

Publix #0653 - Shoppes at Andros Isle

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

FOR LEASE

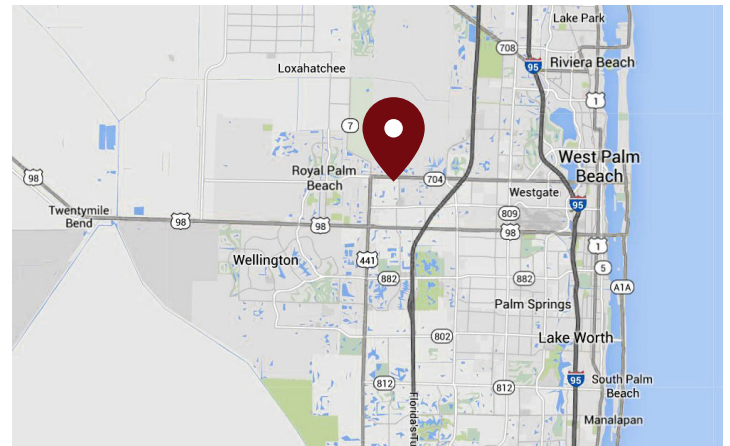


NEW LEASING SPECIAL
3 Months **FREE** Base Rent for New Leases Signed

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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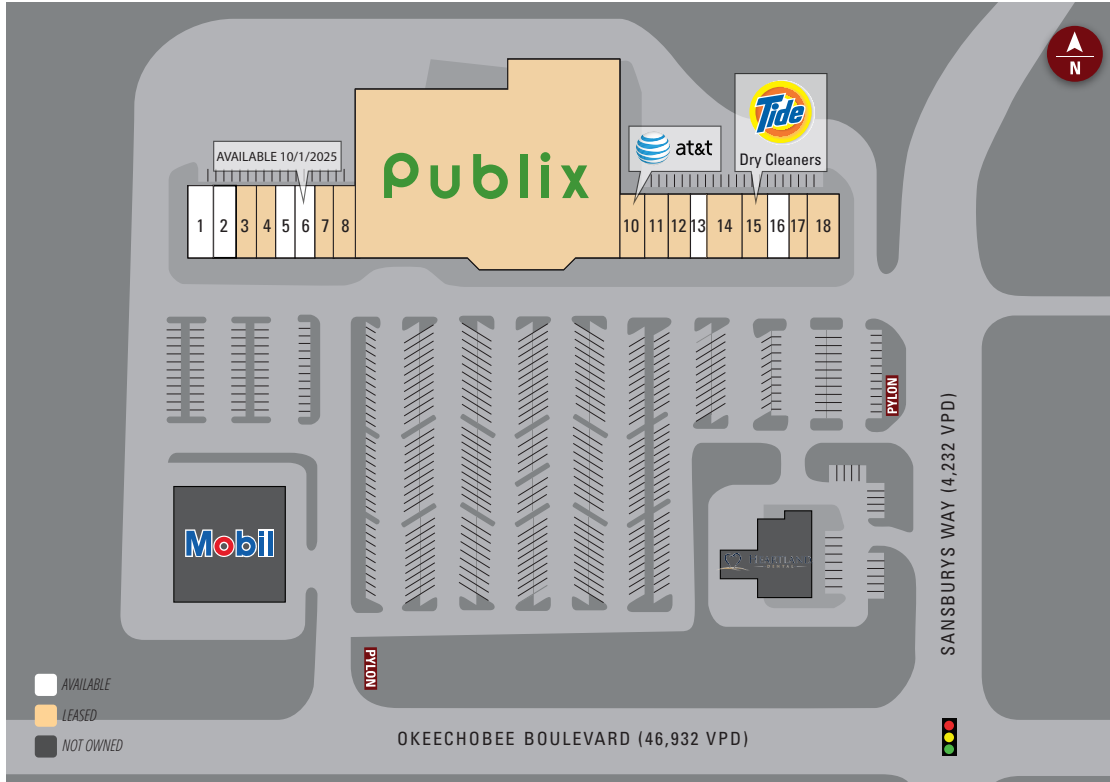
Crossman & Company

www.crossmanco.com

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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 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

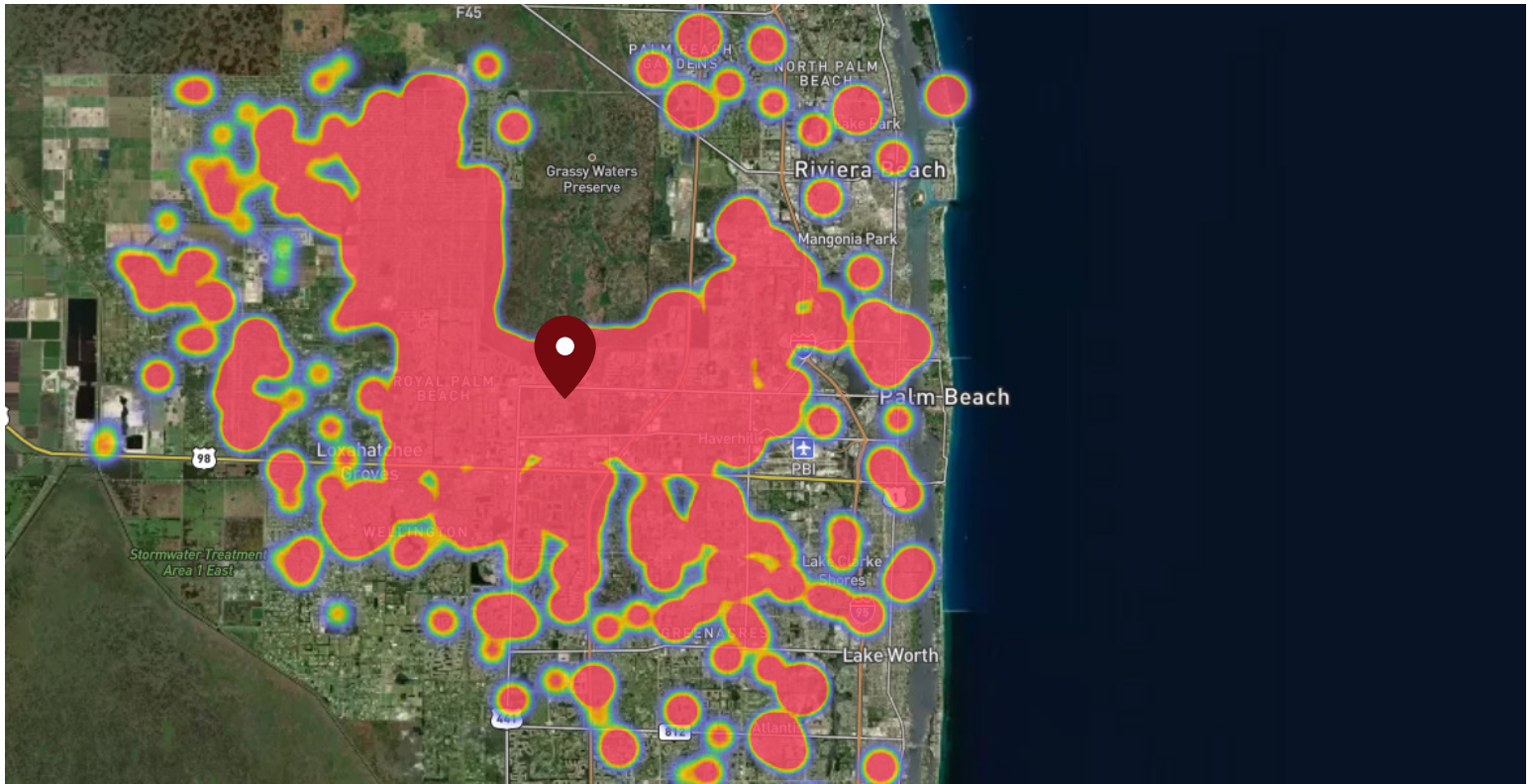
| | # OF VISITS |
|---|-------------|
|  Tuesday | 156,432 |
| Friday | 154,821 |
| Saturday | 152,808 |

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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