

Publix #0653 - Shoppes at Andros Isle

8989 Okeechobee Boulevard
West Palm Beach, FL 33411
Lat 26.709, Long -80.184

FOR LEASE



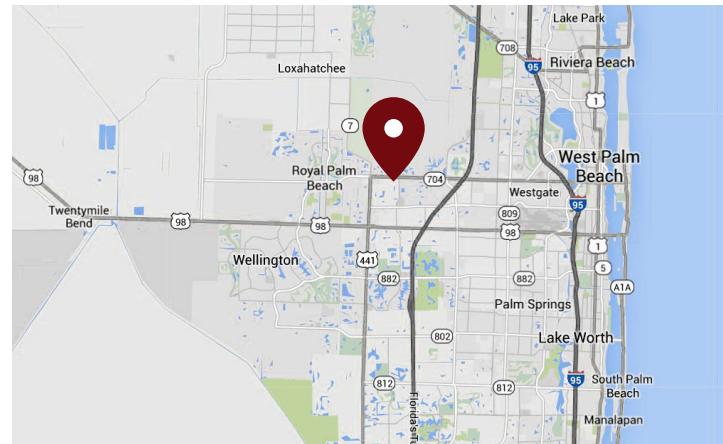
NEW LEASING SPECIAL

3 Months **FREE** Base Rent for New Leases Signed

1,400 - 2,100 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Dominant Neighborhood Center
- Major Signalized Intersection (NWC of Okeechobee Boulevard and Sansburys Way)
- Adjacent to and Across the Street from Upscale Gated Single Family Communities such as Breakers West
- Affluent Suburban West Palm Beach Market
- Combined Traffic Count: 51,164 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,012	56,820	176,225
Daytime Population	5,757	57,688	155,232
Total Households	3,179	21,586	66,812
Avg. HH Income	\$129,295	\$123,244	\$115,819

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Michael Rautbord

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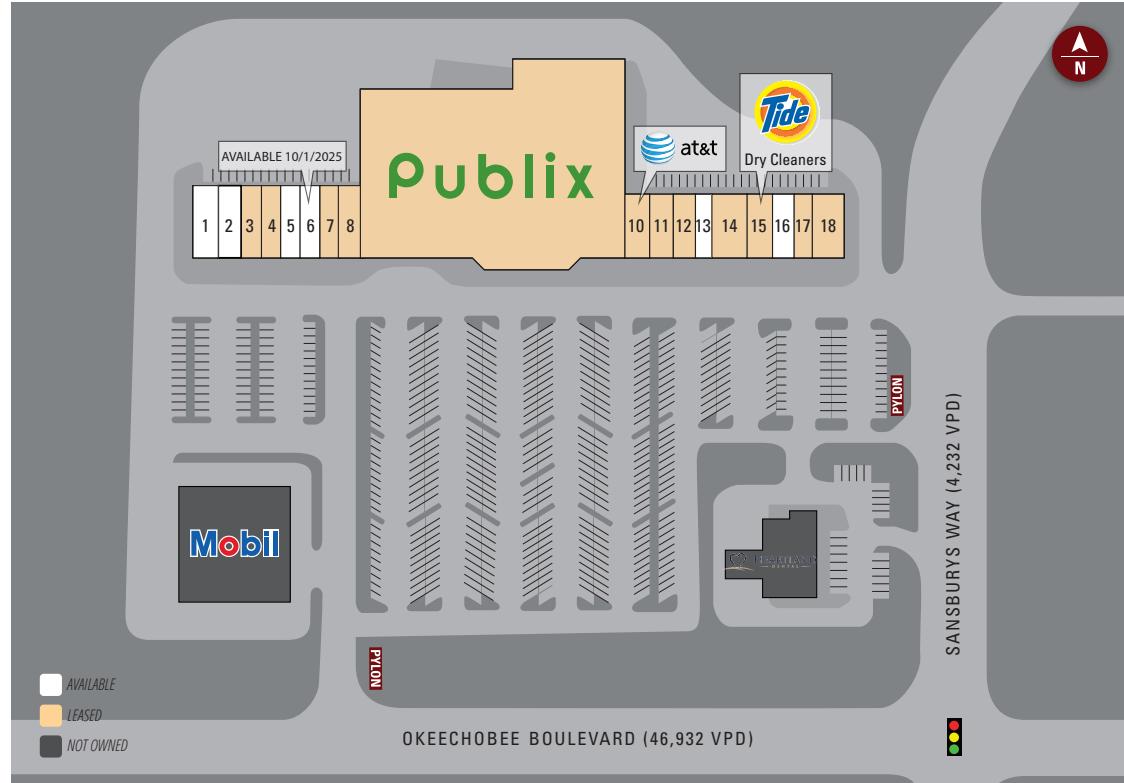
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SITE PLAN



Suite	Tenant	Size
	Publix	51,420
1	AVAILABLE	2,100
2	AVAILABLE	1,400
3	China Taste	1,400
4	Organic Nail Spa	1,400
5	AVAILABLE	1,400
6	AVAILABLE (10/1/2025)	1,400
7	Guardian's Credit Union	1,400
8	Snyder Chiropractic	1,400
10	AT&T	1,400
11	The UPS Store	1,400
12	Palm Beach Hair Salon	1,400
13	AVAILABLE	1,400
14	CORA Rehabilitation Center	2,800
15	Tide Dry Cleaners	1,400
16	AVAILABLE	1,400
17	Jay's Pizza & Pasta	1,400
18	Star Liquors II	3,500
		TOTAL: 70,420

TOTAL 79,420



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **147,400**

EST. # OF VISITS ANNUALLY

 **1 Million**

AVG. VISITS / CUSTOMER

 **7.12**

AVG. LENGTH-OF-STAY / VISIT

 **25 MIN**

TOP 3 DAYS



	# OF VISITS
Tuesday	156,432
Friday	154,821
Saturday	152,808

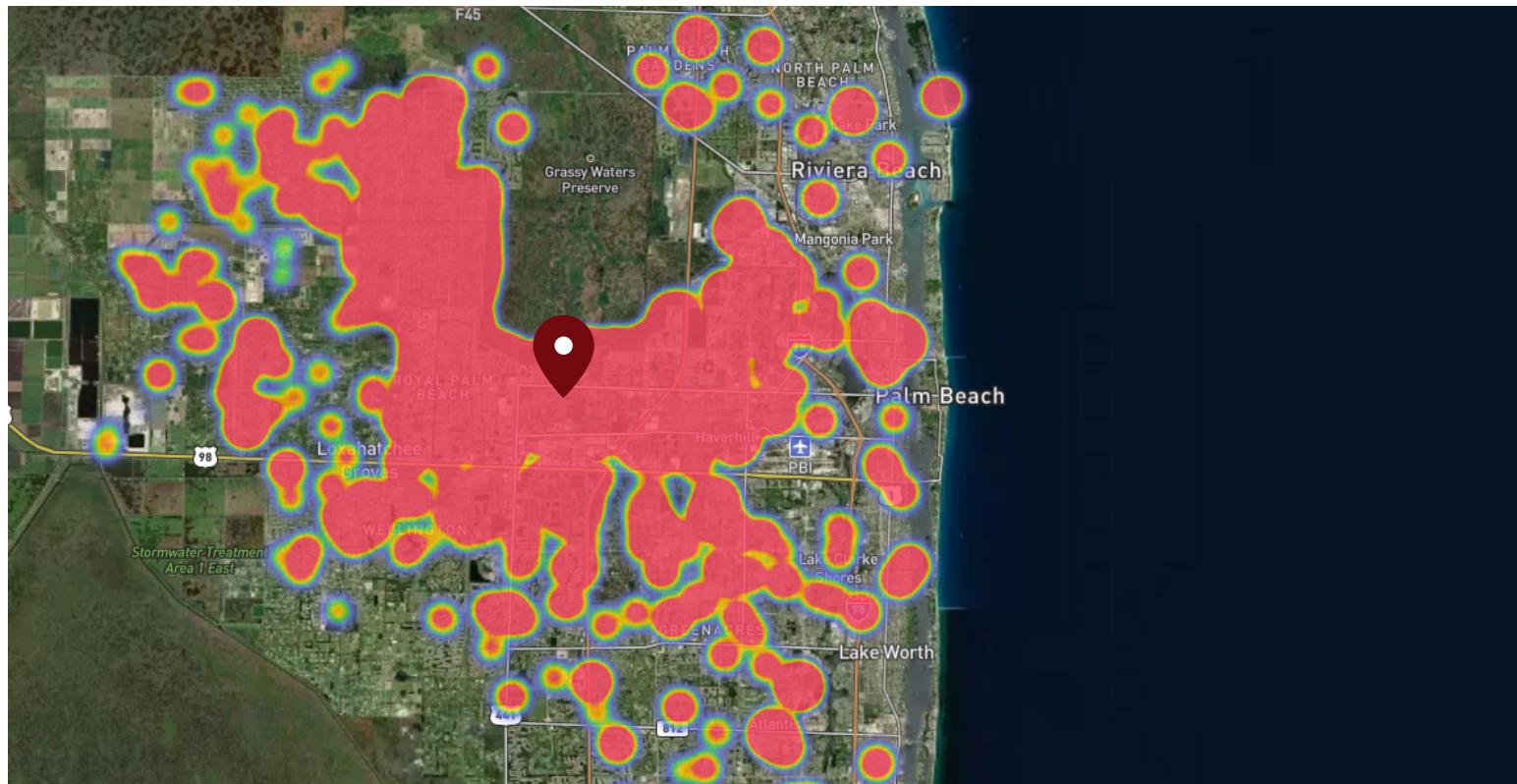
TOP 3 HOURS



	# OF VISITS
5-6 PM	165,496
4-5 PM	162,951
6-7 PM	146,037

Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2024 - August 31, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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