



# Shoppes of Polo Gardens

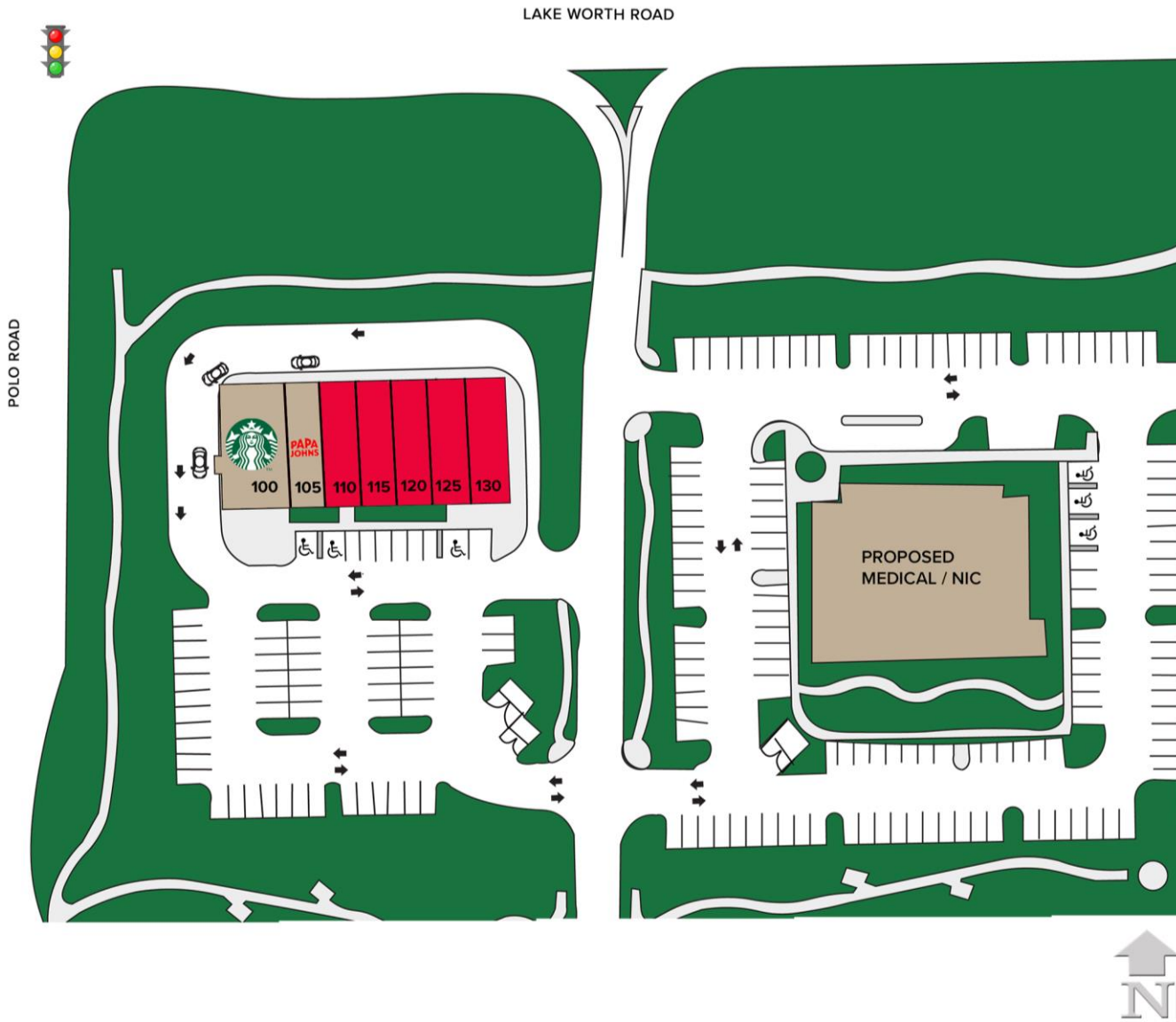
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LOCATED IN WESTERN PALM BEACH COUNTY, FLORIDA

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# Shoppes of Polo Gardens

## OVERALL SITE PLAN



BAY	TENANT	SQ FT
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100	Starbucks	2,500
105	Papa Johns	1,400
110	AVAILABLE	1,200
115	AVAILABLE	1,200
120	AVAILABLE	1,200
125	AVAILABLE	1,200
130	AVAILABLE	2,460

Available tenant bays are divisible from 1,120 SF to 7,160 SF.









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## DEMOGRAPHICS

**DEMOGRAPHICS**

**TRAFFIC COUNTS**

	 POPULATION	 HOUSEHOLDS	 AHI	 BUSINESSES	 EMPLOYEES
1 MILE	22,841	7,793	\$76,397	1,799	10,783
3 MILES	118,780	45,805	\$102,258	8,171	41,475
5 MILES	291,428	108,707	\$99,189	18,003	91,515


<b>44,103</b> Lake Worth Road
<b>73,766</b> State Road 7

Estimated 2023. 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**



- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical / Dental</li> <li>• Coffee with drive thru</li> <li>• Restaurants</li> <li>• Bank</li> </ul> | <ul style="list-style-type: none"> <li>• Cell Phone</li> <li>• Hair Salon/Barber Shop</li> <li>• Nail Salon</li> <li>• Boutique Fitness</li> </ul> |
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## TRADE AREA MAP

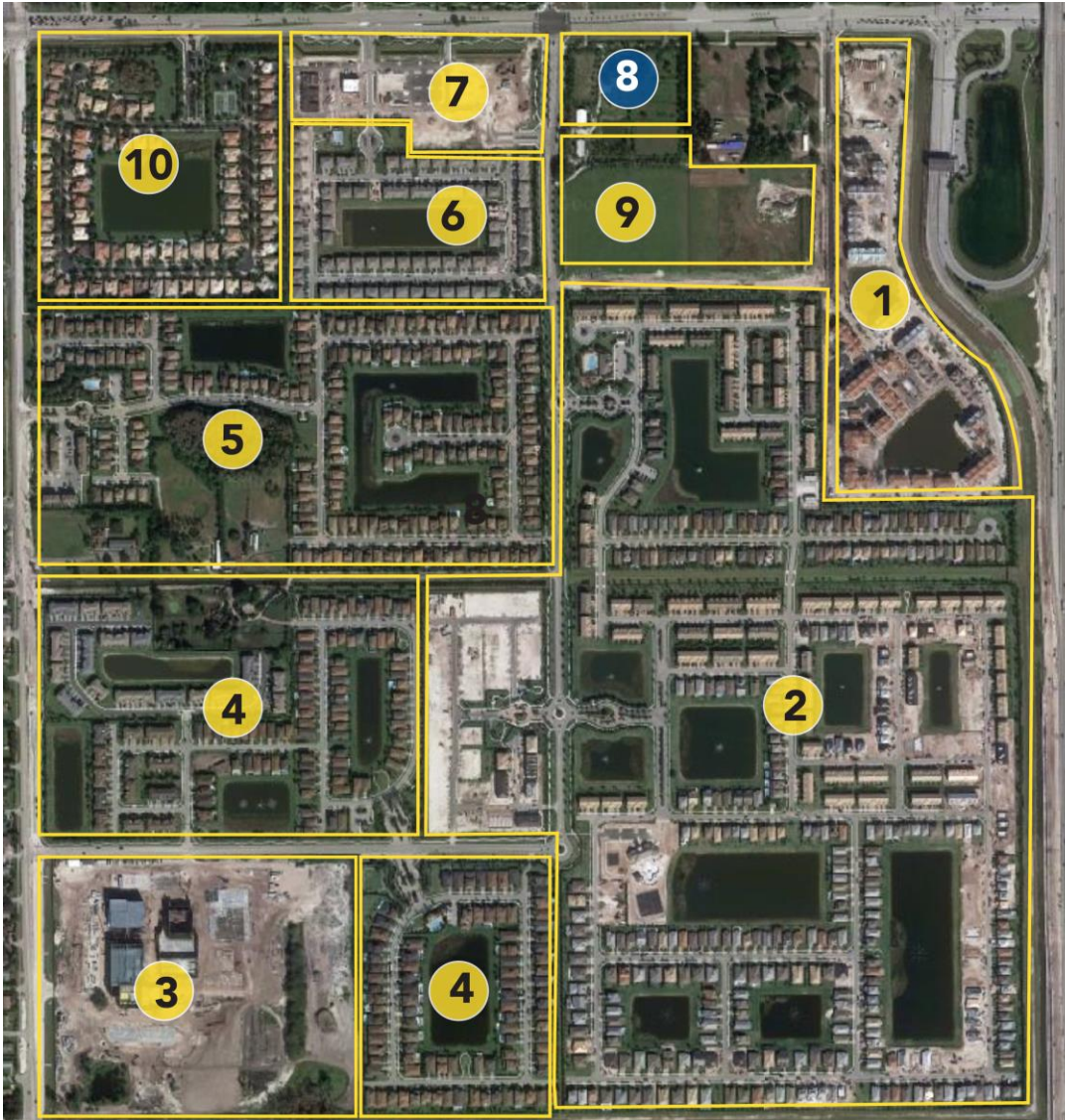


**Traffic Counts (2023)**  
 Lake Worth Road 44,103  
 Florida Turnpike 73,766



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## 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

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## **FOR LEASING INFORMATION CONTACT:**

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