



SEMINOLE SHOPPES

11940 U.S. Hwy 1, Palm Beach Gardens, FL

PALM BEACH GARDENS, FL



MARKET: South Florida

COUNTY: Palm Beach

GLA: 73,751 SF

TRAFFIC COUNT: 32,808



Conceptual rendering. Subject to final approvals.

	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	6,355	50	\$136,649
3 MILES	44,558	48.7	\$121,804
5 MILES	124,707	45.6	\$112,245

LEASING CONTACTS

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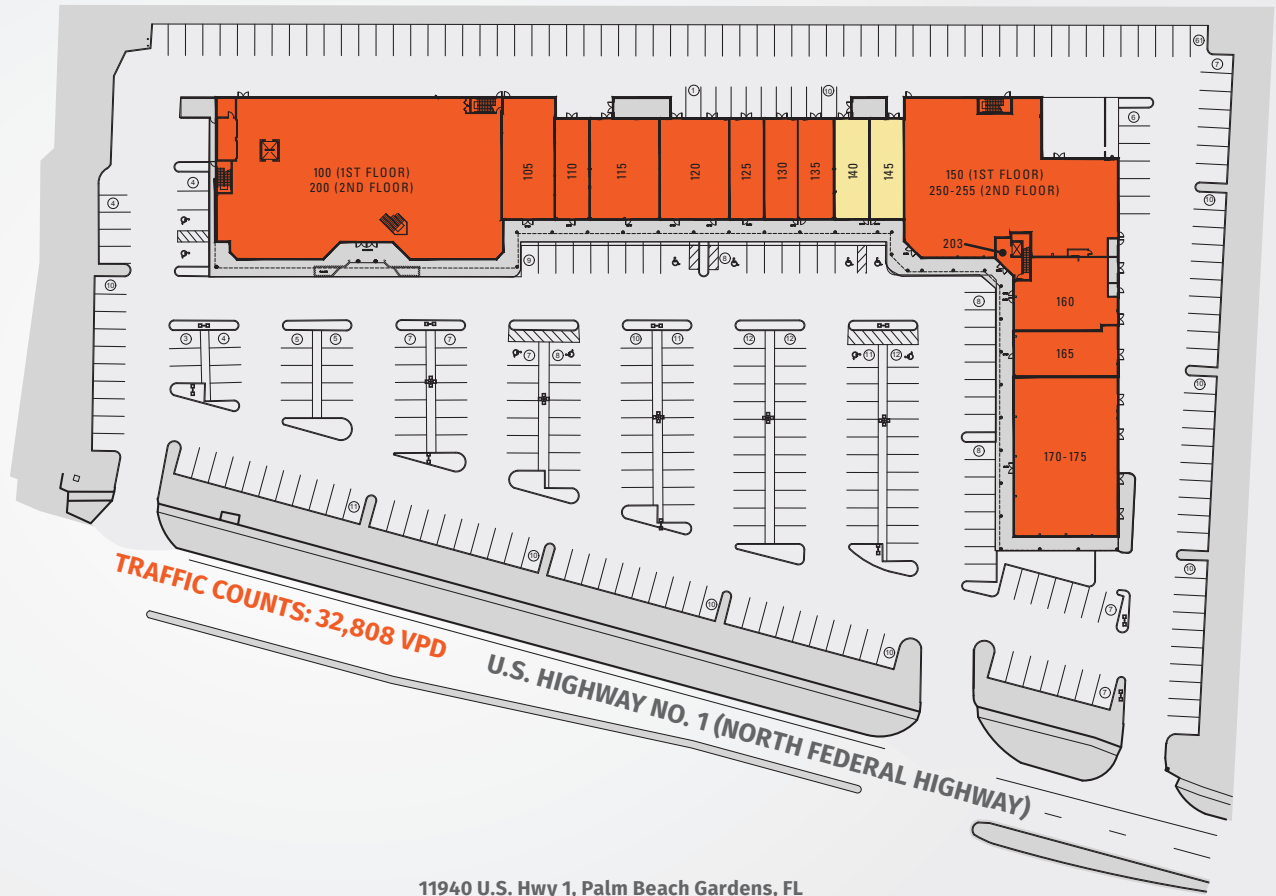
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SEMINOLE SHOPPES

TENANTS	SUITE	SF
Available	(Floor 1) 100	14,808
	(Floor 2) 200	17,441
Available	105	2,145
Available	110	1,167
Available	115	2,337
Available	120	2,330
Available	125	1,161
Available	130	1,163
Available	135	1,172
Gaetano's Beauty Salon	140	1,184
Stretch Zone	145	1,143
Available	(Floor 1) 150	9,239
Available	(Floor 2) 250-255	9,462
Available	160	1,865
Available	165	1,613
Available	170-175	5,521



Seminole Shoppes (formerly Carl's Plaza) will be renovated and re-tenanted to provide a vibrant new marketplace at which to eat, shop, work and play. The reinvented plaza provides a great opportunity for retailers and restaurants to enter this affluent, dynamic trade area in a highly attractive, upgraded center. The adjacent Golden Bear Plaza, a 245,000 sf Class A office property (1,100 employees), along with FPL's headquarters (2,500 employees), and a broad range of waterfront residences in the immediate area (\$2MM to \$50MM) provide a captive and affluent customer base. Seminole Shoppes is just over a mile east of the upscale Gardens Mall, a 1.4 million sf regional mall ranked Number 1 in Palm Beach County for luxury goods sales. With 150+ upscale shopping destination retailers and estimated sales of \$900 per square foot, Gardens Mall creates excellent cross shopping opportunities.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.