

FOR LEASE

SHOPPES IN THE GARDENS

10800 NORTH MILITARY TRAIL, PALM BEACH GARDENS, FL 33410



PROPERTY DESCRIPTION

Long standing community shopping center located on the busy southeast corner of PGA Blvd. and Military Trail in Palm Beach Gardens. Join tenants along the likes of Dunkin' Donuts, Taco Chula, Re/Max Realty, George Ryan Salon and more.

PROPERTY HIGHLIGHTS

- Anchored by Dunkin' Donuts, RE/Max Realty, George Ryan Salon, and Taco Chula
- Highly sought after Palm Beach Gardens submarket
- Located just south of PGA Boulevard
- In close proximity to I-95, Florida's Turnpike, The Gardens Mall and Downtown Palm Beach Gardens
- Monument signage available
- Traffic Count: 40,000 vehicles per day

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	570 - 2,050 SF
Building Size:	34,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,295	35,739	68,469
Total Population	9,119	78,793	156,493
Average HH Income	\$131,082	\$146,147	\$135,392

BRYAN COHEN

561.471.0212

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SUITE	TENANT NAME	SIZE SF
100	Dunkin' Donuts	2,563 SF
101/102	Tranquil Radiance Spa	3,075 SF
103	Joky Luxury Nail	1,414 SF
104/105	AVAILABLE	2,050 SF
106	Chulados & Cream	640 SF
107	Lynda M. Brennan Counseling	317 SF
108	Taco Chula	1,541 SF
110	Hadassah Rowe Hair Studio	1,023 SF
111	PGA Chiropractic Health Center	2,466 SF
114	Daddy Brooklyn Pizza	784 SF
115/116	Cima Health	2,054 SF
117/212	George Ryan Loft & Salon	1,750 SF
118	COMING AVAILABLE	570 SF
119	Core Centrix Pilates	2,141 SF
120	Crossroads Market & Deli	2,700 SF
201/211	The Escape Team	2,795 SF
213	Lizanne P. Blake Therapy	480 SF
214	Universal Lenders	479 SF
215	Gardens Jewish Experience	1,352 SF
217/219	Tan Lines Optional	830 SF

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SUITE	TENANT NAME	SIZE SF
220	COMING AVAILABLE	1,240 SF
230	Anywhere Real Estate	3,100 SF
TOTALS		35,364 SF
AVERAGES		1,607 SF

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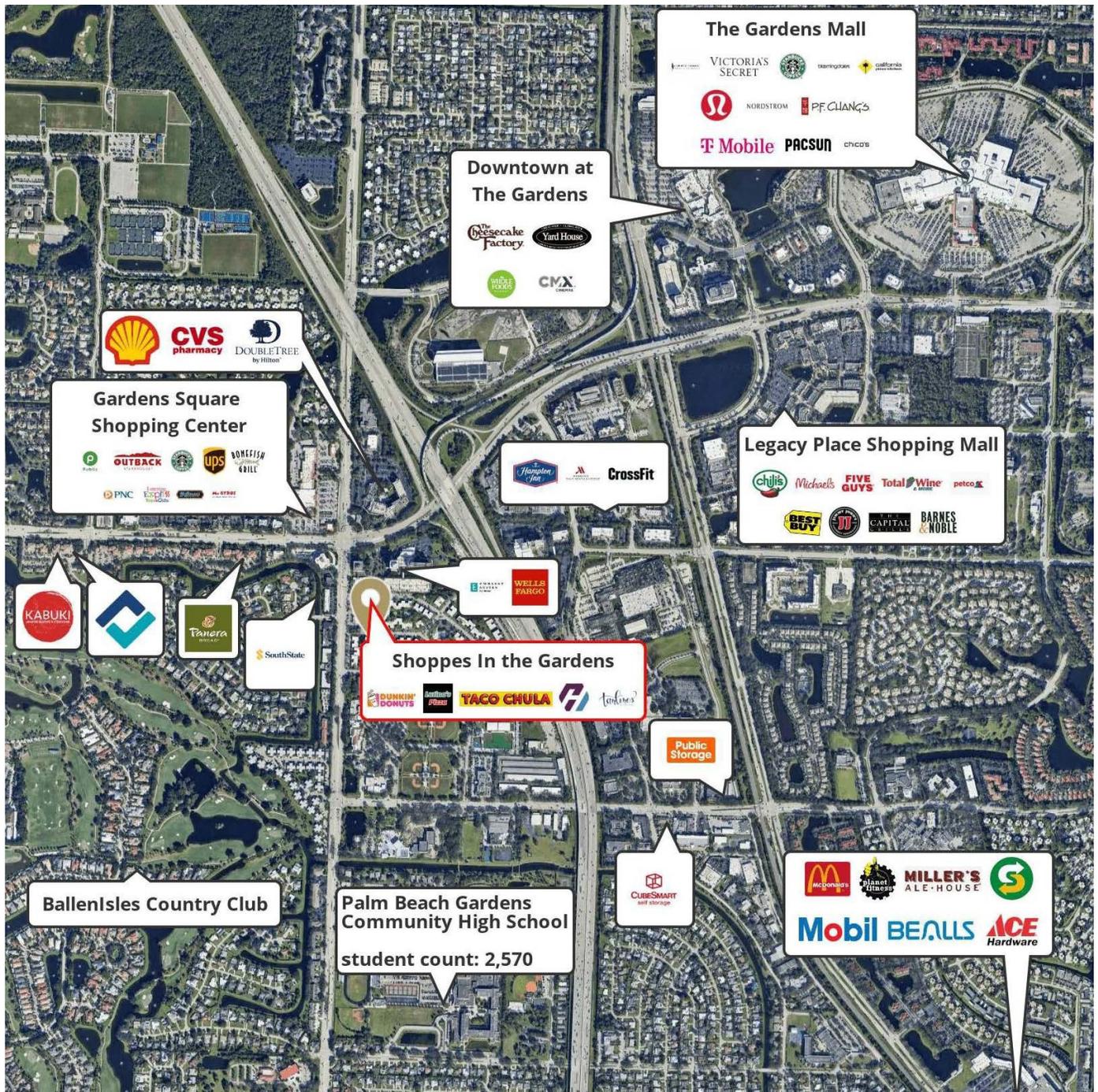
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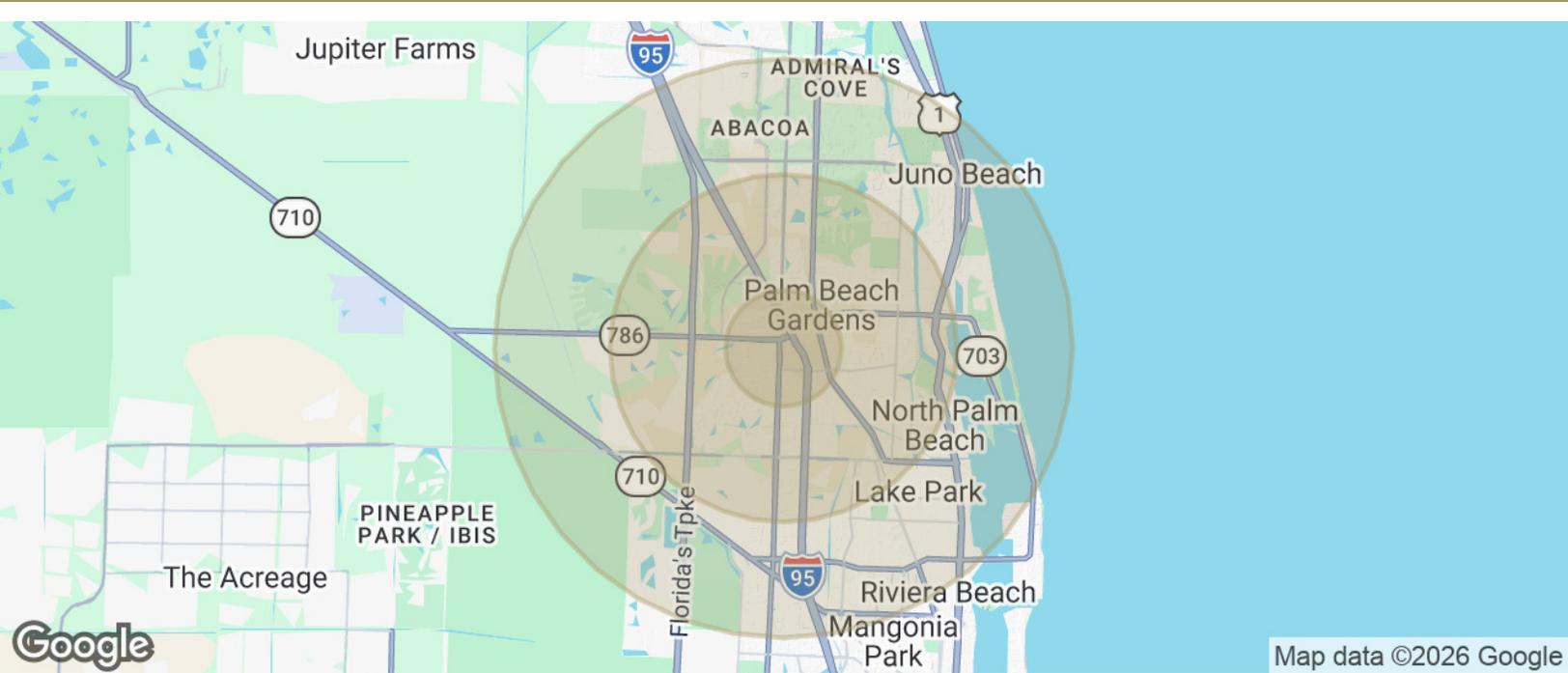
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,119	78,793	156,493
Average Age	47	49	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,295	35,739	68,469
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$131,082	\$146,147	\$135,392
Average House Value	\$498,134	\$640,034	\$612,361

Demographics data derived from AlphaMap

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