

FOR LEASE

GROVE MARKET SHOPPING CENTER

5060 SEMINOLE PRATT WHITNEY ROAD, LOXAHATCHEE, FL



PALM BEACH COUNTY FIRE
STATION 22

NOW OPEN:
Winn/Dixie

COMING SOON:
24,000 SF PALM BEACH
COUNTY TAX
COLLECTOR OFFICE

ADDITIONAL 35 ACRES
PURCHASED BY
WELLINGTON REGIONAL
MEDICAL CENTER &
UNIVERSAL HEALTH
SERVICES

ER AT WESTLAKE
NOW OPEN

SEMINOLE PRATT WHITNEY ROAD - 28,500 AADT

PERSIMMON BOULEVARD

OUTPARCEL OPPORTUNITY AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

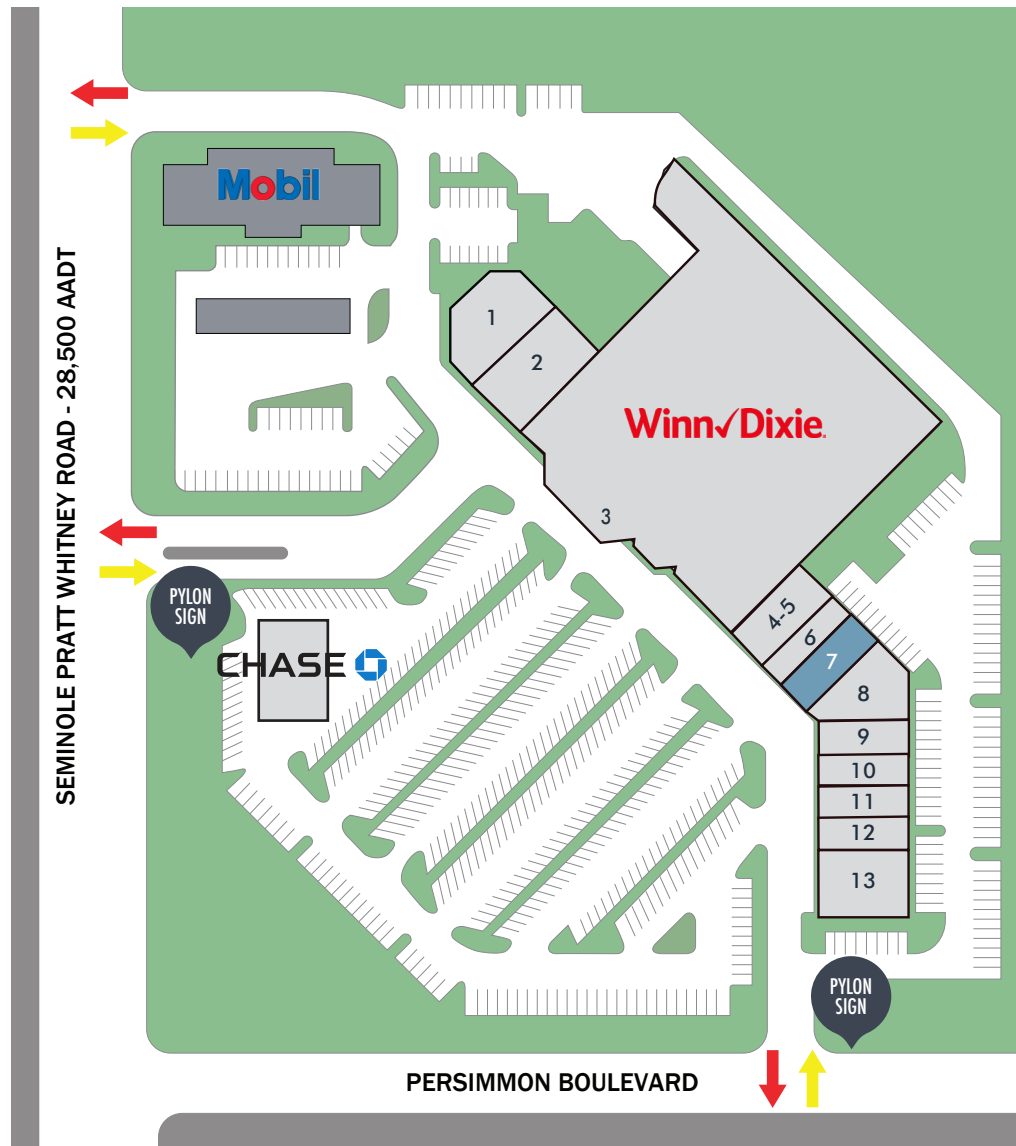
- ±2,400 SF available
- Now open: **Winn✓Dixie**
- Located in the middle of Westlake's future commercial development, Grove Market Shopping Center is adjacent to over 8,000+ residential units approved within a 10 mile radius
- Center to undergo a renovation to include a new roof, new lighting, new façade, 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



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

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

Seminole Ridge
Community High School
2,276

HOMES AT ARDEN
251 Homes

Arden Park

Publix TSC TRACTOR SUPPLY CO

WESTIN PINES
Community Middle School
1,091 Students

GOLDEN GROVE
Elementary School
616 Students

Publix DUNKIN' CHASE

Publix PNC Walgreens BURGER KING MCDONALD'S

Publix Walgreens

CVS Winn-Dixie

ALDI REGAL

PartyCity HOBBY LOBBY BIGLOTS PETS MART

HomeGoods COSTCO Marshalls Stearns & Sons

bealls Burlington

LOWE'S

Target

ROSS BED BATH & BEYOND BJ'S FIVE BELOW

Walmart

EL DORADO

GROVE MARKET SHOPPING CENTER | MARKET AERIAL

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