

RETAIL SPACE FOR LEASE

GROVE MARKET SHOPPING CENTER

5060 Seminole Pratt Whitney Road, Loxahatchee, FL



OUTPARCEL OPPORTUNITY AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Now open: **Winn✓Dixie**
- Located in the middle of Westlake's future commercial development, Grove Market Shopping Center is adjacent to over 8,000+ residential units approved within a 10 mile radius
- Center to undergo a renovation to include a new roof, new lighting, new façade, parking lot and 2 new pylons
- Traffic Count- Seminole Pratt Whitney Road: 22,500 ADT. Traffic counts are stated to increase to 78,000+ with completion of communities. SPW Road is the major north-south thoroughfare through the market. Persimmon Boulevard is being extended in each direction and will be the main east-west artery of the town
- Multiple full access points with high visibility off Seminole Pratt Whitney Road
- Westlake is the fastest growing city in Florida and the strongest residential growth market in Palm Beach County
- 10,379 SF ER at Westlake now open to the South, which is an extension of Wellington Regional Medical Center
- Christ Fellowship Church purchased 13 acres to build a 65,000 SF, 800 seat sanctuary and office
- City just approved a 553,000 SF International Sports Training Facility which will include a private academy for grades Pre-K through 12 for both day and boarding school
- Across from Seminole Ridge Community High School with 2,191 students

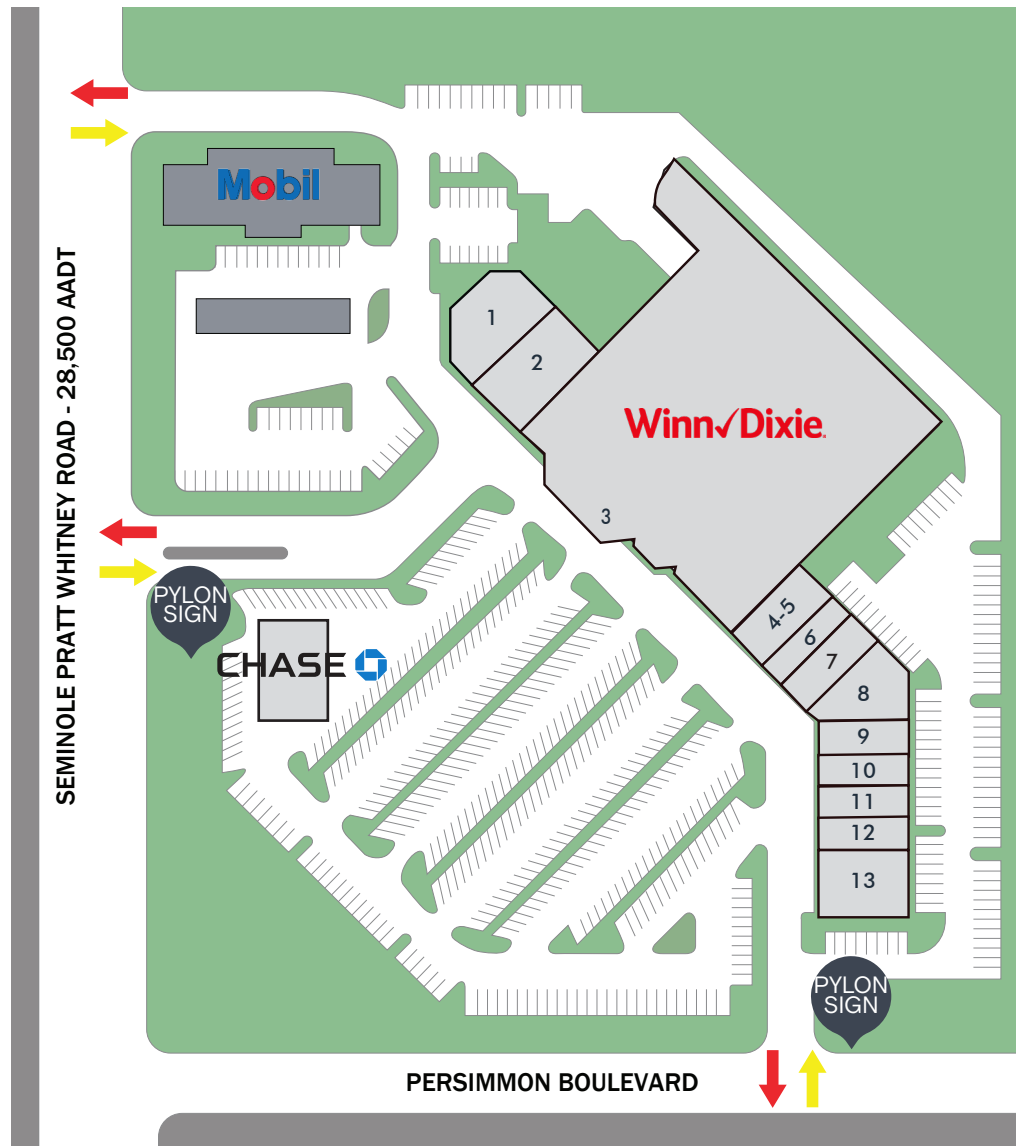
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	2,193	19,575	52,402
HOUSEHOLDS	712	6,163	16,780
DAYTIME EMPLOYEES	1,851	16,417	43,919
AVERAGE HH INCOME	\$105,867	\$109,428	\$110,904

	5 Minutes	10 Minutes	15 Minutes
POPULATION	5,829	22,205	50,975
HOUSEHOLDS	1,871	7,022	16,514
DAYTIME EMPLOYEES	4,905	18,638	42,719
AVERAGE HH INCOME	\$108,340	\$109,229	\$115,323



GROVE MARKET SHOPPING CENTER | EXECUTIVE SUMMARY



Tenant Roster

1 Gator Shack	3 Winn Dixie	6 Sunshine Nails of PB	8 Il Pomodoro	10 Company C Salon	12 Great Wall Chinese Restaurant
2 Future School of Jiu Jitsu	4-5 Ace of Carts Golf Carts	7 Afterburn	9 Gissy Chiropractic - Now Open	11 A Smoker's Delight	13 NAPA Auto Parts

GROVE MARKET SHOPPING CENTER | SITE PLAN

LEGEND

WESTLAKE HOMES

*Under Development

- 1 150 HOMES
- 2 500 HOMES
- 3 260 HOMES
- 4 350 HOMES
- 5 600 HOMES
- 6 165 HOMES
- 7 308 HOMES
- 8 610 HOMES
- 9 140 HOMES
- 10 250 HOMES
- 11 759 HOMES
- 12 414 HOMES
- 13 3,900 HOMES

8,406
TOTAL HOMES

4,900 ACRES
4,000 UNITS
APPROVED
(GL HOMES)

AVENIR DRI
Under Development
4,700 Acres
3,900 Homes
2.2M SF Office
400,000 SF Retail
300 Hotel Rooms

WESTLAKE TOWN CENTER
Under Development
150,000 SF Retail
250,000 SF Office
150 Hotel Rooms
30 Homes

WESTLAKE OFFICES & RETAIL
Under Development
4,500+ Homes, Retail & Office

WESTIN PINES
Community Middle School
1,091 Students

GOLDEN GROVE
Elementary School
616 Students

Seminole Ridge
Community High School
2,276

HOMES AT ARDEN
251 Homes

Arden Park

Publix **TSC** **TRACTOR SUPPLY CO.**

CVS
Winn-Dixie

ALDI
REGAL

Party City
HOBBY LOBBY
BIG LOTS
PETS MART
DOLLAR TREE

HomeGoods
Costco
Marshall's
Stacy's

bealls
Burlington

LOWE'S

ROSS
BED BATH & BEYOND
BJ's
buying BABY

Walmart

EL DORADO

Publix
DUNKIN' **CHASE**

Publix
PNC
Walgreens
BURGER KING
McDonald's

Target

GROVE MARKET SHOPPING CENTER | MARKET AERIAL

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NEW
PERMISSION BLVD
EXTENSION TO 441

NOW OPEN:
Winn-Dixie

PERSIMMON BOULEVARD

SEMINOLE PRATH WHITNEY ROAD - 28,500 AADT

Contact Brokers

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