

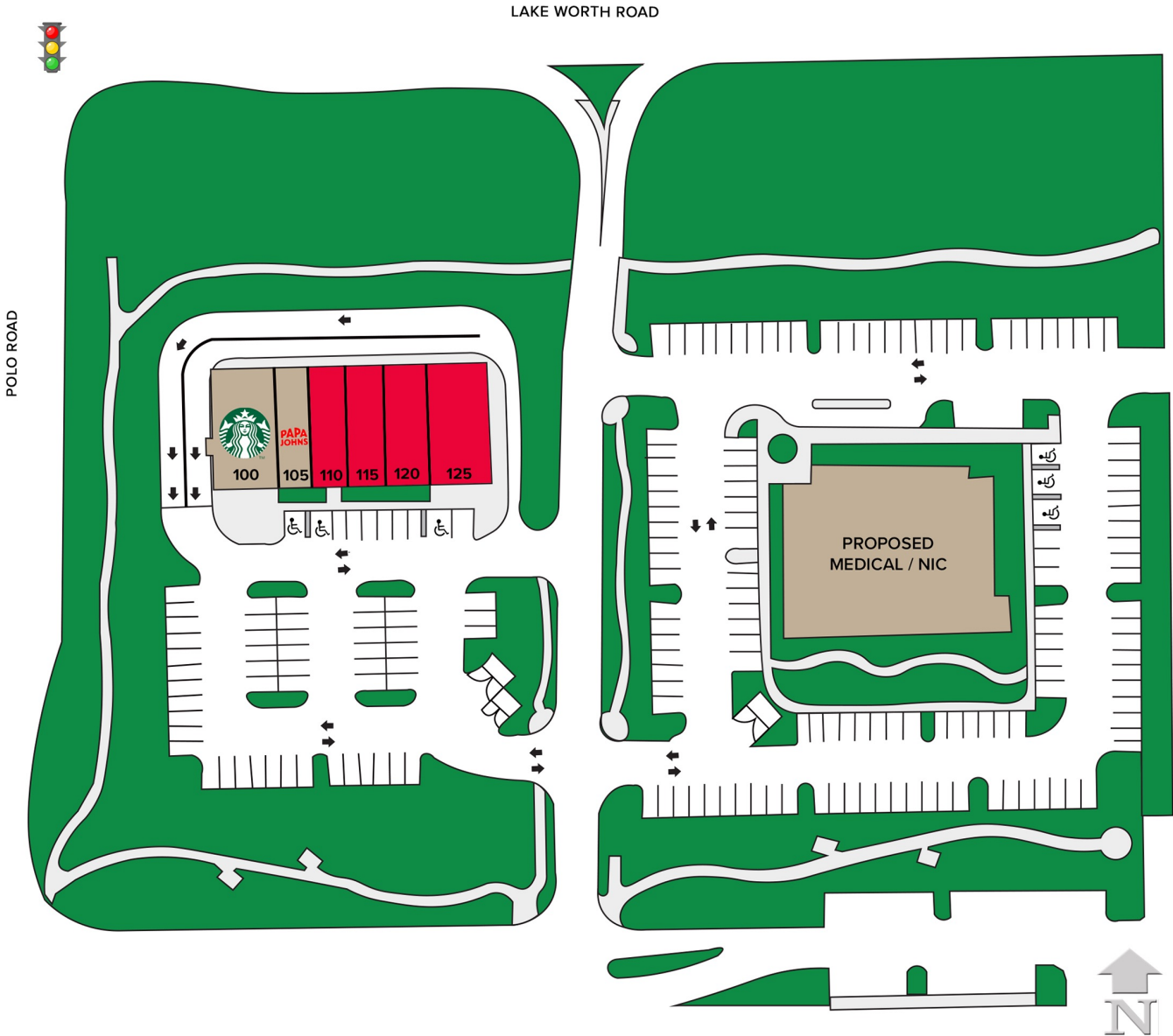


Shoppes of Polo Gardens

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	AVAILABLE	1,677*
115	AVAILABLE	1,677*
120	AVAILABLE	1,400*
125	AVAILABLE	2,500*

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








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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	44,103	73,766
3 MILES	118,780	45,805	\$102,258	8,171	41,475	Lake Worth Road	State Road 7
5 MILES	291,428	108,707	\$99,189	18,003	91,515		

Estimated 2023. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

HIGHLIGHTS	IDEALLY SUITED	
<ul style="list-style-type: none">• 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	  	
	 	
	<ul style="list-style-type: none">• Retail• Medical / Dental• Coffee with drive thru• Restaurants• Bank	<ul style="list-style-type: none">• Cell Phone• Hair Salon/Barber Shop• Nail Salon• Boutique Fitness



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TRADE AREA MAP

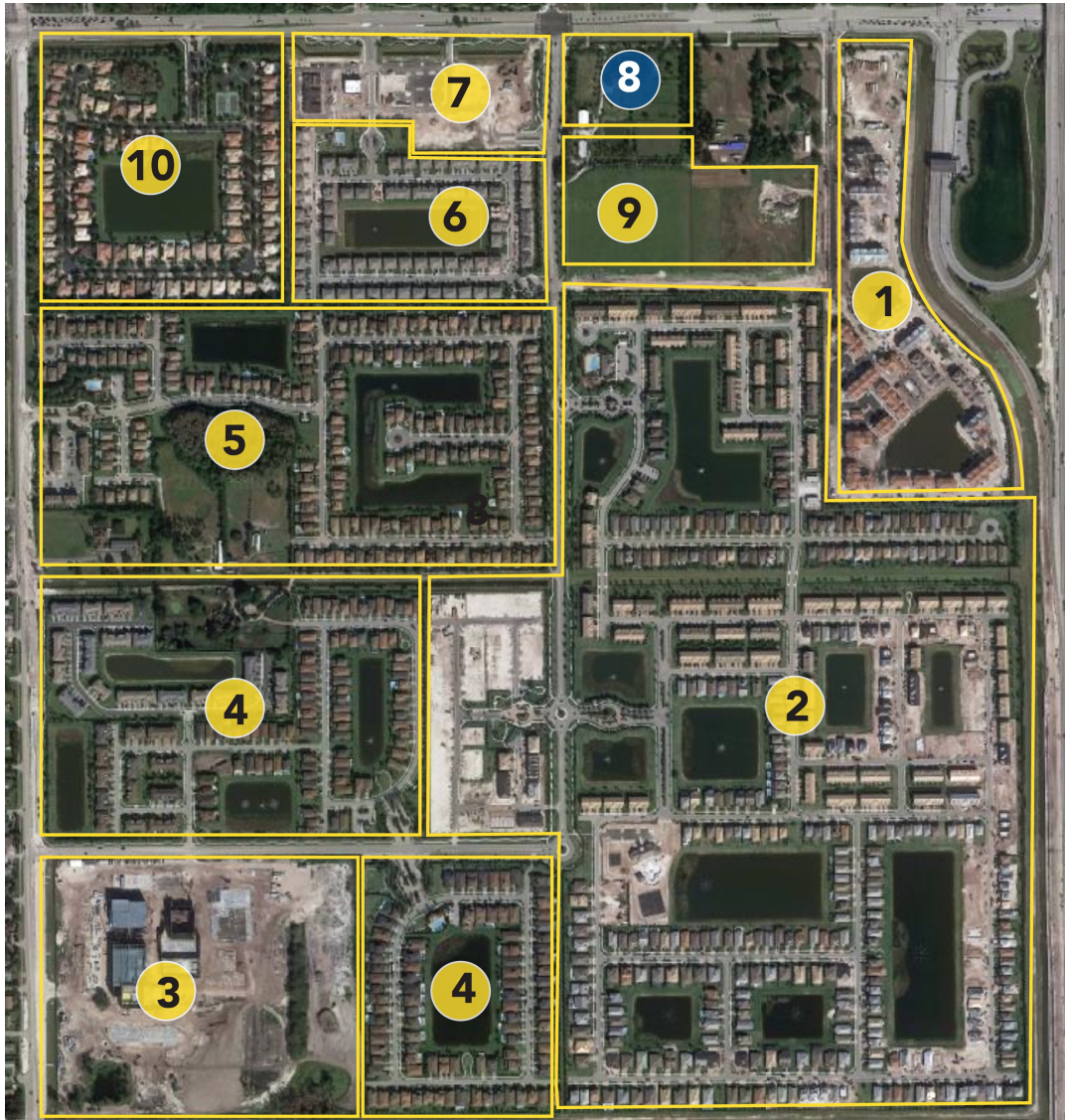


Traffic Counts (2023)
Lake Worth Road 44,103
Florida Turnpike 73,766



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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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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:

Lindsey Swart
954.513.8491
lswart@konoversouth.com