



LEGACY PLACE

Building on a legacy of lifestyle in Palm Beach Gardens

Retail and Restaurant Spaces for Lease

RIPCO
REAL ESTATE

TRADEMARK



A premier destination for retail, dining & daily living

At the crossroads of Palm Beach Gardens' energy and elegance, Legacy Place stands as more than a shopping center — it's a lasting destination. Strategically located on PGA Boulevard at I-95 and directly across from The Gardens Mall, this 420,000 SF open-air destination brings together over 38 national brands and local favorites.

From chef-driven dining and cutting-edge fitness to daily conveniences and design-forward home furnishings, Legacy Place blends lifestyle, commerce, and community in one iconic address. Positioned in one of South Florida's most affluent and fastest-growing trade areas, it continues to shape the retail and dining experience — creating a legacy of connection, convenience, and culture.





A growing market with strong consumer demand



Rapid Growth

Population ~63,284 in 2025,
nearly 7% increase in the past year.



High-Quality Tenants

Attracting strong brands and
enhancing the area's retail appeal.



High Spending Power

Affluent residents with strong disposable
income drive robust consumer demand.



Affluent Market

Median household income of \$110,563,
well above the national average.



Top-Earning Market

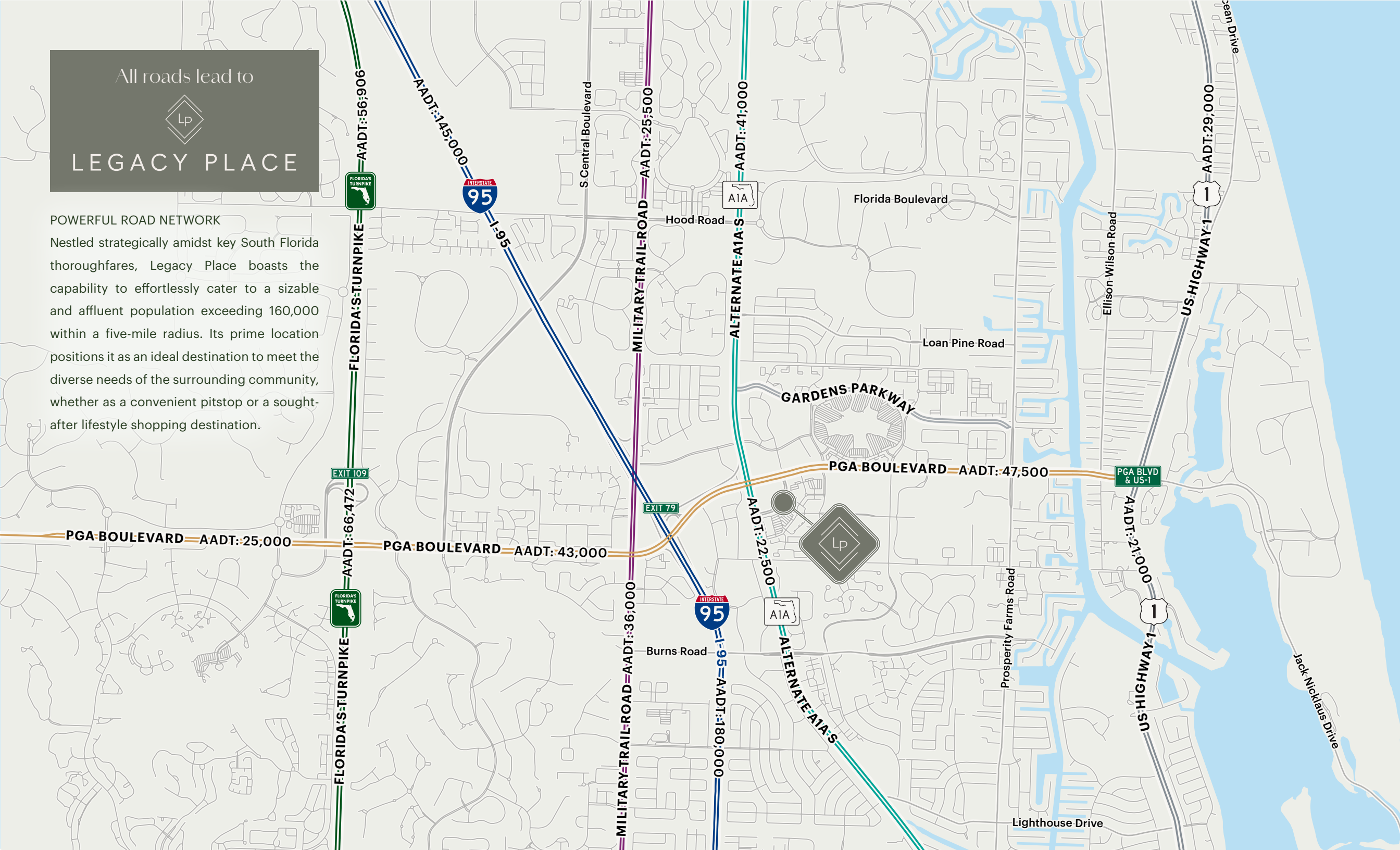
Ranks #3 in Average HH income among
Florida cities with 50K+ population.

All roads lead to



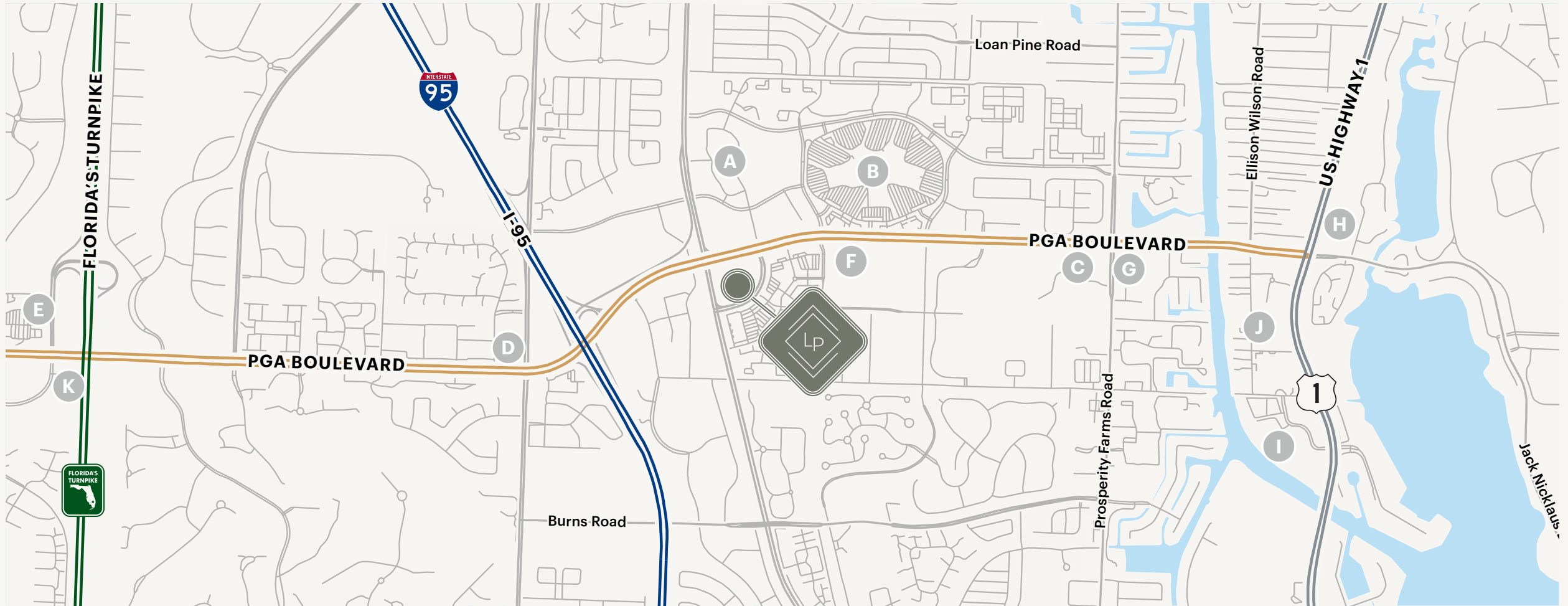
LEGACY PLACE

POWERFUL ROAD NETWORK
 Nestled strategically amidst key South Florida thoroughfares, Legacy Place boasts the capability to effortlessly cater to a sizable and affluent population exceeding 160,000 within a five-mile radius. Its prime location positions it as an ideal destination to meet the diverse needs of the surrounding community, whether as a convenient pitstop or a sought-after lifestyle shopping destination.





Neighboring Shopping Centers



LP Legacy Place
427,000 SF Lifestyle Center



A Downtown PBG
455,000 SF Lifestyle Center



B The Gardens Mall
1,400,000 SF Luxury Mall



C PGA Plaza
120,000 SF Shopping Center

F PGA Superstore
50,000 SF Specialty Store

I Shoppes at City Centre
95,000 SF Shopping Center

D Garden Square
126,000 SF Shopping Center

G Prosperity Center
123,000 SF Shopping Center

J Crystal Cove Commons
120,000 SF Shopping Center

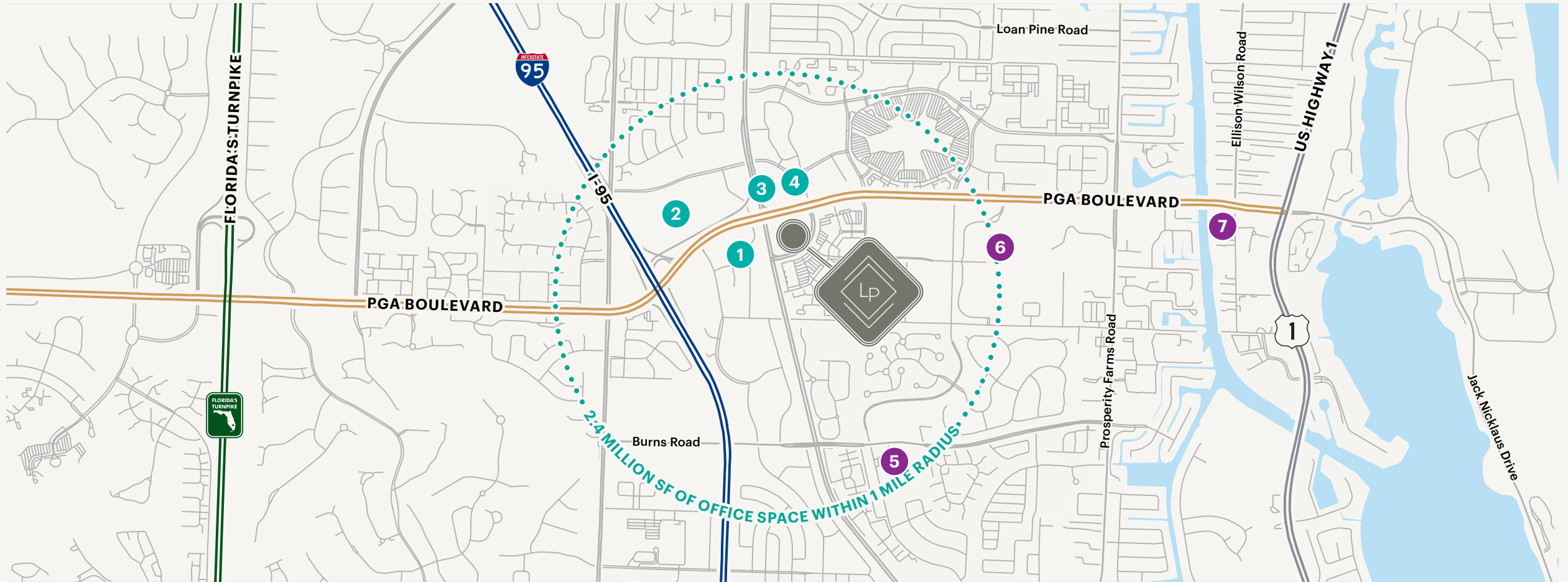
E Mirasol Walk
114,000 SF Shopping Center

H Shops of Oakbrook
200,000 SF Shopping Center

K LA Fitness Plaza
100,000 SF Shopping Center



Neighboring Offices & Points of Interest



1 PGA Station
11200 RCA Center Drive

Approved master plan: 8-story, 200,000 SF class A office tower (25,000 SF floor plates), 10,000 SF fine dining, 7,000 SF retail, 2,102 parking spaces, 5-story, 122-key hotel, 260,000 SF office/medical space, and 396 residential units. Proposed stop for Tri-Rail with unspecified timing.

2 FPL PGA Office
4300 Kyoto Gardens Drive

6 story, 270,000 SF class A office tower designed to withstand category 5 hurricane force winds. 1,000 daytime employees. Recently approved 6-story, has 2 building will be an additional 250,000 SF class A office space, with another 1,000 employees.

3 D'Vosta Towers
3874 Kyoto Gardens Drive

Two 11-story towers with a combined 220,000 SF of Class A office space. Decorative pyramid shaped framework on tops are inspired by the Grand Louvre Pyramid. Major office tenants: JP Morgan, Tower Hill Insurance, Comiter, Singer, Baseman, & Braun, Foresight Management.

4 Financial Center
3801 PGA Boulevard

The 10-story, 195,000 SF Class A Office Tower is walking distance from Palm Beach Gardens. The business hub has tenants like UBS, RBC, Morgan Stanley, and Lighthouse Investment Partners. The prime office space has an asking rent of \$50 per square foot NNN.

5 PBG Medical Center
199 Beds, 9,824 Discharges, \$2.35B in Revenue

6 Palm Beach State College
20,631 Undergraduates

7 Ritz-Carlton Residences
Three, 7-Story Buildings, 106 Units, 29-Slip Marina

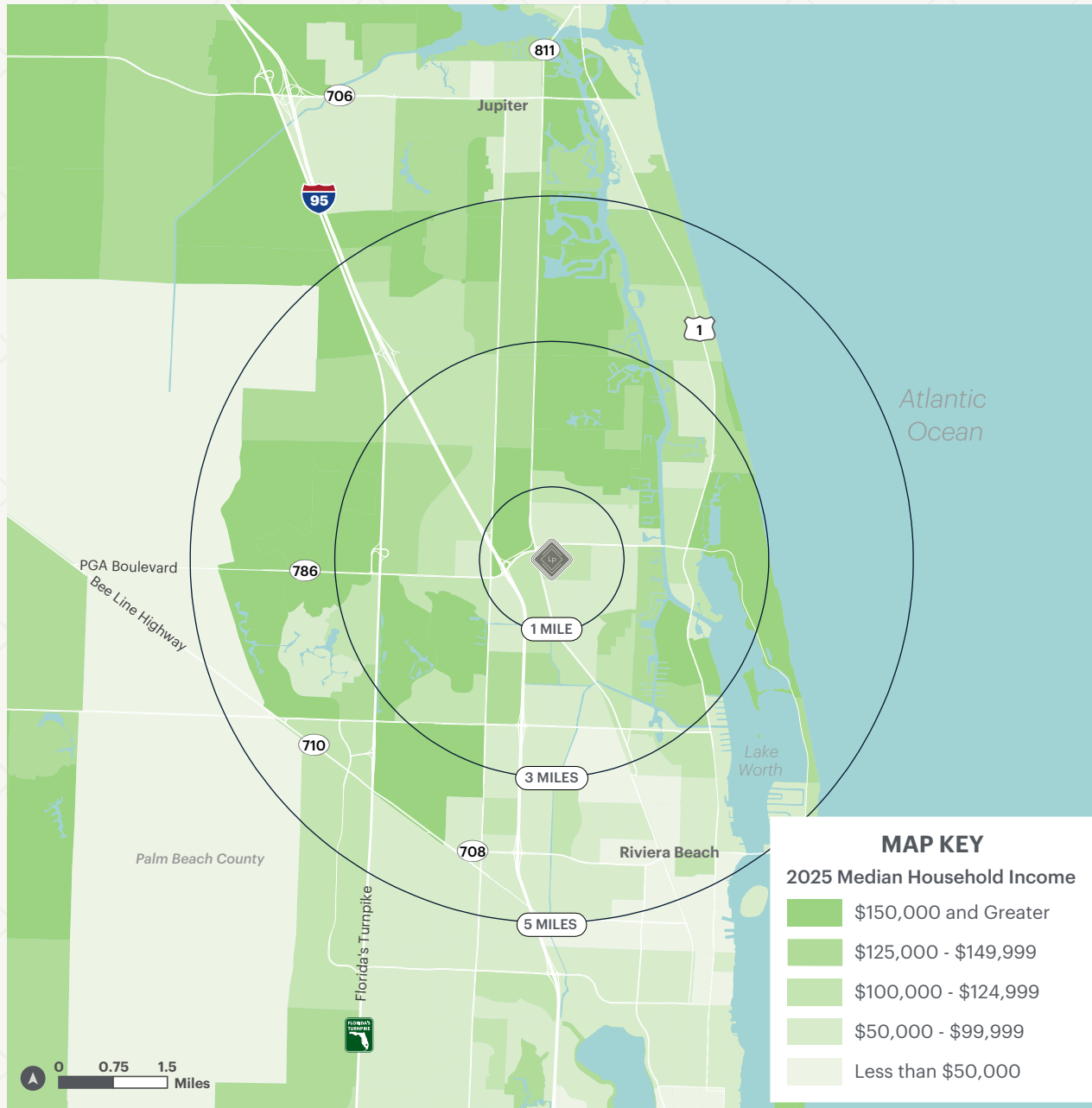


Market Aerial





Area Demographics



Demographics within a 5-mile radius

164,300
Total Population

72,475
Total Household

\$110,342
Median Household Income

\$780,501
Average Home Value

17,261 (24%)
Households with income
\$200K or Greater

187,402
Daytime Population

103,853
Total Employees

10,820
Total Businesses

38,275 (38%)
Population with
Bachelors Degree +



Legacy Place at a glance



154,000 SF
Retail Space



86,000 SF
Home Furnishing Space



38,000 SF
Restaurant Space



72,000 SF
Fitness & Service Space



42,000 SF
Medical Space

Tenant Mix





Site Plan



UNIT	TENANT	SF
275	Tampa General Hospital	18,021
280-100	AVAILABLE	5,940
280-120	Bungalow Palm Beach	4,776
290-100	AVAILABLE Currently Sal's Italian Ristorante	3,000
290-110	Jimmy Johns	1,349
290-120	AVAILABLE Currently Pure Barre	1,347
290-130	Prime IV	1,237
290-140	Blo Blow Dry Bar	1,250
290-200	MGMT	1,116
290-210	The Keyes Company	4,500
290-220	AVAILABLE	1,500
295-110	Men's Warehouse	6,650
295-120	AVAILABLE	2,637
300-100	AVAILABLE	966
300-110	The Good Feet	1,652
300-120	Great Greek	2,660
300-130	Venetian Nails & Spa	1,237
300-140	One Life Health & Performance	6,502
300-200	Salonz Beauty Suite	6,000
300-210	Fusion Academy	7,504
310-100 / 310-200	Nicklaus Children's Hospital	24,542
320-100	Five Guys	2,315
320-105	AVAILABLE	2,045
320-110	Jetset Pilates	2,000
320-120	Golftec	2,564
320-140	The Vitamin Shoppe	4,000
330-100	Eddie V's	11,067
340-100	AVAILABLE Currently Cool'A Fish Bar	3,623
340-105	AVAILABLE	1,871
340-110	Yoga Joint	3,508
345-100	AVAILABLE Currently Jos. A Bank	4,603
345-110	AVAILABLE	1,894
345-120	AVAILABLE	4,510
360-110	The Tox Coming Soon	2,000
360-120	Gardens Orthodontics	1,866
375-100	Flagstar Bank	3,327
375-110	AVAILABLE	4,113
3800	PROPOSED RESTAURANT Build To Suit Opportunity	7,000
3805	Chili's	5,863
11360	Jared	5,800
11365	The Capital Grille	8,511
11370	Ethan Allen	24,290
11380	Barnes & Noble	25,989
11385	Basset Furniture	15,000

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