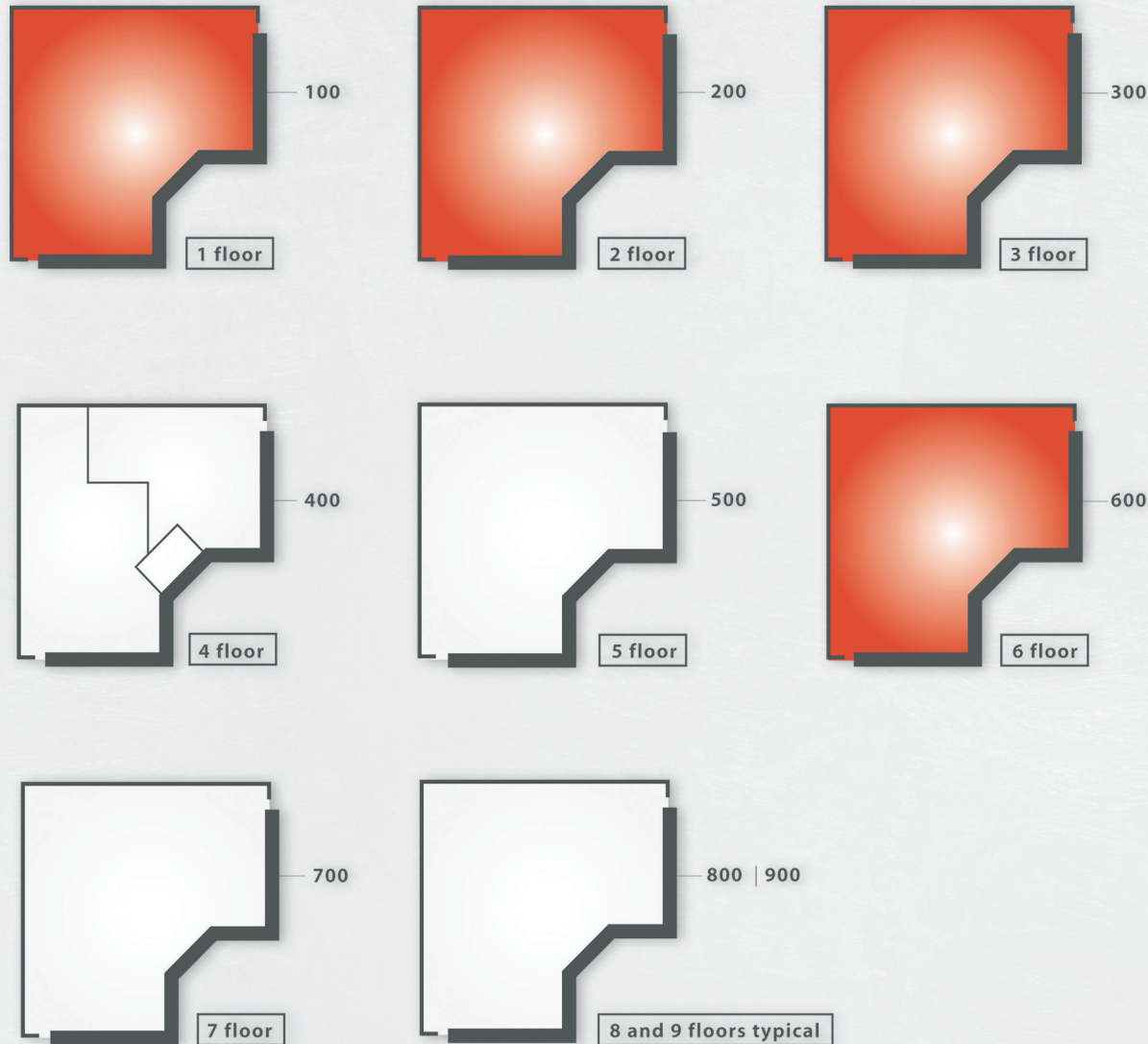
Average HH Income	\$83,359.02	\$79,073.22	\$69,088.12
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### 2018 Estimate

Median HH Income	\$52,332.48	\$45,931.60	\$44,584.92
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### 2015 Estimate

Median Age	39.31	38.60	38.73
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## LEGEND

### 450 S Australian Avenue

UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
100	Available	6,982	600	Available	7,148
200	Available	7,023	700	Leased	7,148
300	Available	7,148	800	Leased	7,148
400	Leased	7,148	900	Leased	7,148
500	Leased	7,148			