FOR LEASE

SHOPPES OF OAKBROOK

11586 U.S. HIGHWAY 1, PALM BEACH GARDENS, FL 33408





PROPERTY DESCRIPTION

Shoppes of Oakbrook is a 183,452 SF grocery anchored shopping center located at the prominent intersection of PGA Boulevard and U.S. Highway 1 in Palm Beach Gardens. Anchored by Publix and featuring a strong mix of national and local retailers, restaurants, and service providers, the center benefits from an affluent trade area and consistent consumer traffic.

PROPERTY HIGHLIGHTS

- Prime location at PGA Boulevard and U.S. Highway 1
- Affluent trade area with an average household income of $156,446 within three miles
- Approximately 30,017 vehicles per day and 2 million annual visits
- Strong tenant mix featuring Publix, CVS, Starbucks, Chipotle, and Duffy's Sports Grill
- 2,500 SF available in a Publix grocery anchored shopping center

OFFERING SUMMARY

Available SF:	2,500 - 11,749 SF
Building Size:	183,452 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,736	23,571	55,684
Total Population	7,240	49,385	130,458
Average HH Income	$163,343	$162,169	$156,446

BRYAN COHEN

561.471.0212

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cohen commercial

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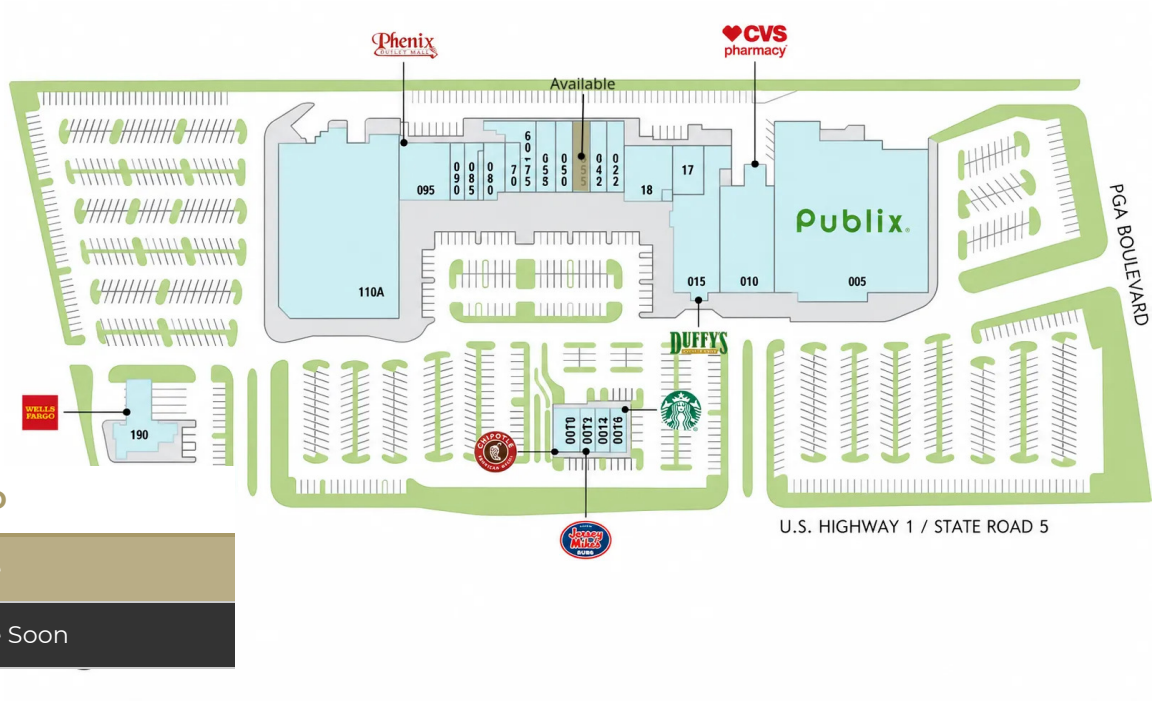
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LEGEND

Available
Available Soon

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 - 11,749 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
055	Available	2,500 SF	NNN	Negotiable
Coming Available	Available Soon	11,749 SF	NNN	Negotiable

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
055	AVAILABLE	2,500 SF	1.36%
005	Publix	44,400 SF	24.20%
010	CVS	10,800 SF	5.89%
015	Duffy's Sports Grill	11,749 SF	6.40%
020	Pvolve	2,800 SF	1.53%
040	Degree Wellness	2,260 SF	1.23%
050	Great Expressions Dental	2,500 SF	1.36%
058	Fred Astaire Dance Studios	2,500 SF	1.36%
080	K-2 Realty	2,100 SF	1.14%
085	Cohen's Fashion Optical	1,500 SF	0.82%
090	Icon Nails	1,600 SF	0.87%
095	Phenix Salon Suites	6,000 SF	3.27%
110A	Anchor Tenant Coming Soon	69,737 SF	38.01%
17	School of Rock	3,120 SF	1.70%
18	Berry Fresh Cafe	5,420 SF	2.95%
190	Wells Fargo bank	3,300 SF	1.80%
60-75	Massage Envy	4,049 SF	2.21%
70	Chez Cheri	1,117 SF	0.61%
Out1	Chipotle Mexican Grill	2,200 SF	1.20%
Out2	Poke Bowl	1,200 SF	0.65%

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
Out3	Jersey Mike's Subs	1,400 SF	0.76%
Out4	Starbucks	1,200 SF	0.65%
TOTALS		**183,452 SF**	**99.97%**
AVERAGES		**8,339 SF**	**4.54%**

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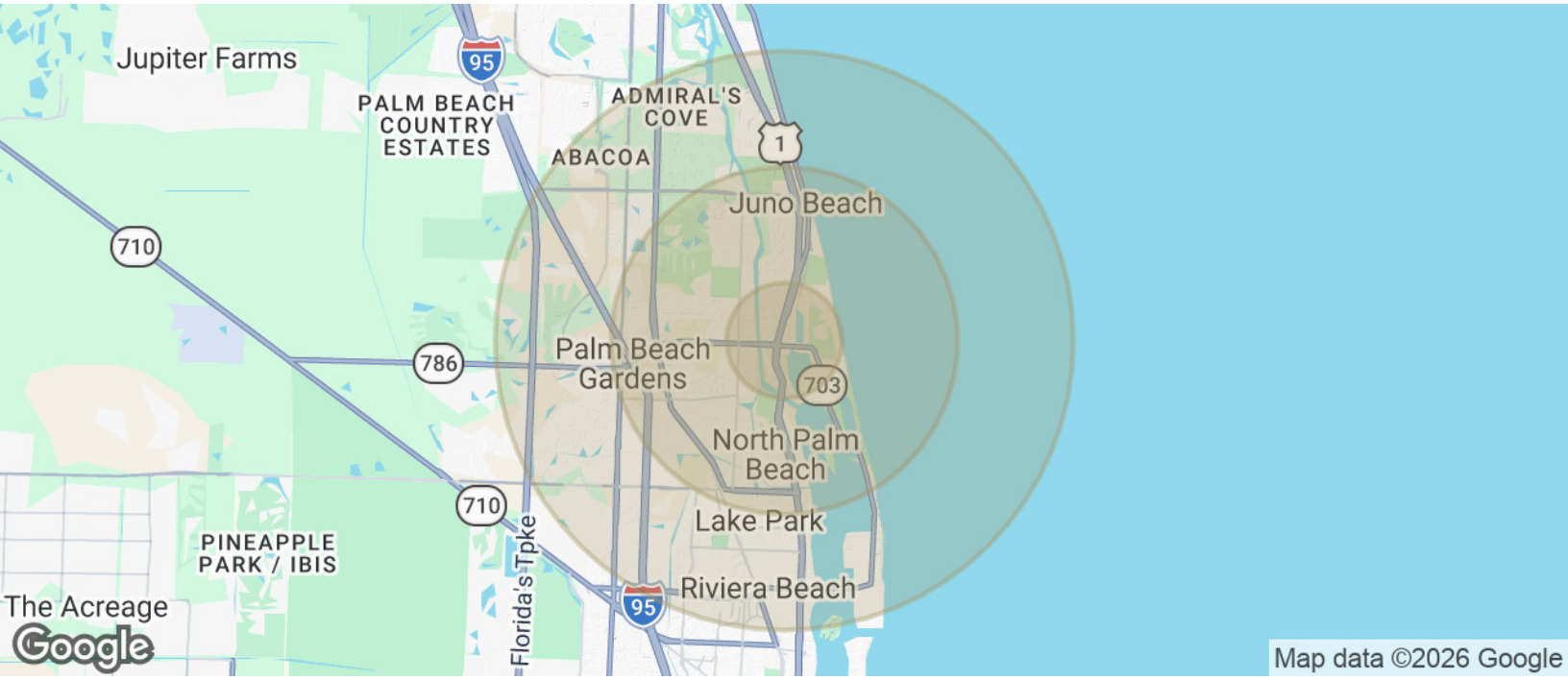
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,240	49,385	130,458
Average Age	54.2	51.7	47.1
Average Age (Male)	55.6	49.9	46.1
Average Age (Female)	53.8	52.7	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,736	23,571	55,684
# of Persons per HH	1.9	2.1	2.3
Average HH Income	$163,343	$162,169	$156,446

2023 American Community Survey (ACS)

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