



# Shoppes of Polo Gardens

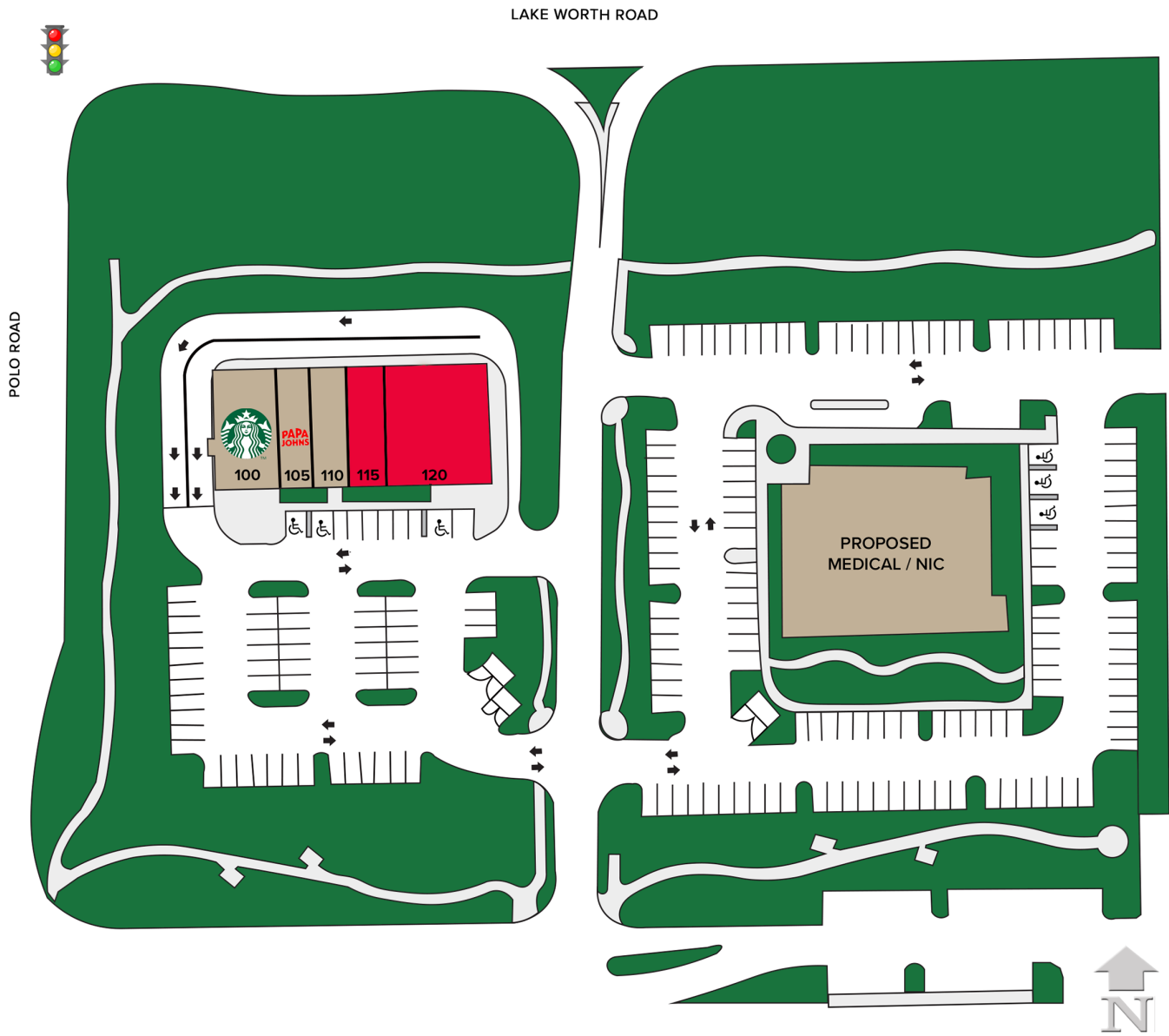
---

LOCATED IN WESTERN PALM BEACH COUNTY, FLORIDA

---

# Shoppes of Polo Gardens

## OVERALL SITE PLAN



BAY	TENANT	SQ FT
100	Starbucks	2,500
105	Papa Johns	1,400
110	Dental Medical Sales	1,500
<b>115</b>	<b>AVAILABLE</b>	<b>1,577*</b>
<b>120</b>	<b>END CAP RESTAURANT</b>	<b>2,500-3,900*</b>

*\*Adjacent available spaces may be combined for additional square footage.*



# Shoppes of Polo Gardens

## DEMOGRAPHICS

### DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AHI



BUSINESSES



EMPLOYEES

	POPULATION	HOUSEHOLDS	AHI	BUSINESSES	EMPLOYEES
1 MILE	23,779	8,474	\$84,353	1,789	10,761
3 MILES	124,914	48,104	\$115,682	8,166	41,454
5 MILES	298,439	110,874	\$108,613	18,071	91,828

### TRAFFIC COUNTS



**43,053**

Lake Worth Road

**54,186**

State Road 7

Estimated 2024. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

### HIGHLIGHTS

- Access to FL Turnpike
- Located in established market in Palm Beach County with 2,300 new construction homes adjacent to shopping center
- Average household income exceeds National average
- Located at a signalized intersection
- Multiple schools within a one-mile radius
- Strong daytime population

### IDEALLY SUITED

- Retail
- Medical / Dental
- Coffee with drive thru
- Restaurants
- Bank
- Cell Phone
- Hair Salon/Barber Shop
- Nail Salon
- Boutique Fitness

### JOIN THESE NATIONAL TENANTS



**PAPA  
JOHNS**





# Shoppes of Polo Gardens

## TRADE AREA MAP



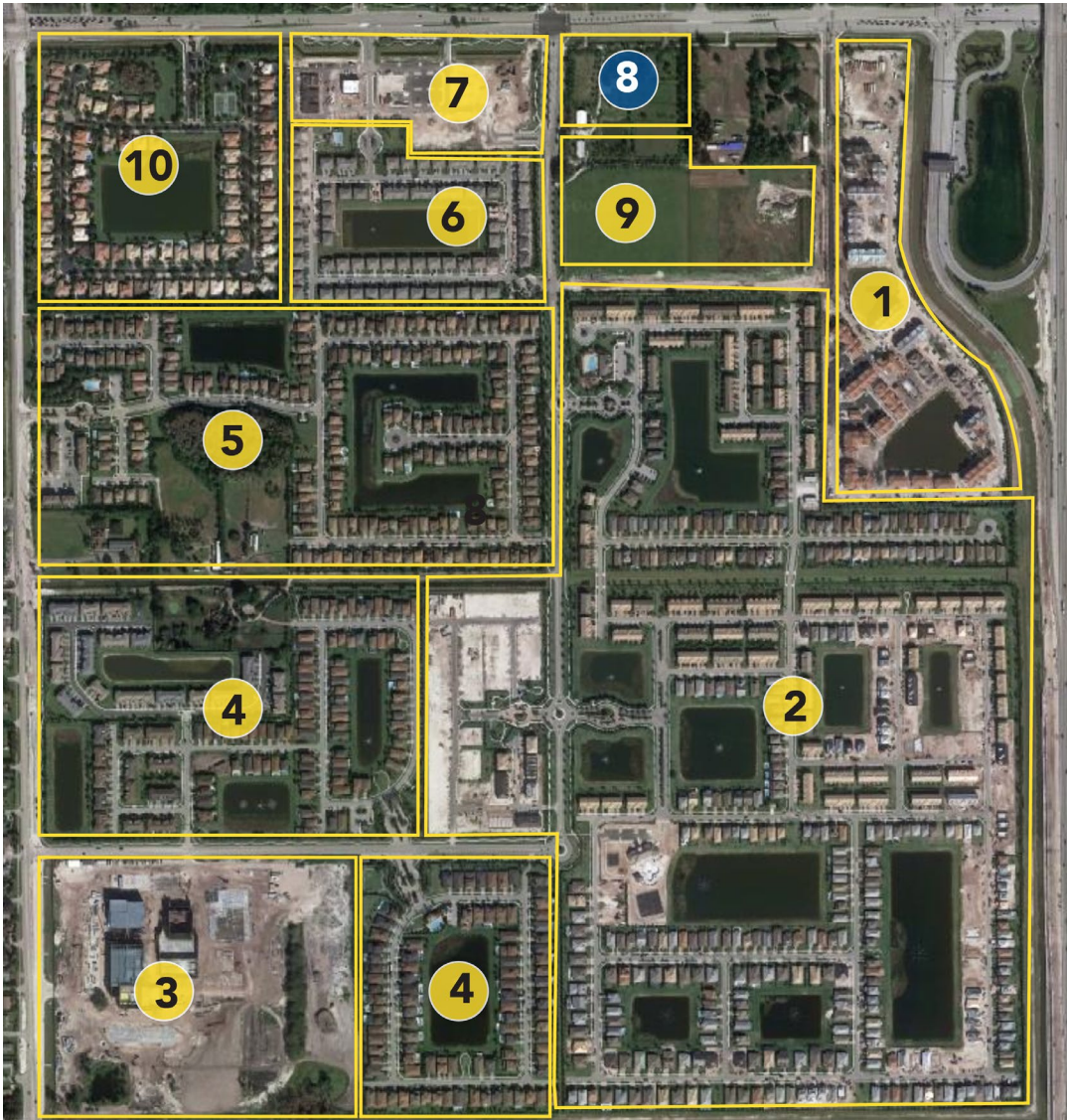
**Traffic Counts (2023)**  
 Lake Worth Road 43,053  
 Florida Turnpike 54,186





# Shoppes of Polo Gardens

## AERIAL MAP



- 1. Wellington Vista** – 370 Luxury Apartments
- 2. The Fields** – 903 Luxury Homes
- 3. Dr. Joaquin Garcia High School** – Brand new state of the art Palm Beach County High School
- 4. Andalucia** – 262 Luxury Homes
- 5. Gulfstream Preserve** – 211 Luxury Homes
- 6. Saddlewood** – 152 Luxury Homes
- 7. Shops at Legacy Polo** – Chipotle, Racetrac, Carbon Health, El Car Wash, Aldi
- 8. Shoppes of Polo Gardens**
- 9. Elan Polo Gardens** – 284 Luxury Apartments
- 10. Cypress Lakes Estates** – 160 Luxury Apartments





# Shoppes of Polo Gardens

---



Development. Leasing. Management.  
**Since 1957**

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

## **FOR LEASING INFORMATION CONTACT:**

**Zachary Feldman**

Colliers

561.601.4474

[zach.feldman@konoversouth.com](mailto:zach.feldman@konoversouth.com)