

**FOR LEASE**  
1,050 - 20,000 SF

# Village Shoppes

10101-10463 Southern Blvd  
Royal Palm Beach, FL 33411



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**JBL**  
ASSET MANAGEMENT

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## NOTABLE AVAILABILITIES

- » 1,050 SF Up To 5,353 SF In-line Space Available
- » 20,000 SF Available
- » 11,672 SF Available

## PROPERTY HIGHLIGHTS

- » Strategically located at the busiest intersection in the market with 120,000 cars passing the site daily
- » The center has six access points off of the heavily trafficked intersection of Highway 441 and Southern Blvd
- » Shopping center services a trade area of 350,000 people
- » The property has a strong goods and services tenant lineup with Burlington, Planet Fitness, Tires Plus, and USPS
- » Renovation of entire property facade to be completed by first quarter of 2022

## TRAFFIC COUNTS

- » 73,302 AADT on Highway 98
- » 56,000 AADT on N State Rd 7

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	8,764	73,277	186,727
Households	2,367	25,907	67,173
Average HH Income	\$115,486	\$116,780	\$108,491
Daytime Population	9,163	73,602	170,681

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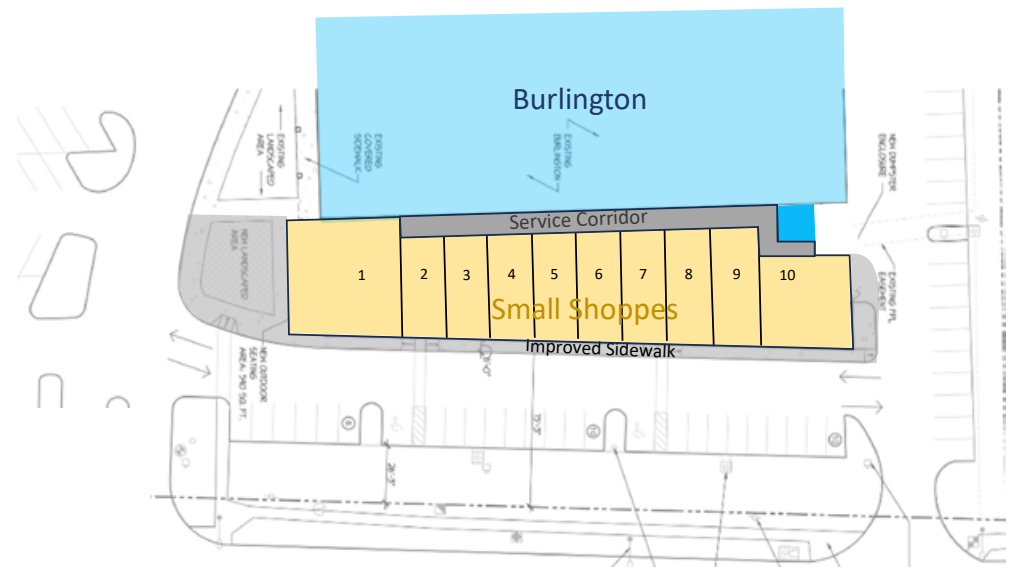
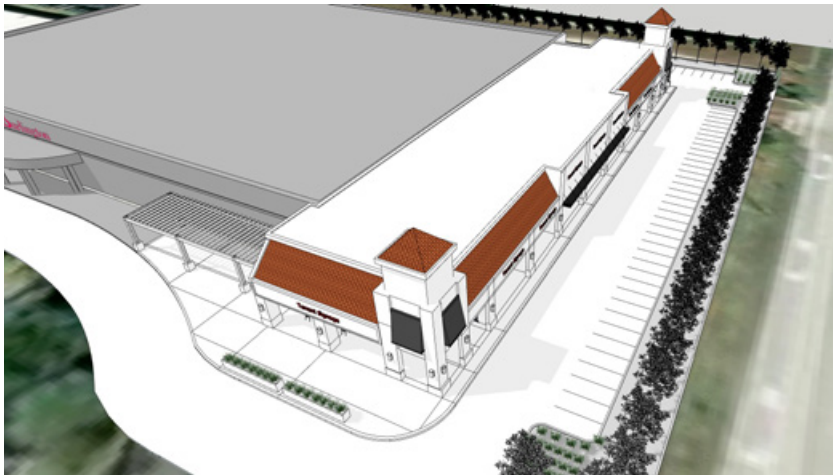
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## PROPOSED SITE PLAN AND ELEVATION FOR SMALL SHOPPES BUILDING (Q3 2024 DELIVERY)

### EAST FAÇADE





SOUTHERN BLVD / HIGHWAY 98 - 73,302 AADT

N STATE RD 7 - 56,000 AADT

**SMALL SHOPPES**  
Royal Palm Beach, FL

Suite	Tenant	SF
1	Available	
2	Available	
3	Available	
4	Available	
5	Available	
6	Available	
7	Available	
8	Available	
9	Available	
10	Available	

**VILLAGE SHOPPES**  
Royal Palm Beach, FL

Suite	Tenant	SF
A10105	Tires Plus	5,677
A10107	Sofrito Hispanic Cuisine	2,765
A10113-100	99 Lives Gaming	2,500
A10113-200	Vicky Bakery	2,000
B10123	Vapes and Smoke	1,600
B10125	The Kavasutra Bar	1,000
B10129	Asia Nails	1,400
B10133	The Check Cashing Store	1,000

C10111	Burlington	86,479
C10101-B	Available	20,000
C10111	My Schoolhouse	2,765
C10109	Therapy Rehab Center	1,050
C10121	Frannie's Restaurant	1,750
C10131	Don X Air Sneaker Emporium	1,400
C10201	El Bodegon Supermarket (Coming 2024)	38,448
C10205	Sapphire Properties	1,400
C10217	D1 Sports Training	6,600
C10221	Scissors Barber Shop	1,050
C10225	Gracie Barra	2,800
C10229	Aayat Threading Salon	1,050
C10231	Enterprise Rent a Car	2,100
C10241	U.S. Army Corps/Air Force	1,400
C10259	Available	5,353
C10265	Available	11,672
C10299	USPS	32,376
C10301	La La Land	13,696
C10307	Double Infinity Gaming	1,400
C10311	Thai Basil Restaurant	1,400
C10323	Once Upon A Child	4,400
C10329-C10337-C10341	Goldfish Swim School	7,826
C10345	Dr David Migdal	1,400
C10349	State Farm Insurance	1,371
C10353	U.S. Army Corps/Air Force	2,075
C10363	Chloe's Alternations	700
C10365	Dayanara Hair Salon	1,050
C10369	Available	1,050
C10373	Tacos al Carbon (Meat Market)	2,100
C10381	Enterprise Rent a Car	1,050
C10385	Tacos al Carbon (Restaurant)	1,400
C10389	Auto Body	1,400
C10397	Palm Beach Laser	1,400
C10399	Smile Perfection	1,400
C10405	Justin Bartlett Animal Rescue	6,300
C10463	Planet Fitness	19,288
10465	Access Specialty Animal Hospital	20,390
10469	Gold Coast Federal Credit Union	1,505
10471	Palm Beach Healthworks	1,505
10473-10475	Moda Hair Salon	2,986
10477	Grandview Kitchens	1,505
10479	Available	4,724
10485	Dance Universe	2,800
10489	Palm Beach Super Tae Kwon Do	1,505
10493	Top Asian Buffet	7,502

Not A Part Available

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**THE MALL AT WELLINGTON GREEN**  
±1,273,000 SF GLA | ±170 STORES  
**JCPenney** ★ **macy's** **Dillard's**



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