

FOR LEASE

VILLAGE MARKETPLACE

5015-5095 OKEECHOBEE BOULEVARD, WEST PALM BEACH, FL 33417



PROPERTY DESCRIPTION

This 71,000-square-foot retail space is anchored by Guitar Center and located at the busy intersection of Okeechobee Boulevard and Haverhill Road.

PROPERTY HIGHLIGHTS

- Join Guitar Center, Family Dollar, LaBrasa Rotisserie & Grill, and more
- Just under 700 townhomes to be developed in 2025 directly behind the shopping center
- Retail/office space available from 627-2,422 SF
- Centrally located at the intersection of Okeechobee Boulevard and Haverhill Road, just one block from the busiest intersection in the county
- Direct access between the Turnpike and I-95 with more than 80,000 cars passing daily

OFFERING SUMMARY

Lease Rate:	\$18.00 - 25.00 SF/yr (NNN)
Available SF:	1,000 - 3,939 SF
Building Size:	70,604 SF

DEMOGRAPHICS

	3 MILES	5 MILES
Postal Count Population	100,618	242,807
Average HH Income	\$50,298	\$54,716
Median Age	37.1	37.3

BRYAN COHEN

561.471.0212

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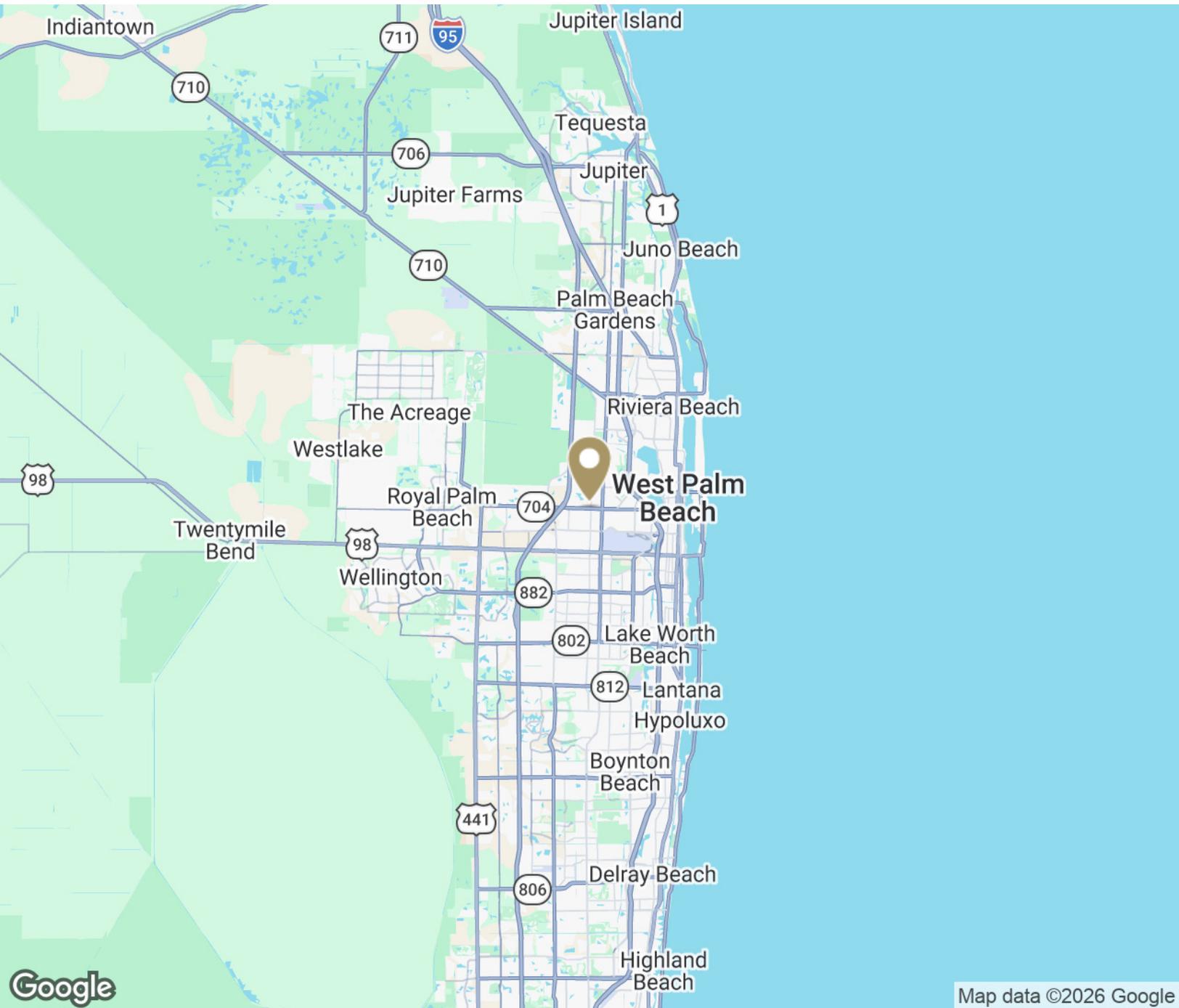
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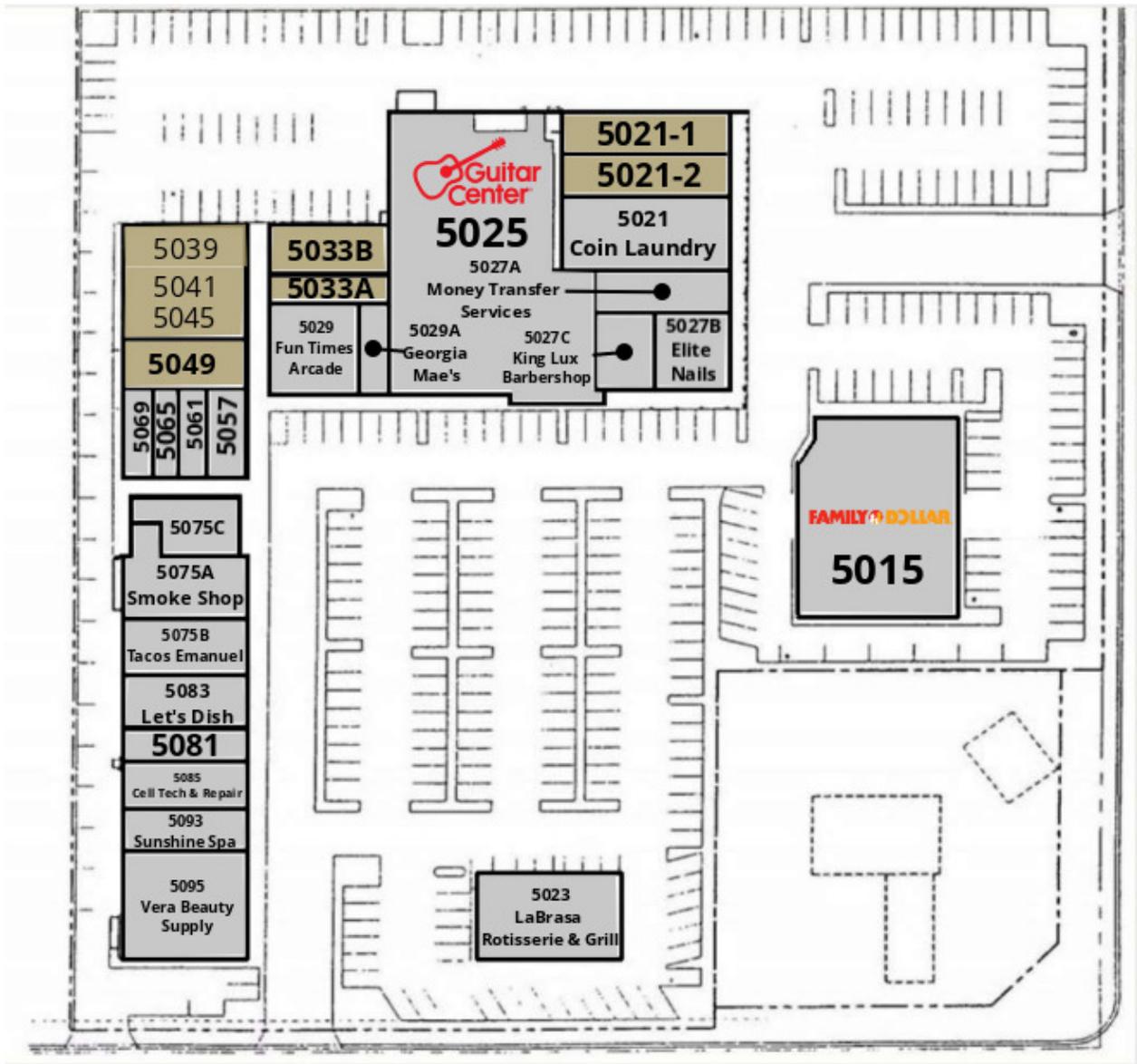
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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 3,939 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
5033A	Available	1,000 SF	NNN	Negotiable
5021-1	Available	1,877 SF	NNN	\$25.00 SF/yr
5021-2	Available	2,415 SF	NNN	\$25.00 SF/yr
5039	Available	955 SF	NNN	Negotiable
5041	Available	1,837 SF	NNN	Negotiable
5045	Available	1,325 SF	NNN	Negotiable
5049	Available	1,978 SF	NNN	\$18.00 SF/yr

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Vera Beauty Supply	5095	3,887
Sunshine Spa	5093	1,591
Cell Tech & Repair	5085	1,150
Village Pharmacy	5081	1,602
Let's Dish Caribbean Restaurant	5083	2,190
Smoke Shop	5075A	2,486
Taco's Emanuel	5075B	1,757
Fast & Best Multi-Services	5075C	1,812
Clinic 2 U Healthcare	5069	787
Chiropractor	5065	627
Urgent & Cosmetic Dental Nexx	5061	680
Tattoo	5057	1,061
AVAILABLE	5049	1,978
AVAILABLE	5045	1,325
AVAILABLE	5039	955
AVAILABLE	5033A	1,000
AVAILABLE	5033B	1,700
Fun Times Arcade	5029	2,200
Georgia Mae's	5029A	900

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Guitar Center	5025	15,200
Money Transfer Services	5027A	1,485
Elite Nails	5027B	1,600
King Lux Barbershop	5027C	1,500
Coin Laundry	5021-22	3,349
AVAILABLE	5021-1	1,877
Family Dollar	5015	8,907
AVAILABLE	5021-2	2,415
LaBrasa Rotisserie & Grill	5023	2,192
AVAILABLE	5041	1,837
TOTALS/AVERAGES		70,050

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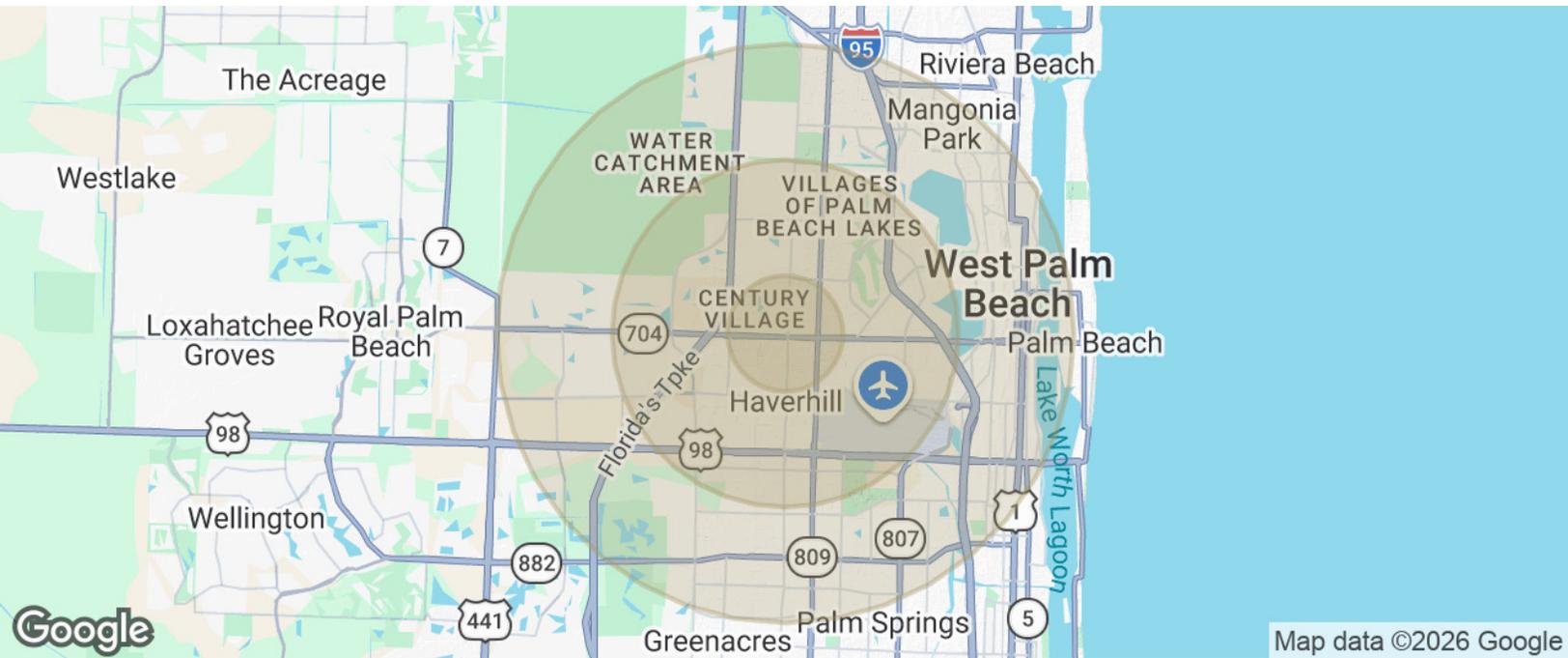
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,114	37	38
Average Age	44.7	38.9	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,776	100,618	242,807
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$36,985	\$50,298	\$54,716
Average House Value	\$87,494	\$172,745	\$192,728

2020 American Community Survey (ACS)

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