

FOR LEASE

# GROVE MARKET SHOPPING CENTER

5060 SEMINOLE PRATT WHITNEY ROAD, LOXAHAHATCHEE, FL



OUTPARCEL OPPORTUNITY AVAILABLE

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

- ±2,400 SF available
- Now open: **Winn-Dixie**.
- Located in the middle of Westlake's future commercial development, Grove Market Shopping Center is adjacent to over 8,000+ residential units approved within a 10 mile radius
- Center to undergo a renovation to include a new roof, new lighting, new façade, parking lot and 2 new pylons
- Traffic Count- Seminole Pratt Whitney Road: 22,500 ADT. Traffic counts are stated to increase to 78,000+ with completion of communities. SPW Road is the major north-south thoroughfare through the market. Persimmon Boulevard is being extended in each direction and will be the main east-west artery of the town
- Multiple full access points with high visibility off Seminole Pratt Whitney Road
- Westlake is the fastest growing city in Florida and the strongest residential growth market in Palm Beach County
- 10,379 SF ER at Westlake now open to the South, which is an extension of Wellington Regional Medical Center
- Christ Fellowship Church purchased 13 acres to build a 65,000 SF, 800 seat sanctuary and office
- City just approved a 553,000 SF International Sports Training Facility which will include a private academy for grades Pre-K through 12 for both day and boarding school
- Across from Seminole Ridge Community High School with 2,191 students

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	2,193	19,575	52,402
HOUSEHOLDS	712	6,163	16,780
DAYTIME EMPLOYEES	1,851	16,417	43,919
AVERAGE HH INCOME	\$105,867	\$109,428	\$110,904
	5 Minutes	10 Minutes	15 Minutes
POPULATION	5,829	22,205	50,975
HOUSEHOLDS	1,871	7,022	16,514
DAYTIME EMPLOYEES	4,905	18,638	42,719
AVERAGE HH INCOME	\$108,340	\$109,229	\$115,323



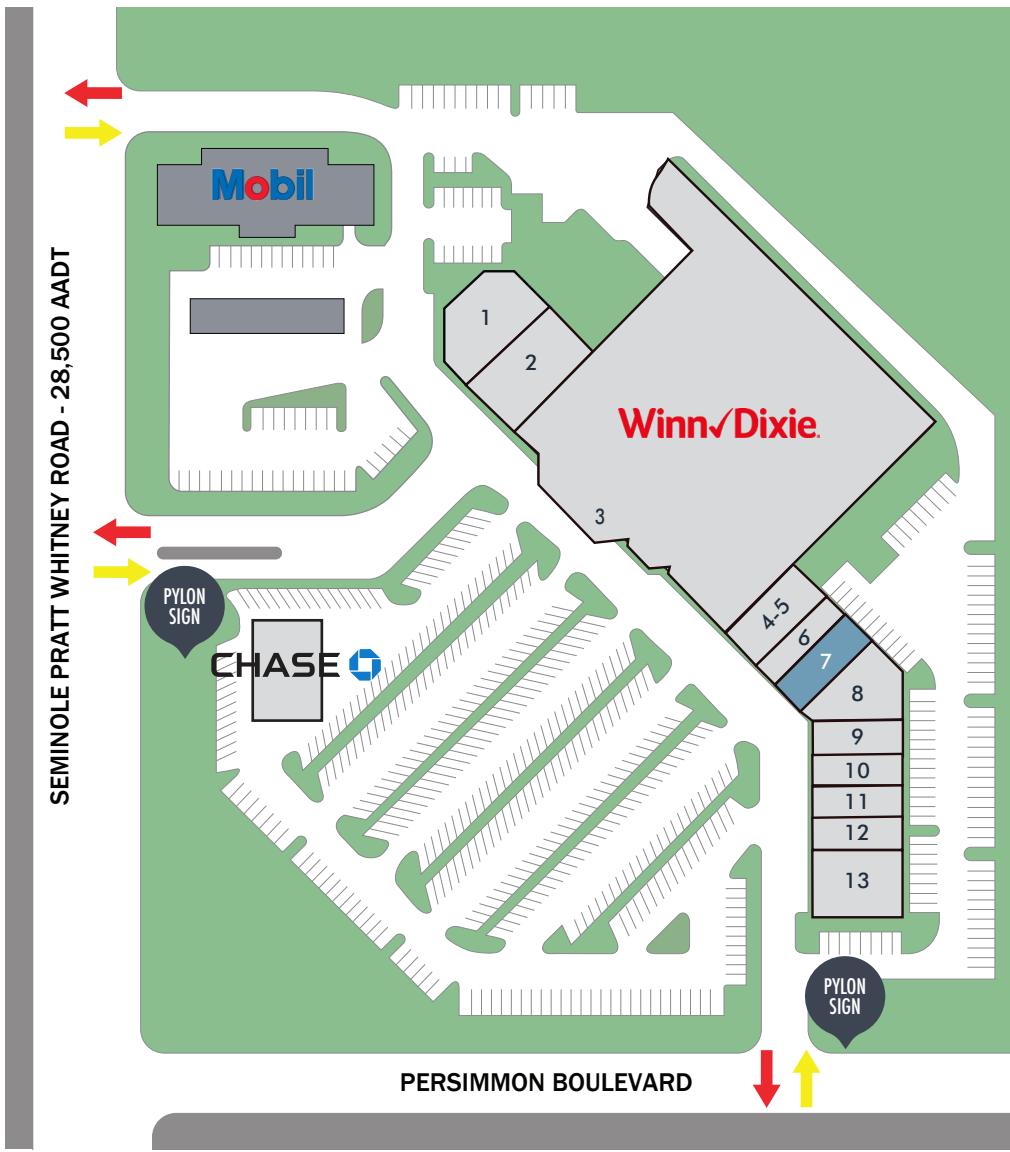
## GROVE MARKET SHOPPING CENTER | EXECUTIVE SUMMARY



 **minto**  
Communities

**WESTLAKE™**

## GROVE MARKET SHOPPING CENTER | MASTER SITE PLAN



## TENANT ROSTER

1 Gator Shack

3 Winn Dixie

6 Sunshine Nails of PB

8 Il Pomodoro

10 Company C Salon

12 Great Wall Chinese Restaurant

2 Future School of Jiu Jitsu

4-5 Ace of Carts Golf Carts

7 2,400 SF Available

9 Gissy Chiropractic -  
Now Open

11 A Smoker's Delight

13 NAPA Auto Parts

## GROVE MARKET SHOPPING CENTER | SITE PLAN

## LEGEND

### WESTLAKE HOMES

\*Under Development

- 1 150 HOMES
- 2 500 HOMES
- 3 260 HOMES
- 4 350 HOMES
- 5 600 HOMES
- 6 165 HOMES
- 7 308 HOMES
- 8 610 HOMES
- 9 140 HOMES
- 10 250 HOMES
- 11 759 HOMES
- 12 414 HOMES
- 13 3,900 HOMES

8,406  
TOTAL HOMES



4,900 ACRES  
4,000 UNITS  
APPROVED  
(GL HOMES)

**AVENIR DRI**  
Under Development  
4,700 Acres  
3,900 Homes  
2.2M SF Office  
400,000 SF Retail  
300 Hotel Rooms

**WESTLAKE TOWN CENTER**  
Under Development  
150,000 SF Retail  
250,000 SF Office  
150 Hotel Rooms  
30 Homes

**WESTIN PINES**  
Community Middle School  
1,091 Students

**GOLDEN GROVE**  
Elementary School  
616 Students

**WESTLAKE OFFICES & RETAIL**  
Under Development  
4,500+ Homes, Retail & Office



SITE

Seminole Ridge  
Community High School  
2,276

**HOMES AT ARDEN**  
251 Homes



GROVE MARKET SHOPPING CENTER | MARKET AERIAL

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