



# ±18 Acres for Development

Retail for Lease

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# Property Overview

## 14981 Southern Boulevard Available for Lease

<b>Address</b>	14981 Southern Boulevard & 248 C Road, Loxahatchee Groves
<b>Parcel Number</b>	41-41-43-17-01-807-0070 41-41-43-17-01-807-0030
<b>Lot Size</b>	18.66 Acres (812,830 SF)
<b>Municipality</b>	Loxahatchee Groves
<b>Zoning</b>	CL - COMMERCIAL LOW (41-LOXAHATCHEE GROVES)



# Property Overview

## Property Highlights



Availability  
±1 acre parcels  
available on Southern  
Boulevard



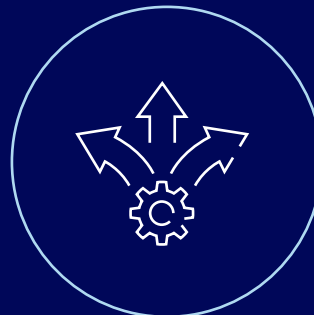
Big Box  
Opportunity



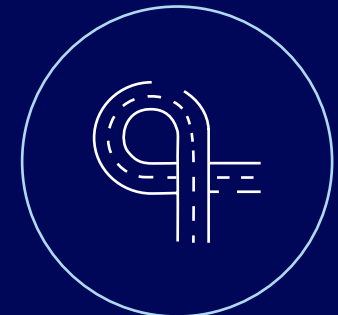
Daily Traffic Count  
±56,000 ADT on  
Southern Boulevard



2029 Projected  
Population Growth  
34,132 (3-mile radius)



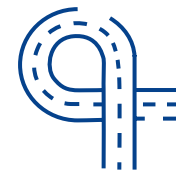
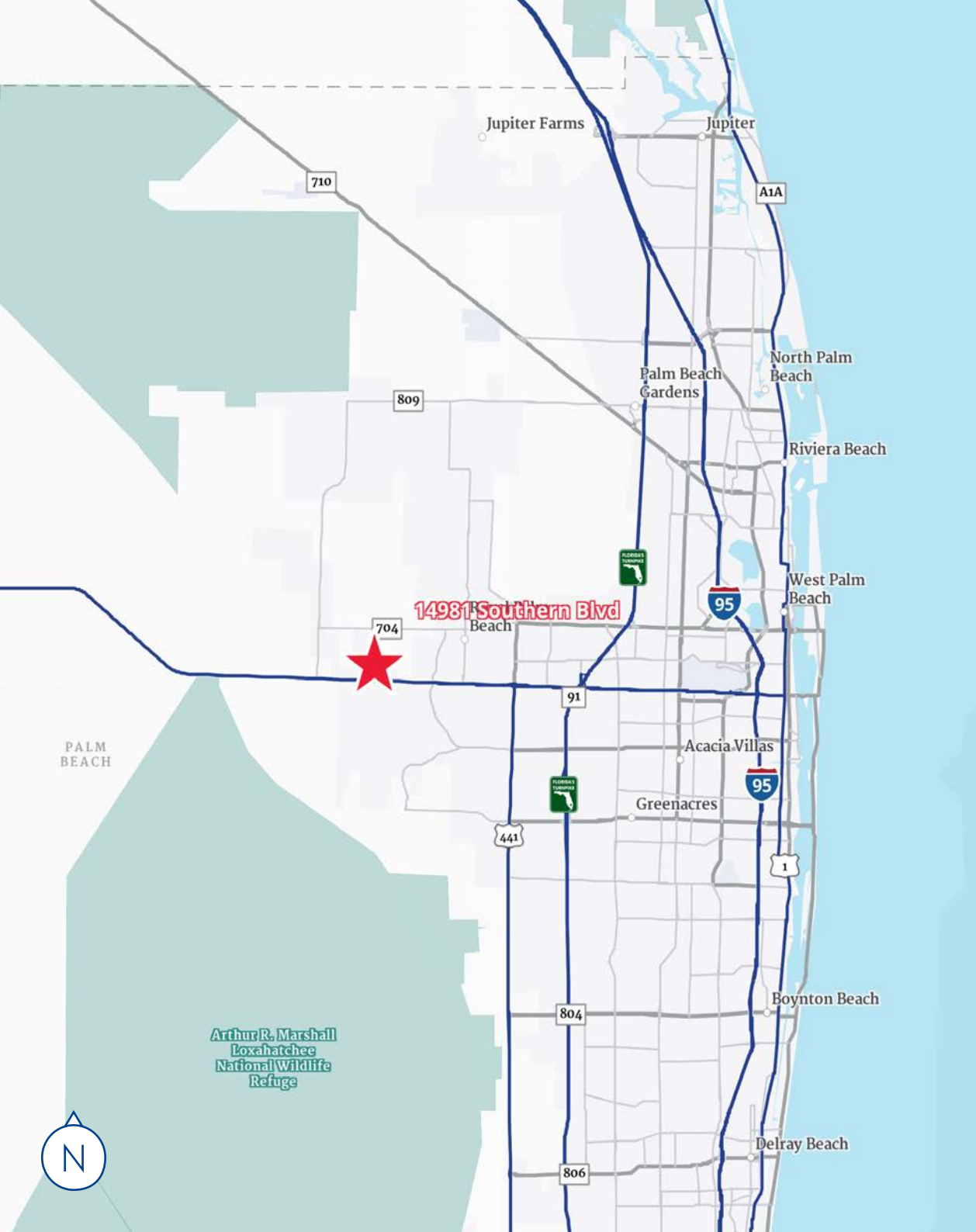
Multiple  
access points



Short distance from  
I-95 & Florida's  
Turnpike

# Location Overview

The subject property is situated directly off Route 98 (Southern Boulevard) in Loxahatchee Groves, strategically located near major thoroughfares that provide easy access to Florida's Turnpike, Interstate-95 and Route 441. The property is located near Florida HCA Florida Palms West Hospital as well as Wellington National Golf Club and is surrounded by dense residential and commercial neighborhoods, making it a convenient location for retail use. Furthermore, the Palm Beach International Airport is just a 20-minute drive from the property. Nearby major retailers include Publix Supermarket, 7-Eleven, The UPS Store, Duffy's Sports Grill, Crunch Fitness, Starbucks, WaWa, and Dunkin Donuts.



Florida Turnpike  
12 min / 8.7 mi

I-95  
20 min / 14.2 mi



Palm Beach Intl.  
Airport

via Southern Blvd  
20 min / 14.6mi

via Belvedere Rd  
22 min / 15.1mi



Brightline - West  
Palm Beach station

via Southern Blvd  
26 min / 17.4mi

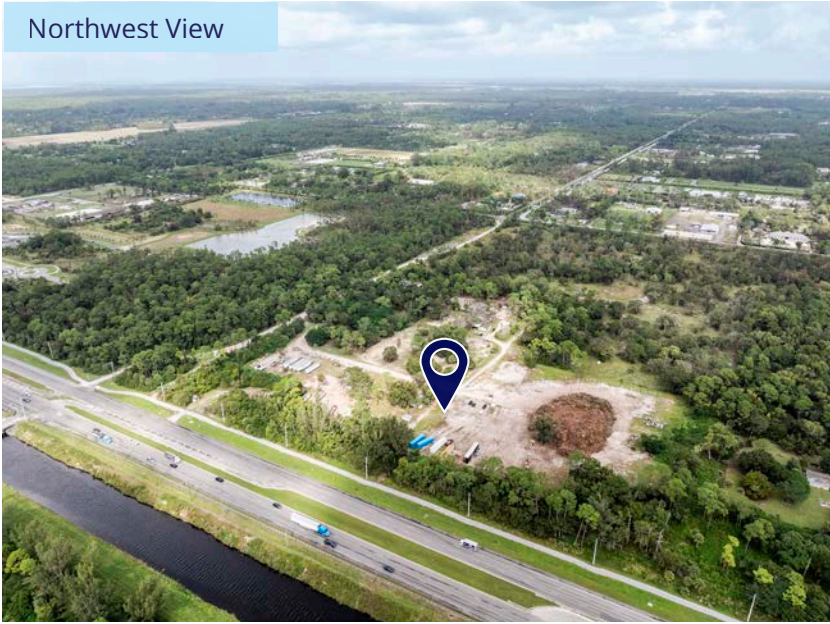
via Belvedere Rd  
28 min / 17.5mi



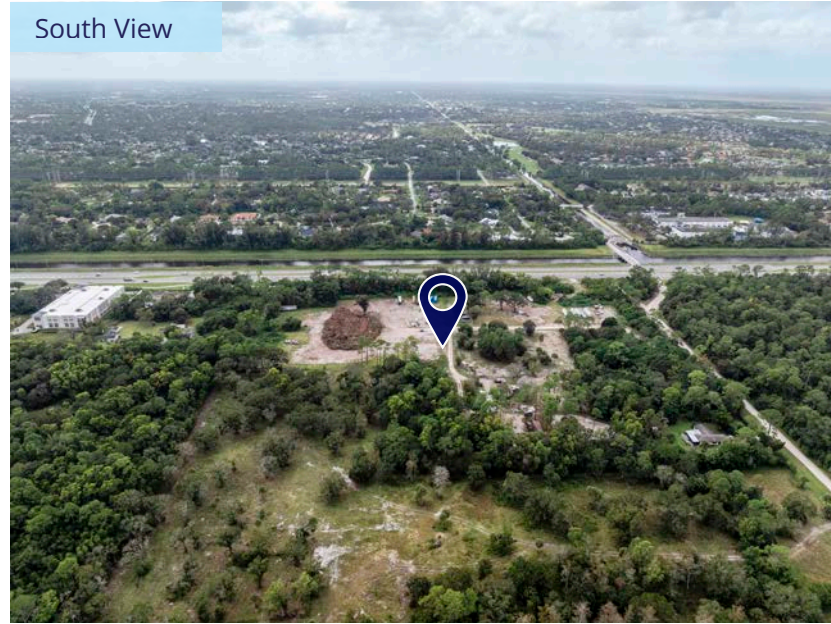


# Property Aerials

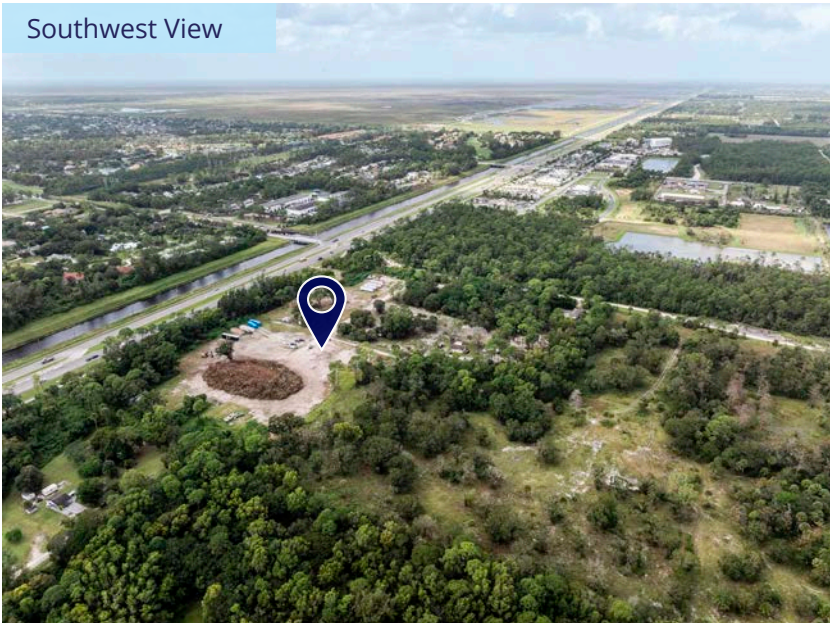
Northwest View



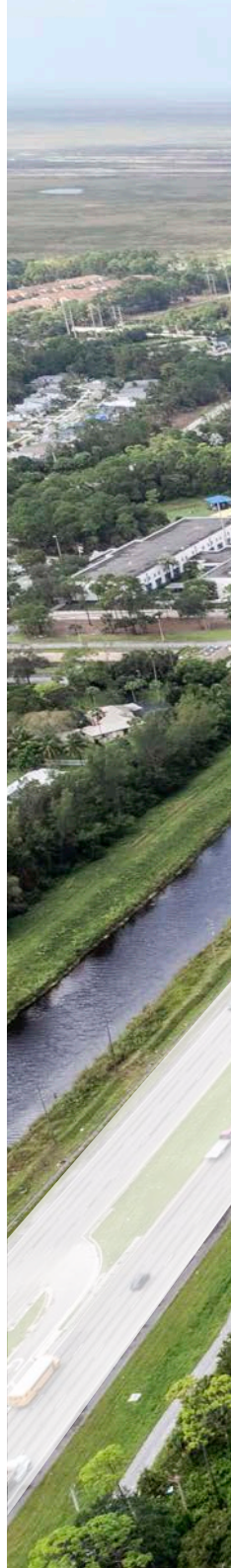
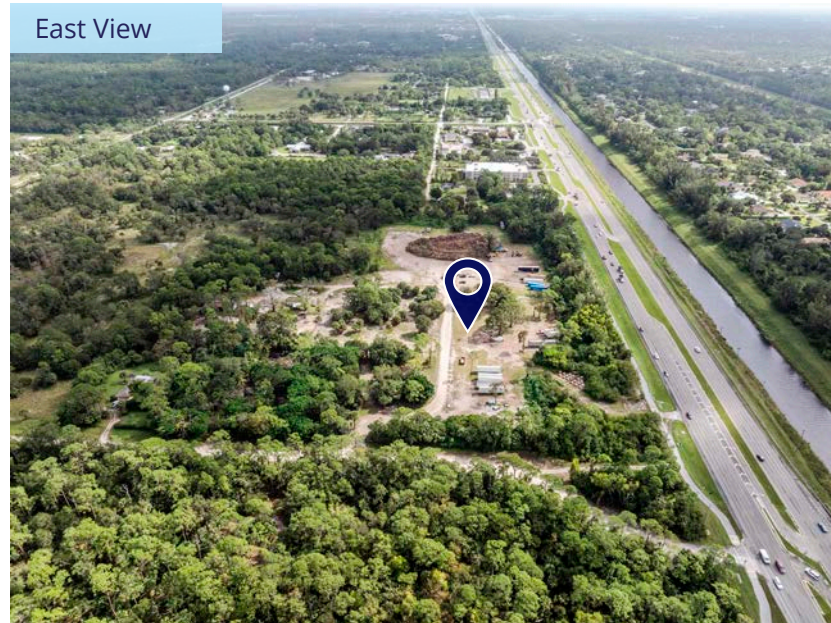
South View



Southwest View



East View





Palm Beach State College

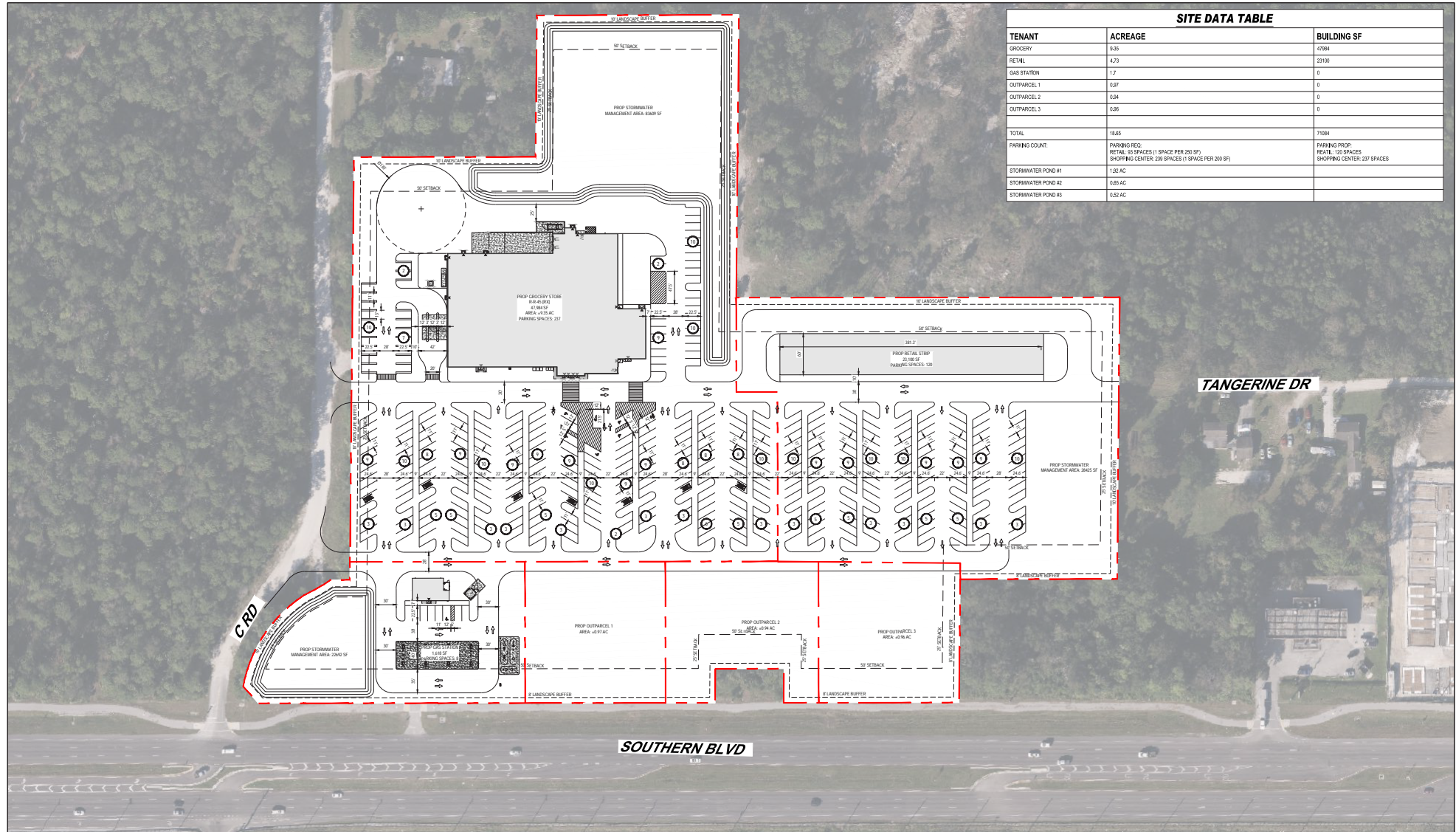
Publix Shopping Center

Culver's

Southern Boulevard



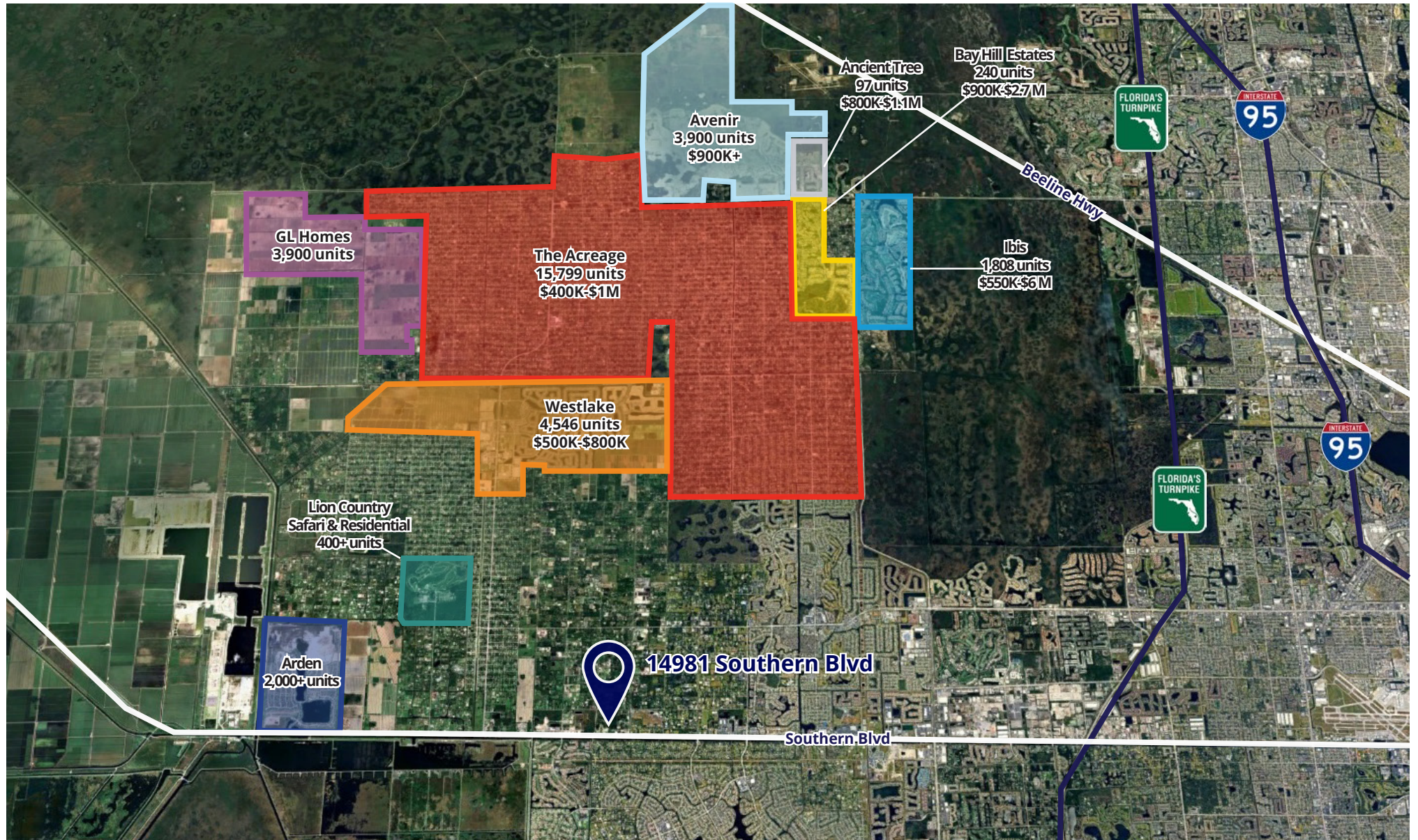
# Site Plan



SITE DATA TABLE		
TENANT	ACREAGE	BUILDING SF
GROCERY	0.35	4784
RETAIL	4.73	23100
GAS STATION	1.7	0
OUTPARCEL 1	0.97	0
OUTPARCEL 2	0.94	0
OUTPARCEL 3	0.96	0
TOTAL	18.65	75984
PARKING COUNT:	PARKING REQ: RETAIL: 33 SPACES (1 SPACE PER 200 SF) SHOPPING CENTER: 238 SPACES (1 SPACE PER 200 SF)	PARKING PROP: RETAIL: 120 SPACES SHOPPING CENTER: 237 SPACES
STORMWATER POND #1	1.82 AC	
STORMWATER POND #2	0.65 AC	
STORMWATER POND #3	0.52 AC	



# Aerial Overview



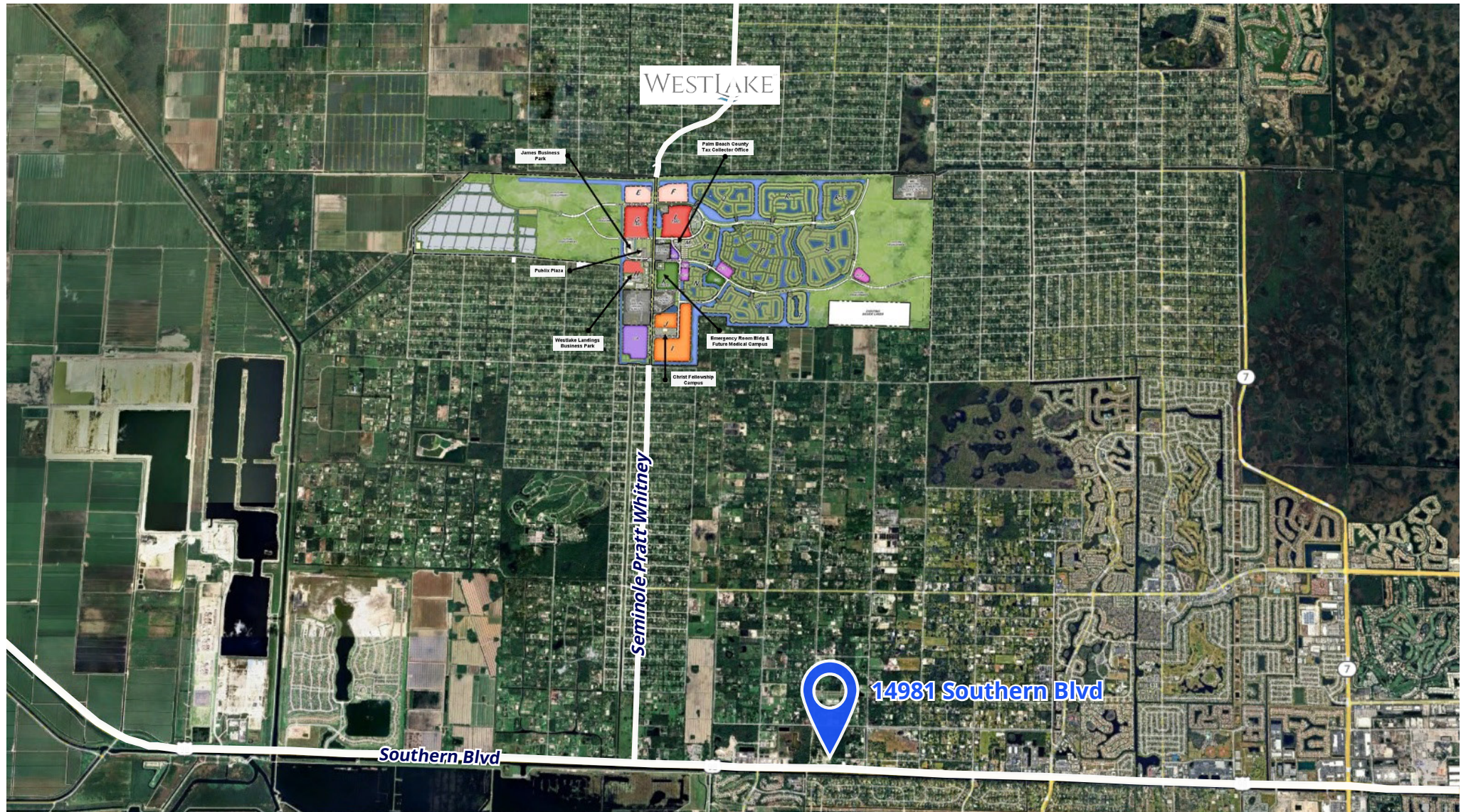
# City of Westlake

## Westlake Overview

Westlake, Florida, a fast-growing city in Palm Beach County, is gaining attention for its development as a master-planned community and its proximity to major South Florida metropolitan areas such as Miami and Fort Lauderdale. The city has seen significant growth in both residential and commercial sectors, with a focus on attracting families and businesses. Covering nearly 4,000 acres, Westlake is rapidly transforming the western Loxahatchee area with newly built homes and fresh commercial amenities to accommodate its increasing population. The demand for housing is so high that many homes sell before they are even constructed. The local economy thrives on a diverse mix of industries, including real estate, construction, retail, and hospitality, with a growing emphasis on sustainable and eco-friendly development. As new housing projects, schools, parks, and retail centers continue to emerge, Westlake's population is expected to keep rising. Its prime location near key transportation routes like I-95 and Florida's Turnpike provides convenient access to the broader South Florida economy, benefiting both businesses and residents. Although still smaller than its neighboring cities, Westlake is on track to become an important regional hub as it continues to grow and diversify its economy. Officially incorporated in 2016, Westlake combines the charm of suburban living with easy access to the larger urban centers of West Palm Beach, Fort Lauderdale, and Miami, making it an increasingly attractive destination for those seeking a community-focused lifestyle.



# Westlake Overview





# Area Overview

## Palm Beach County Overview

Located on the east coast of Florida, Palm Beach County is located within the South Florida metropolis, just north of Miami-Dade and Broward Counties. Together, the tri-county region is the eighth most populous metro area in the nation and the largest in the State of Florida, recording over 6.2 million residents and accounting for over one-third of the state's population. Palm Beach County is the third largest county in the state in terms of land area encompassing more than 2,500 square miles.

Historical economic statistics for the County point to a vibrant and healthy economy that has recovered from the COVID-19 pandemic quicker than most other major markets thanks to the expanding economic sectors including luxury tourism, technology, manufacturing, and agriculture. Strong job growth is expected to continue through 2024 with the most in-demand jobs being in the hospitality/tourism, healthcare, and trades/transportation sectors.

Palm Beach County is recognized as one of the nation's wealthiest counties, with per capita personal income (PCPI) levels more than 80 percent higher than national averages and is Florida's fourth highest PCPI reflective of its diversifying economic base, sound financial position, and moderate debt levels. In addition, Palm Beach County's PCPI has increased 9 percent year-over-year and 40 percent over the last five years as the County benefits from the influx of new, highly skilled and educated residents. Of the three South Florida metros, Palm Beach's population is growing the fastest with a five-year growth rate of 5.2 percent compared to Miami-Dade's and Broward's 2.0 and 3.4 percent, respectively. In addition, over the next five years, Palm Beach's population is expected to grow 7.1 percent while Miami-Dade's and Broward's are expected to grow 3.6 percent and 4.6 percent, respectively.

Palm Beach County is one of the nation's leading tourist destinations offering white sand beaches, clear turquoise waters and internationally acclaimed shopping, dining and golfing venues that appeal to the masses. The County is served by Palm Beach International Airport, which historically welcomed approximately 6 million passengers annually pre-pandemic and has since welcomed more visitors each year, reaching 6.6 million in 2022 and 7.8 million in 2023. In addition, Tri-Rail commuter rail system and the Brightline express rail connects Palm Beach to Orlando in the north and Fort Lauderdale and Miami in the south with stops in Aventura and Boca Raton. Furthermore, Palm Beach County offers a convenient transportation system, with major highways such as Interstate-95 and Florida's Turnpike, plus signalized roads US-1 and US-441.

The three-major multibillion-dollar industries in Palm Beach County are tourism, healthcare, and agriculture. There are also many high-tech industries such as bioscience that contribute to the growing economy. Major employers in the county include Tenet Healthcare, NextEra Energy (the parent company of Florida Power & Light), Hospital Corporation of America (HCA), Florida Atlantic University (FAU), Florida Crystals Corporation, Office Depot, Bank of America, Wells Fargo & Company, Pratt & Whitney, and Zimmer Biomet.

## Loxahatchee Groves Overview

Loxahatchee Groves is a small, rural community in Palm Beach County, Florida, known for its agricultural heritage and natural beauty. This town has a distinctly rustic makeup, trading packed subdivisions for acreage and tranquility. The town's economy is primarily driven by agriculture, particularly horse ranching and farming. However, the area is also home to a growing number of residents who commute to nearby urban centers for employment. While there are limited commercial and industrial opportunities within the town itself, Loxahatchee Groves benefits from its proximity to larger cities like West Palm Beach and Palm Beach Gardens, which offer a wider range of employment options. The town's economic outlook is positive, with a focus on preserving its rural character while attracting responsible development that supports the community's unique identity.



# Market Drivers



## Lion Country Safari

Lion Country Safari is a unique drive-through wildlife park and amusement park located in Loxahatchee, Florida. This iconic attraction offers a thrilling and immersive experience, allowing visitors to encounter a diverse range of animals from around the world. As you drive through the park, you'll encounter large herds of animals roaming freely in naturalistic habitats, including lions, giraffes, zebras, rhinos, and many more. After exploring the drive-through safari, you can head to Safari World, where you'll find a variety of attractions, such as an animal theater, a petting zoo, amusement rides, and a water park.



## Casperey Stables

These well-established stable offers horseback riding lessons for beginners and experienced riders. They also provide trail rides through the picturesque surroundings of Loxahatchee.



## Airboat Tour of the Everglades

Embark on a thrilling airboat ride through the heart of the Everglades National Park. Feel the rush as your airboat glides across the shallow waters, surrounded by lush, sawgrass marshes. Keep your eyes peeled for iconic Florida wildlife: massive alligators basking in the sun, a variety of colorful birds soaring overhead, and elusive creatures like the Florida panther. Your knowledgeable guide will share fascinating insights into the unique ecosystem and its inhabitants, making your adventure even more memorable.



## The Loxahatchee River

The Loxahatchee River, a designated Wild and Scenic River, is a popular destination for anglers and boaters alike. The river boasts diverse ecosystems, from freshwater to brackish water, attracting a wide range of fish species. Anglers can target largemouth bass, snook, tarpon, and many other species, depending on the season and location. For boaters, the Loxahatchee River provides a serene and scenic waterway, perfect for kayaking, canoeing, and motorboating. The river's slow-moving current and calm waters make it ideal for leisurely paddling and exploring the natural beauty of the area.

# Market Drivers

## Growing Population

Population growth across South Florida has exceeded the national average for years, but of the three major metros, Palm Beach's population is growing the fastest. Over the last five years, Palm Beach County's population grew 5.2% while Miami-Dade and Broward grew 0.4% and 1.8%, respectively. Additionally, over the next five years, Palm Beach's population is expected to grow 6.7% while Miami-Dade's and Broward's are expected to grow 3.4% and 4.4%, respectively. The migration of companies, specifically new finance and investment firms, from Northeastern tax-burden states to South Florida was accelerated by the pandemic as seen in recent announcements by Goldman, Elliott Management, and Citadel; this influx has led to South Florida being dubbed the "Wall Street of the South". Palm Beach County is welcoming new companies by offering excellent incentive programs and a flexible Business Development Board. For a long time, Palm Beach has been a second home for many executives and now these same people are relocating their businesses here. These moves are driven by a number of push and pull factors, but the most prominent are the tax incentives, cost of living, and quality of life that Palm Beach offers, with COVID-19 being the final push for many.

## Thriving Business Center

Palm Beach County is among the nation's leading centers for the financial services industry with many top companies having a significant presence in the area such as UBS, JP Morgan Stanley, Merrill Lynch, and Charles Schwab. Furthermore, West Palm Beach was ranked by Forbes Magazine as the #1 city in Florida for business and careers. Its ease of access, excellent public transportation infrastructure, and abundance of nearby amenities are attracting investors and executives alike to this surging market. The West Palm Beach central business district provides corporate headquarters to some well-known companies, including Amazon Investment Group, CRL Media LLC, Branding Arc Inc, and Melchior Investments LLC. Other businesses including law firms, financial institutions and investment firms drawn to the CBD include Greenspoon Marder PA, RBC Wealth Management, Holland & Knight LLP, and Greenberg Traurig, LLP.

## Education

Palm Beach County boasts the 10th largest school district in the nation, underscoring its commitment to education. This extensive school district offers a diverse range of options, from traditional public schools to specialized private institutions, catering to students of all learning styles and aspirations. Upon graduation, students have access to a network of 15 higher education institutions, providing a seamless transition to further their education. These institutions offer a wide spectrum of programs, from technical certifications to doctoral degrees, and encompass numerous vocational and technical schools. This comprehensive educational ecosystem ensures a well-trained and skilled workforce, meeting the evolving demands of a dynamic community.

## Beaches

Palm Beach is home to nearly 30 tropical beach parks spanning 47 miles along the Atlantic Ocean from Jupiter to the north and Boca Raton to the south. The beaches cater to everyone's preferences, from the dog-friendly beaches of Ocean Cay Park in Jupiter and Atlantic Dunes Park in Delray Beach to the entertainment-oriented beaches found at the promenade at Singer Island Municipal Beach or the famous pier at Lake Worth Municipal Beach. Peanut Island offers a peak at history where a former Cold War bunker for John F. Kennedy can be found. More pristine beaches are located at John D. MacArthur Beach State Park in North Palm Beach and the family-friendly waters at Carlin Park in Jupiter and Red Reef Park in Boca Raton.



## Tourism



Tourism is one of the largest industries in Palm Beach and took a hit in 2020 as the coronavirus pandemic caused economies to shut down and borders to close. However, Palm Beach County saw a record-breaking year for tourism in 2023. According to Discover The Palm Beaches, the county welcomed 9.5 million visitors in 2023, a 2.5% increase over the previous year. This increase in visitors led to a significant economic impact, with \$10.3 billion generated in total economic impact, a 4% increase compared to 2022. In fact, Palm Beach International Airport (PBI) experienced a significant increase in passenger traffic in 2023 with more than 7.76 million passengers served, surpassing the previous record set in 2019. This represents a 12.6% increase over 2019 and a 16.8% increase over 2022.

## Arts & Culture



Beyond the scenic beauty of Palm Beach, the County is dotted with world-class museums and galleries, award-winning theaters and Broadway performances from Jupiter down to Boca Raton. Creative attractions abound in Palm Beach with year-round events held at the West Palm Beach Arts and Entertainment District and Harbourside Place in Jupiter, concerts at the Kravis Center for the Performing Arts in West Palm Beach, Tony Award winning musical performances at the Maltz Jupiter Theatre, and cabaret at the Crest Theatre in Delray Beach.

## Florida's Golfing Capital



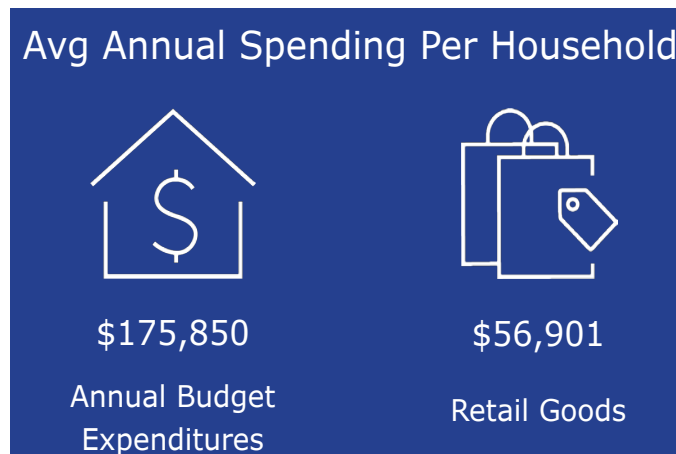
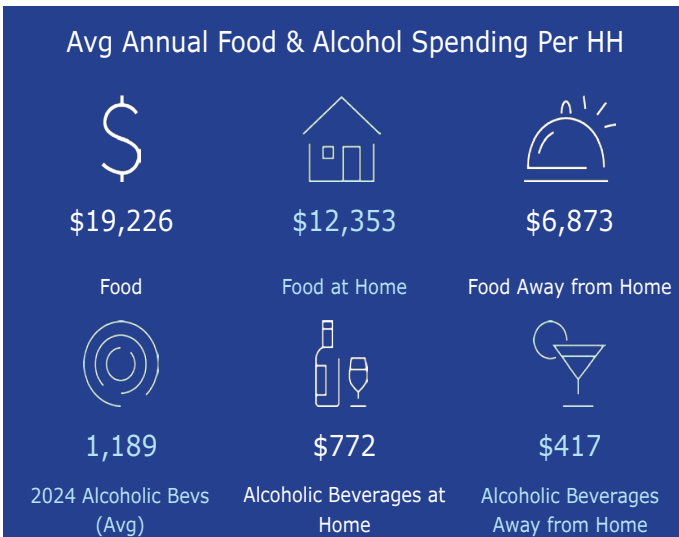
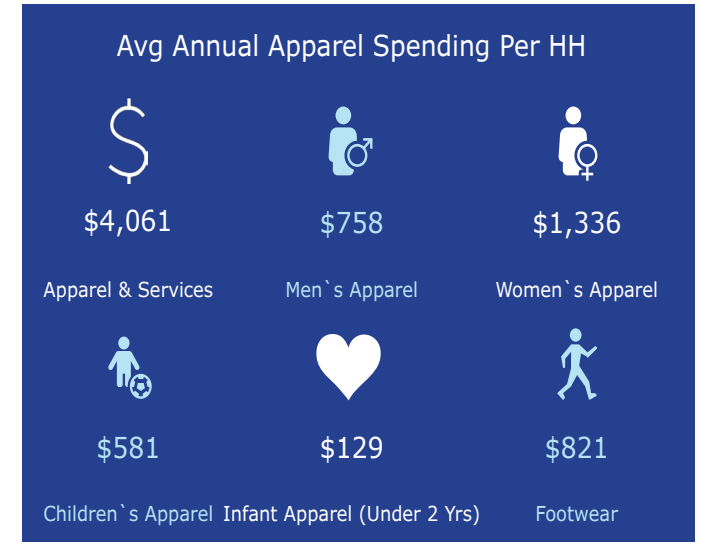
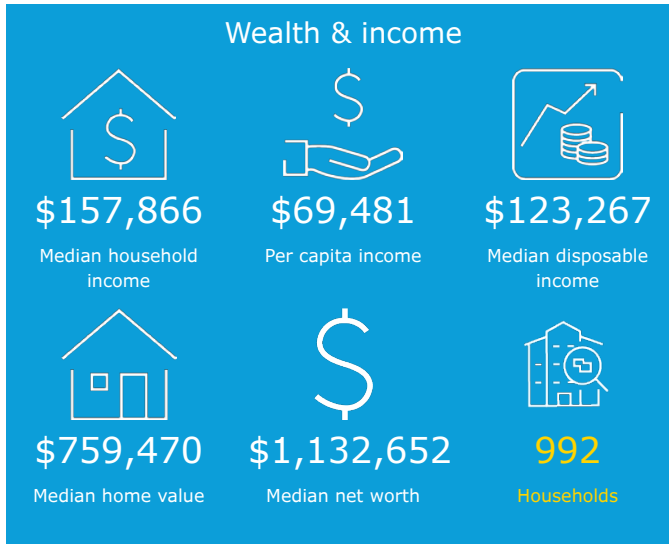
There's an endless supply of public and private golf courses in Palm Beach leading many to call the County the world's golfing capital. With many of the world's greatest golfers living in the County, Palm Beach boasts more than 160 courses with year-round tee times, breathtaking views and courses designed by some of the best architects in the game. Located in Palm Beach Gardens is the PGA National Resort and Spa featuring 90 holes across five championship courses, including the famed Champion course designed by Jack Nicklaus and its "Bear Trap" that hosts the PGA Tour's annual Honda Classic. Other famous courses throughout the County include The Bear's Club, The Fountains Country Club, the Breakers Ocean Course, and North Palm Beach Country Club.

## Shopping and Dining



Palm Beach is renowned for its world-class shopping malls and restaurants from countless chain stores to boutiques and luxury brands. In Palm Beach Gardens alone, shoppers can choose between multiple upscale shopping center offerings including The Gardens Mall, anchored by high end stores like Nordstrom Rack and Saks Fifth Avenue as well as 160 other stores; District at the Gardens, an outdoor lifestyle center offering enticing retail, restaurants, a movie theatre and outdoor entertainment; as well as PGA Commons offering a mix of award-winning restaurants, upscale boutiques, galleries, offices, and apartments. District at the Gardens is currently undergoing a major transformation adding hotel, office and residential offerings for round the clock patrons. Other popular shopping destinations throughout the County include Worth Avenue featuring designer stores, high-end shops and some of the finest gourmet restaurants in South Florida. Mizner Park in Boca Raton is another upscale shopping district, as well as Atlantic Avenue and Pineapple Grove in Delray Beach.

# Consumer Expenditures



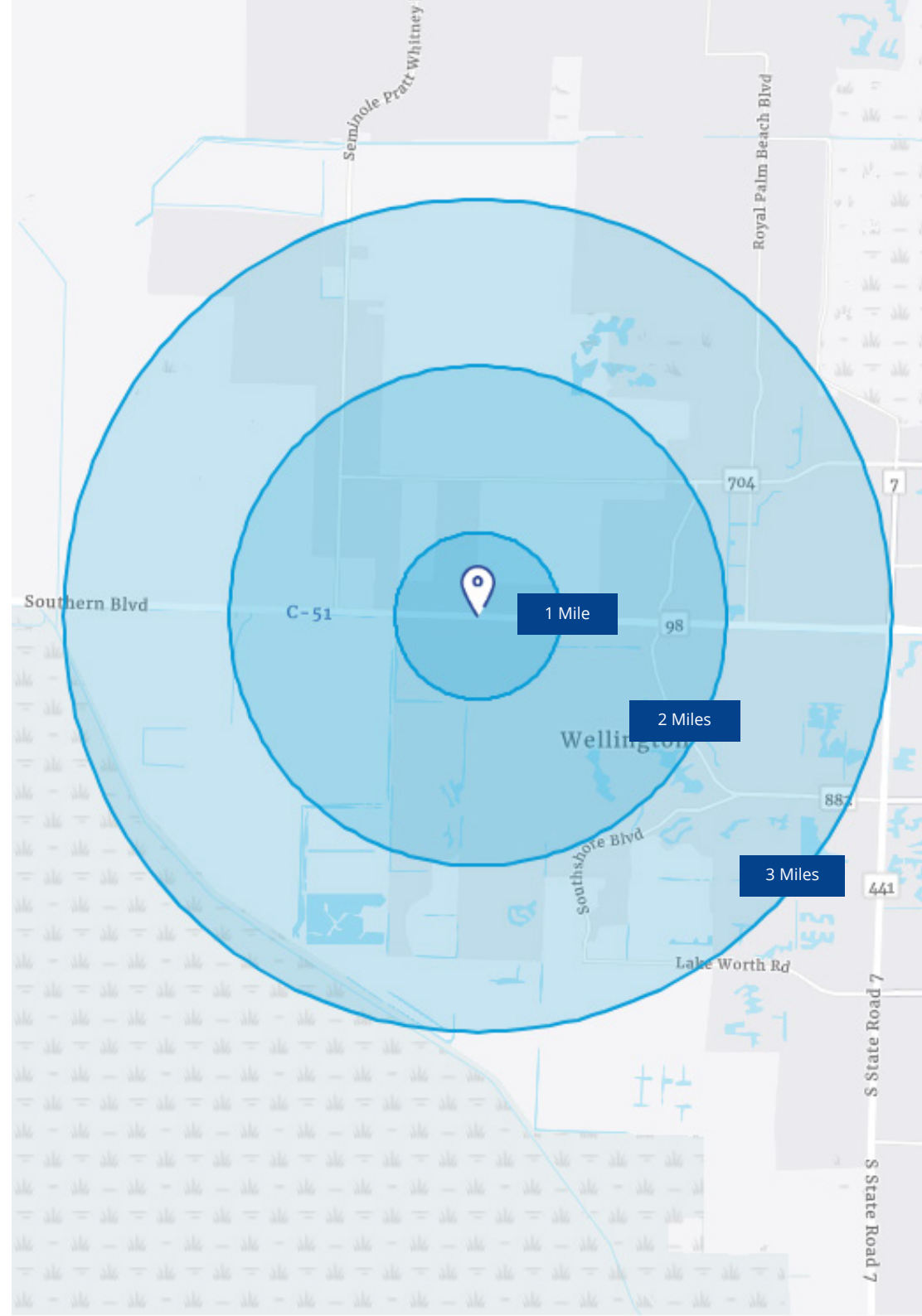
# Demographic Overview

Population	1 Mile	3 Miles	5 Miles
2024 Population	3,076	34,468	97,267
2029 Population	3,092	34,142	99,216
2024-2029 Annual Rate	0.10%	-0.19%	0.40%
2024 Median Age	44.8	43.1	41.3

Households	1 Mile	3 Miles	5 Miles
2024 Total Households	992	12,016	34,727
2029 Total Households	1,007	12,001	35,781
2024-2029 Annual Rate	0.30%	1.15%	0.60%
2024 Average Household Size	3.09	2.86	2.79

Median Household Income	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$157,866	\$111,057	\$105,119
2029 Median Household Income	\$170,319	\$130,183	\$123,144
2024-2029 Annual Rate	1.53%	3.23%	3.22%

Average Household Income	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$210,216	\$149,398	\$140,274
2029 Average Household Income	\$237,615	\$174,590	\$165,097





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