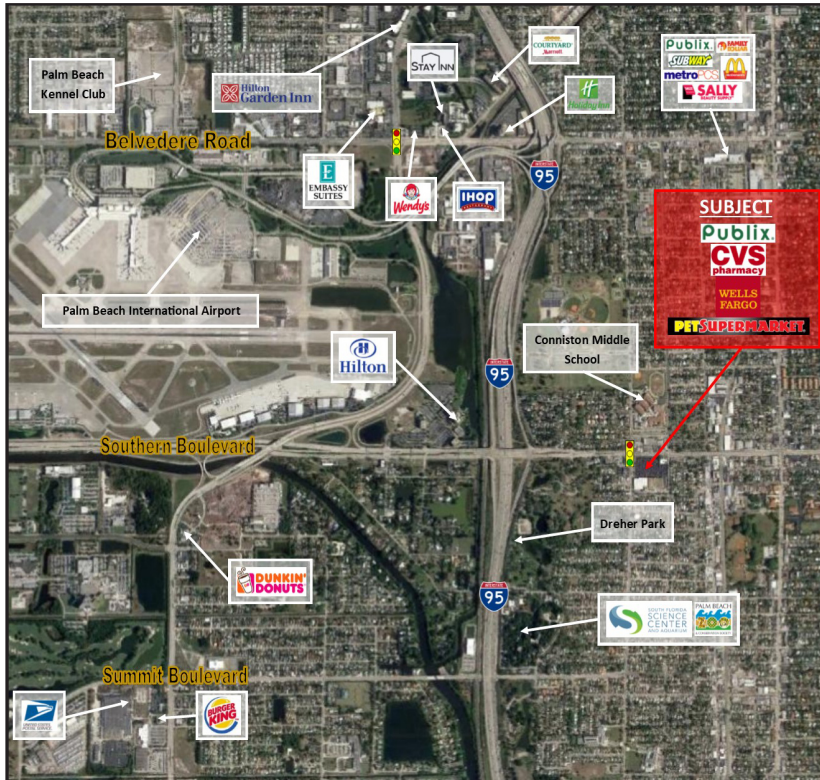




SOUTHDALE SHOPPING CENTER

846 Southern Boulevard, West Palm Beach, Florida 33405



PROPERTY FOR LEASE

- Located just 1/2 mile east of Interstate 95 on Southern Boulevard
- Join Publix, CVS Pharmacy, and Pet Supermarket
- Approximately 3,600 to 10,500 square feet available
- Approximately 23,852 cars pass the site per day

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal Count Population	80,467	242,979
Median Age	39.2	37.5
Estimated Average Household Income	\$72,040	\$62,235
Estimated Median Household Income	\$46,845	\$41,585

For more information, please contact:
COHEN COMMERCIAL REALTY, INC.

Bryan S. Cohen
info@cohencommercial.com

OFFICE | 561.471.0212

LEASING | 561.471.1299

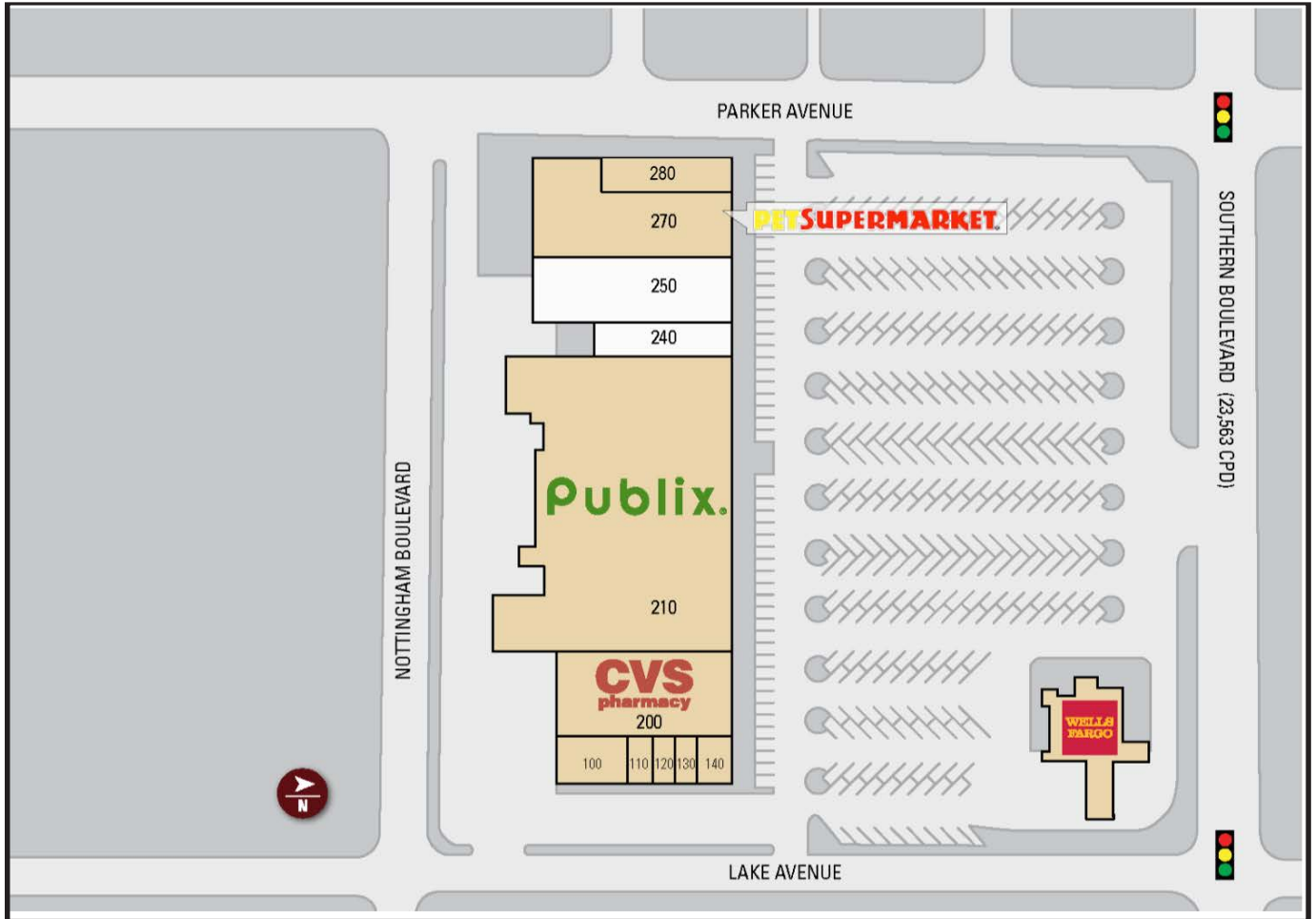
FAX | 561.471.5905

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent the current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

712 U.S. HIGHWAY ONE, SUITE 205 • NORTH PALM BEACH, FL 33408 PO BOX 14127 • NORTH PALM BEACH, FL 33408

OC SITE PLAN



UNIT	TENANT	SQ. FT.
100	Laundromat	2,400
110	Crystal Spa Nails	800
120	Eight O' Nails	800
130	Danny's Shoe Repair	800
140	Grand China	1,200
200	CVS Pharmacy	10,500
210	Publix Supermarket	45,675
240	AVAILABLE	3,600
250	AVAILABLE	10,500
270	Pet Supermarket	10,899
280	T-Mobile	2,465
OP1	Wells Fargo	22,500