

FOR LEASE

SOUTHDALE SHOPPING CENTER

846 SOUTHERN BOULEVARD, WEST PALM BEACH, FL 33405



PROPERTY DESCRIPTION

This Publix-anchored shopping center is in close proximity to I-95 and the island of Palm Beach. Property renovation will begin in 2026 which will include a new shopping center facade.

PROPERTY HIGHLIGHTS

- Join Publix, CVS Pharmacy, and Pet Supermarket
- Approximately 1,200 to 3,600 square feet available
- More than 23,852 cars pass the site per day

SPACES	LEASE RATE	SPACE SIZE
202	Negotiable	1,200 SF
204	Negotiable	1,200 SF
206	Negotiable	1,200 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 3,600 SF
Lot Size:	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,422	31,936	109,806
Total Population	13,829	78,783	282,135
Average HH Income	\$89,617	\$102,713	\$84,845

BRYAN COHEN

561.471.0212

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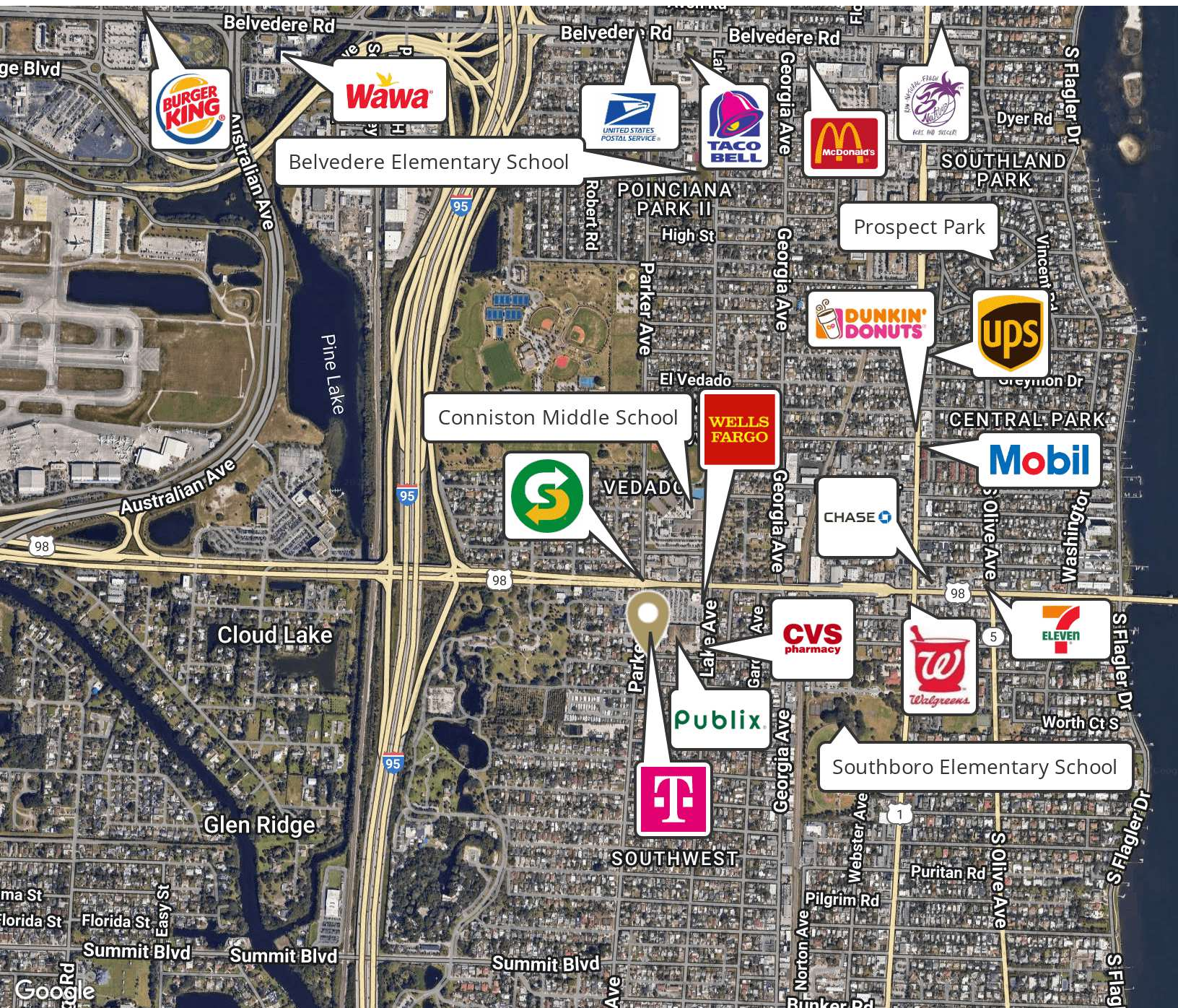


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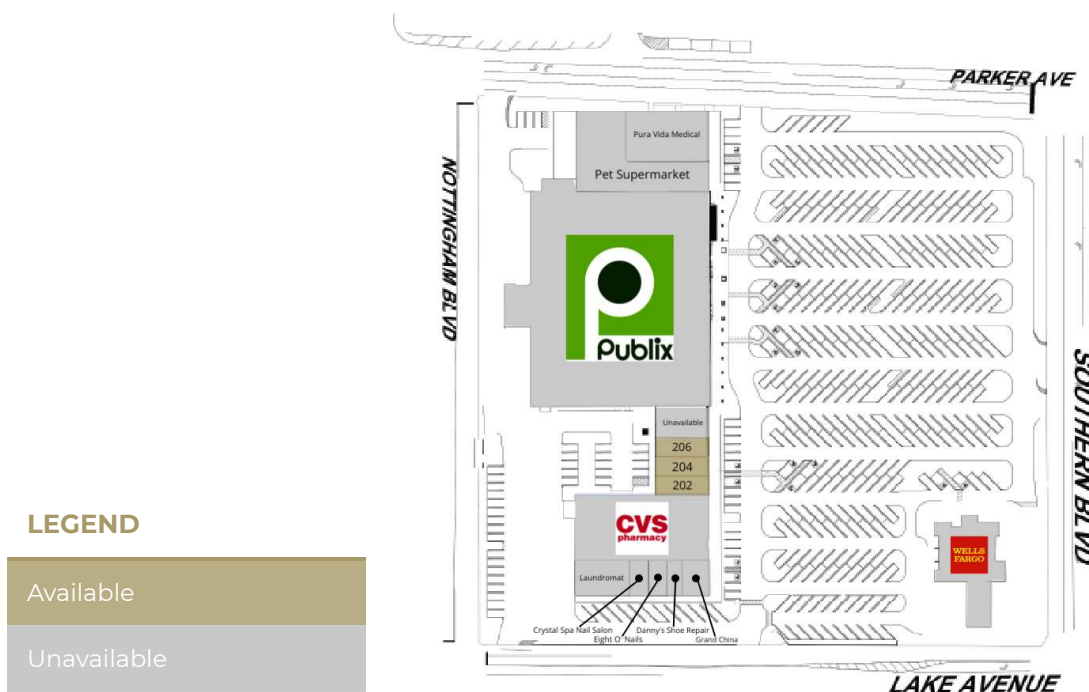
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
202	Available	1,200 SF	NNN	Negotiable
204	Available	1,200 SF	NNN	Negotiable
206	Available	1,200 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Laundromat	100	2,400
Crystal Spa and Nails	110	800
Eight O Eight Hair Salon	120	800
Quality Shoe Repair	130	800
Grand China	140	1,200
CVS Pharmacy	200	10,500
AVAILABLE	202	1,200
AVAILABLE	204	1,200
AVAILABLE	206	1,200
UNAVAILABLE	208	2,400
Publix Supermarket	210	50,325
Pet Supermarket	270	10,899
Pura Vida Medical	280	2,465
Wells Fargo	OP1	22,500
TOTALS/AVERAGES		108,689

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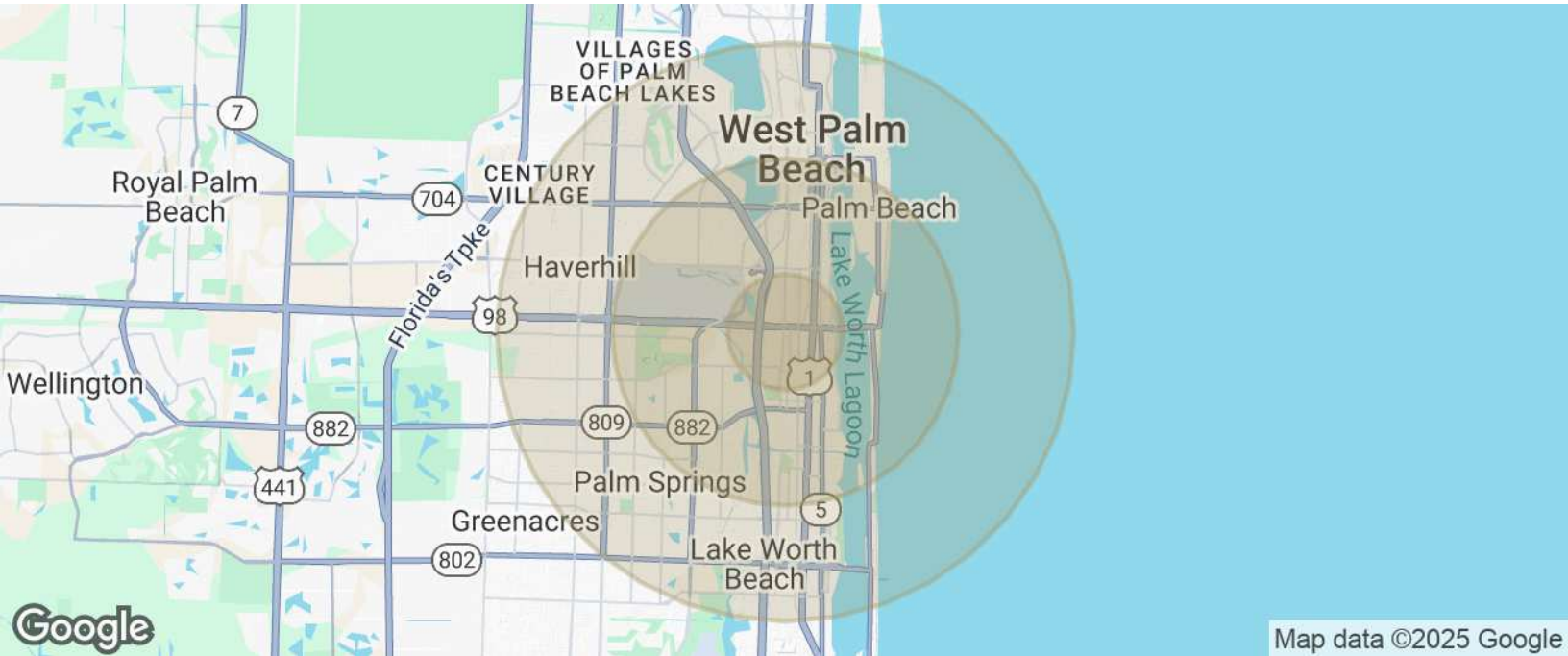
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,829	78,783	282,135
Average Age	41	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,422	31,936	109,806
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$89,617	\$102,713	\$84,845
Average House Value	\$536,908	\$527,286	\$383,926

Demographics data derived from AlphaMap

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