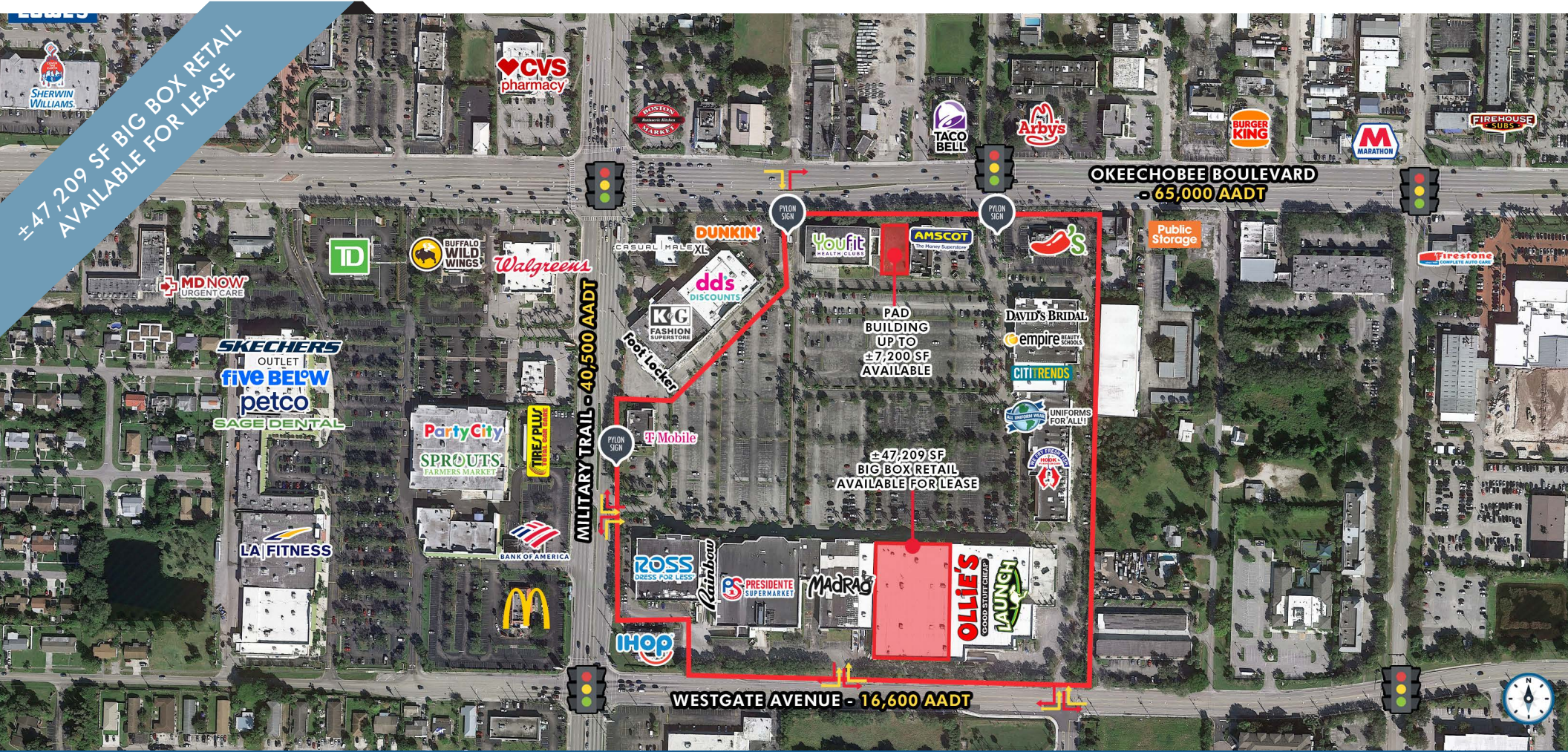


FOR LEASE
CROSS COUNTY PLAZA

4348 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33409



±47,209 SF BIG BOX RETAIL
 AVAILABLE FOR LEASE

PRESIDENTE SUPERMARKET NOW OPEN!

EXCLUSIVE RETAIL LEASING

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PROPERTY OVERVIEW

HIGHLIGHTS

- ±47,209 SF big box retail space available
- Outparcel pad available for a building up to ±7,200 SF
- Presidente Supermarket now open
- ±3,001 SF built-out restaurant available
- Total GLA of 351,337 SF
- The signalized intersection of Okeechobee Boulevard and N. Military Trail has one of the highest traffic counts in Palm Beach County at 108,000 AADT
- Three (3) pylon signs: Two (2) on Okeechobee Boulevard and one (1) on N. Military Trail
- Co-tenants include:



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| POPULATION | 17,242 | 117,204 | 286,051 |
| HOUSEHOLDS | 6,454 | 47,234 | 113,013 |
| DAYTIME EMPLOYEES | 12,209 | 86,543 | 214,574 |
| AVERAGE HH INCOME | \$53,968 | \$68,492 | \$79,899 |



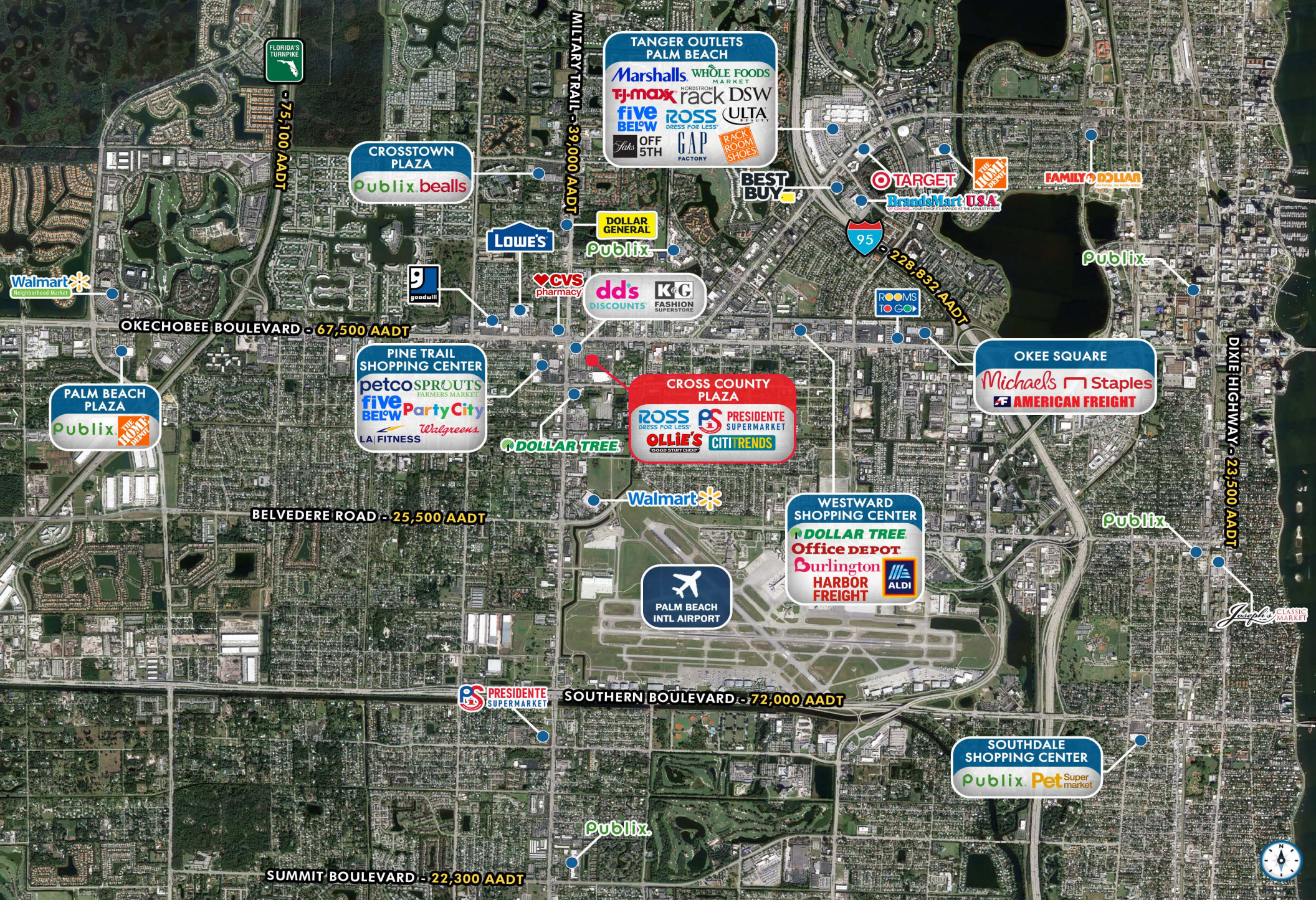
CROSS COUNTY PLAZA | EXECUTIVE SUMMARY



TENANT ROSTER

| | | | | | | | | | |
|-----|---------------------|-----|-----------------------|-----|---|--------|---------------------|------|------------------------|
| 001 | Sprint PCS | 026 | Chili's | 047 | Kings Super Buffet | 062 | Vape Shop | 085 | Presidente Supermarket |
| 003 | Mundo Merls Events | 030 | David's Bridal | 052 | WellCare | 064 | Rent-A-Center | 092 | Rainbow |
| 010 | You Fit Health Club | 032 | Divas Blink Eyelashes | 054 | 3,001 SF Available Built-out Restaurant | K108 | 47,209 SF Available | 095 | Ross Dress for Less |
| 020 | Amscot | 038 | Empire Beauty School | 056 | Breezy's Grooming Lounge | 075A | Madrag | OP | 7,200 SF Available |
| 022 | Any Lab Test | 041 | CitiTrends | 058 | Top Nail Tech | 075B | American Thrift | K104 | Ollie's Bargain Outlet |
| 024 | Makebs Bagel & Deli | 044 | All Uniform Wear | 060 | Cross County Dental | 078-90 | Miss America Beauty | K106 | Launch |

CROSS COUNTY PLAZA | SITE PLAN



FLORIDA'S TURNPIKE
75,100 AADT

MILITARY TRAIL - 39,000 AADT

95
228,832 AADT

DIXIE HIGHWAY - 23,500 AADT

OKECHOBEE BOULEVARD - 67,500 AADT

BELVEDERE ROAD - 25,500 AADT

SOUTHERN BOULEVARD - 72,000 AADT

SUMMIT BOULEVARD - 22,300 AADT

CROSTOWN PLAZA
Publix bealls

TANGER OUTLETS PALM BEACH
Marshalls WHOLE FOODS MARKET
TJ-maxx rack DSW
five BELOW ULTA
OFF 5TH GAP RACK ROOM SHOES

LOWE'S

DOLLAR GENERAL
Publix

BEST BUY

TARGET
BrandsMart U.S.A.

FAMILY DOLLAR

Publix

goodwill

CVS pharmacy

dds DISCOUNTS
K&G FASHION SUPERSTORE

ROOMS TO GO

PALM BEACH PLAZA
Publix THE HOME DEPOT

PINE TRAIL SHOPPING CENTER
petco SPROUTS FARMERS MARKET
five BELOW Party City
LA FITNESS Walgreens

CROSS COUNTY PLAZA
ROSS DRESS FOR LESS PRESIDENTE SUPERMARKET
OLLIE'S GOOD STUFF CHEF CITITRENDS

OKEE SQUARE
Michaels Staples
AMERICAN FREIGHT

DOLLAR TREE

Walmart

WESTWARD SHOPPING CENTER
DOLLAR TREE
Office DEPOT
Burlington HARBOR FREIGHT
ALDI

Publix

PALM BEACH INTL AIRPORT

PRESIDENTE SUPERMARKET

SOUTHDALE SHOPPING CENTER
Publix Pet Supermarket

Publix

CROSS COUNTY PLAZA | MARKET AERIAL



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