

UP TO 4,000 SF OF RETAIL



**8111 S DIXIE HIGHWAY
WEST PALM BEACH, FL**

**EXCLUSIVE
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PROJECT HIGHLIGHTS

- **Available:** Up to 4,000 sqft
- **Join:** **TRADER JOE'S** & Class A 358 unit apartment complex
- **Landlord Delivery:** Q1 2026

LOCATION HIGHLIGHTS

- Exceptional frontage at the southern gateway to West Palm Beach
- **Trade Area:** SoSo District, El Cid, Palm Beach Island, Lake Worth Beach, Downtown WPB, Flamingo Park & More

TRADE AREA DEMOGRAPHICS



Population
84,099



Daytime
Population
70,931



Average HH
Income
\$181,698



Median
Age
45



NEARBY

Publix

aioli



TRADER JOE'S

The Park





The Park
WEST PALM



Future Mixed Use
Development

Winn-Dixie

24,000 AADT

Gregory Rd

358 Class A
Apartments

TRADER JOE'S

SITE

S Dixie Highway





Southern Blvd

Forest Hill Blvd

Georgia Ave

Dixie Highway

The Park

SoSo Neighborhood

TRADER JOE'S

SITE



UPDATE AERIAL: JAN. 2026

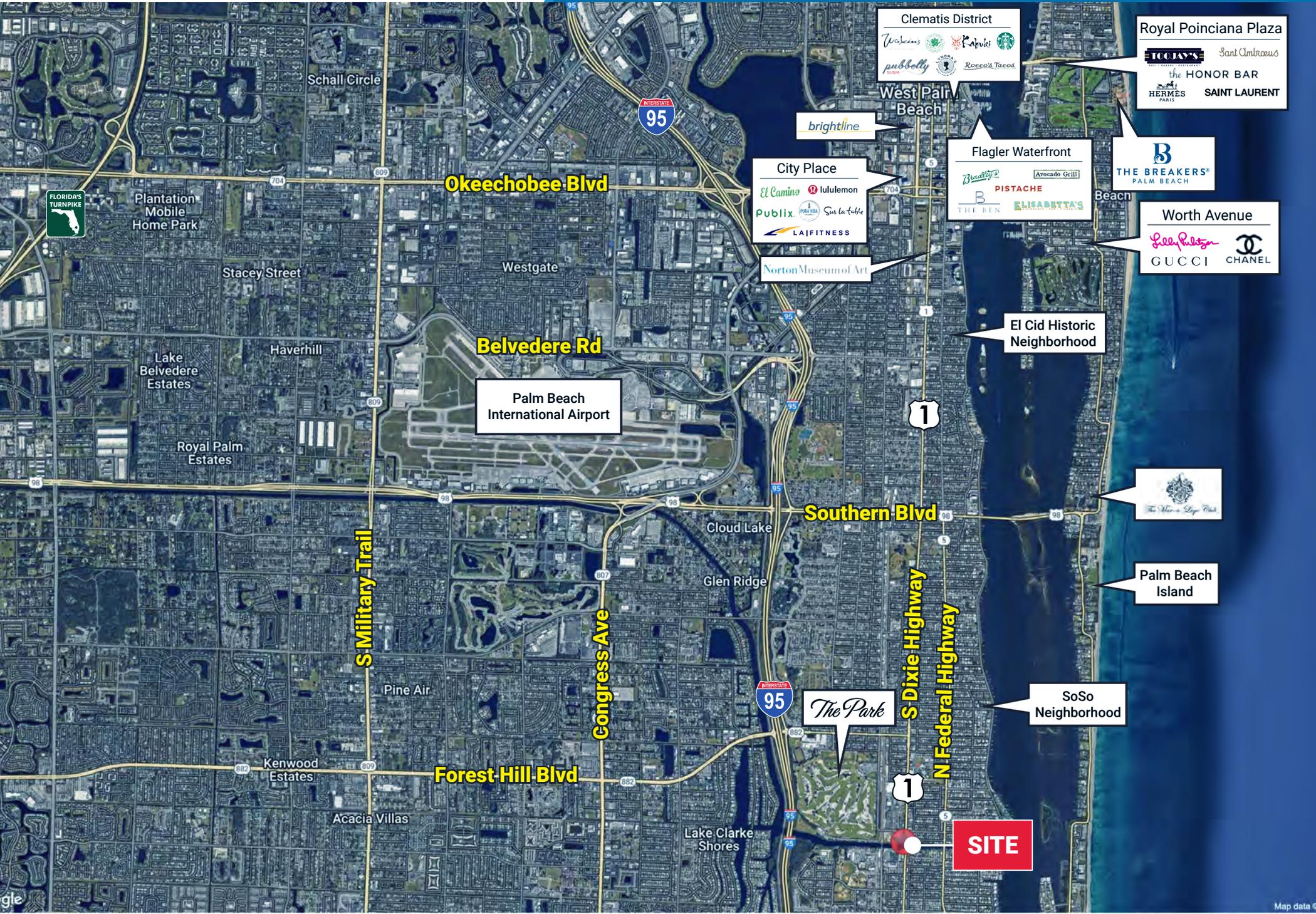


SITE

TRADER JOE'S

Gregory Rd

Dixie Hwy



Schall Circle

Okeechobee Blvd

Plantation Mobile Home Park

Stacey Street

Westgate

Belvedere Rd

Palm Beach International Airport

Lake Belvedere Estates

Haverhill

Royal Palm Estates

S Military Trail

Congress Ave

Pine Air

Forest Hill Blvd

Kenwood Estates

Acacia Villas

Lake Clarke Shores



Southern Blvd

Cloud Lake

Glen Ridge



The Park



S Dixie Highway
N Federal Highway

SITE

Clematis District
Woburn's *Publiki* *pubbelly* *Rocco's Tacos*

brightline

City Place
El Camino *lululemon*
Publix *Sus la table*
LAIFITNESS

Norton Museum of Art

Flagler Waterfront
Brucella 2 *Avocado Grill*
THE BEN *ELISABETTA'S*

Royal Poinciana Plaza
LOUIS VUITTON *Saint Ambrose's*
the HONOR BAR
HERMES *SAINT LAURENT*

B
THE BREAKERS®
 PALM BEACH

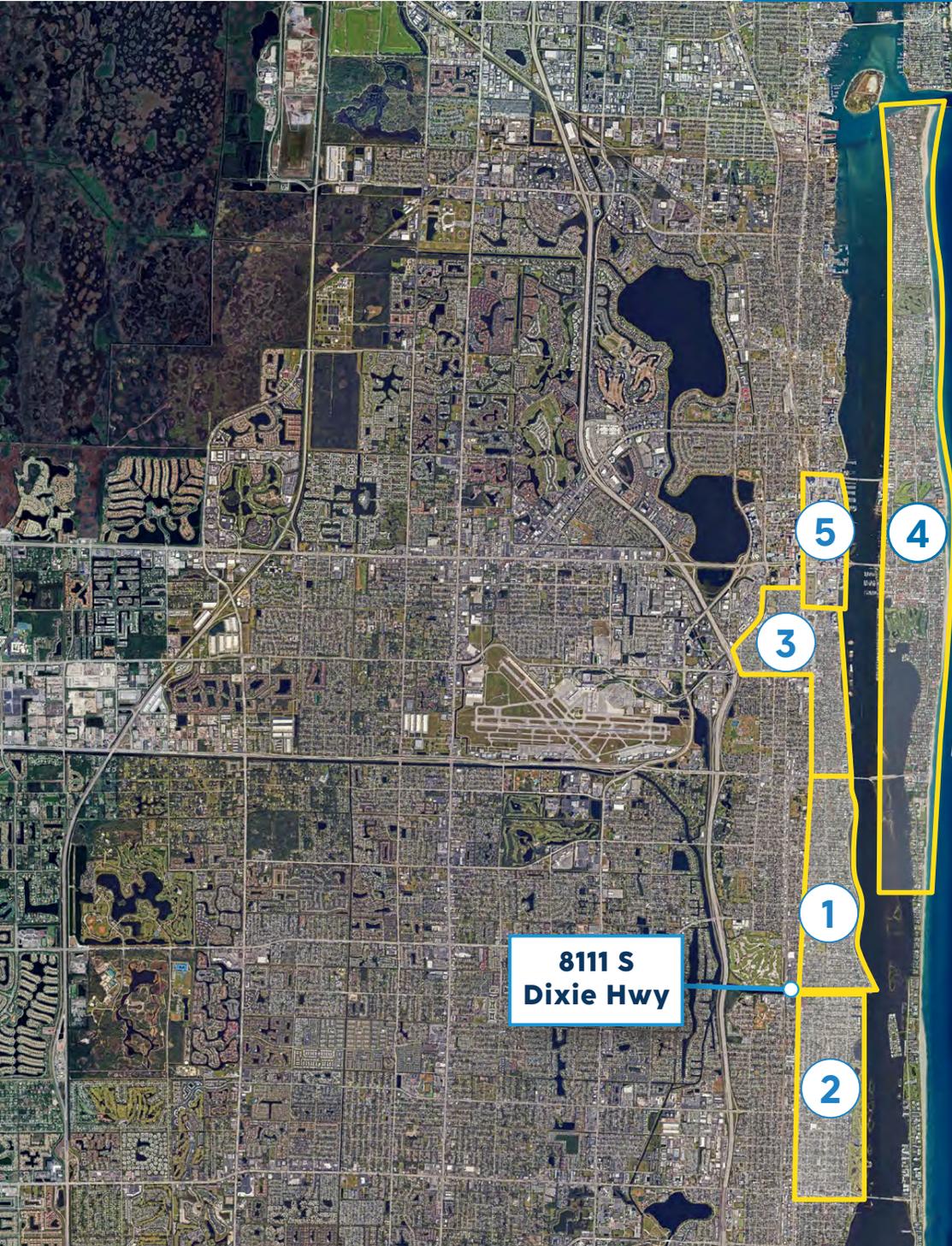
Worth Avenue
Lilly Pulitzer *GUCCI* *CHANEL*

El Cid Historic Neighborhood

The Palm Beach Club

Palm Beach Island

SoSo Neighborhood



LEGEND

- 1 SoSo District
Avg Home Price - \$3.6M
- 2 Lake Worth Beach
Avg Home Price - \$1.3M
- 3 WPB Historic Districts
Avg Home Price - \$2.3M
- 4 Palm Beach Island
Avg Home Price - \$8.5M
- 5 Downtown WPB
Avg Home Price - \$2.1M



