

FOR LEASE

# SOUTHDALE SHOPPING CENTER

846 SOUTHERN BOULEVARD, WEST PALM BEACH, FL 33405



## PROPERTY DESCRIPTION

Located just 1/2 mile east of Interstate 95 on Southern Boulevard

## PROPERTY HIGHLIGHTS

- Join Publix, CVS Pharmacy, and Pet Supermarket
- Approximately 2,465 square feet available
- More than 23,852 cars pass the site per day

SPACES	LEASE RATE	SPACE SIZE
280	\$28.00 SF/yr	2,465 SF

## OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,465 SF

## DEMOGRAPHICS

	3 MILES	5 MILES
Postal Count Population	80,467	242,979
Median Age	39.2	37.5
Average HH Income	\$72,040	\$62,235

## BRYAN COHEN

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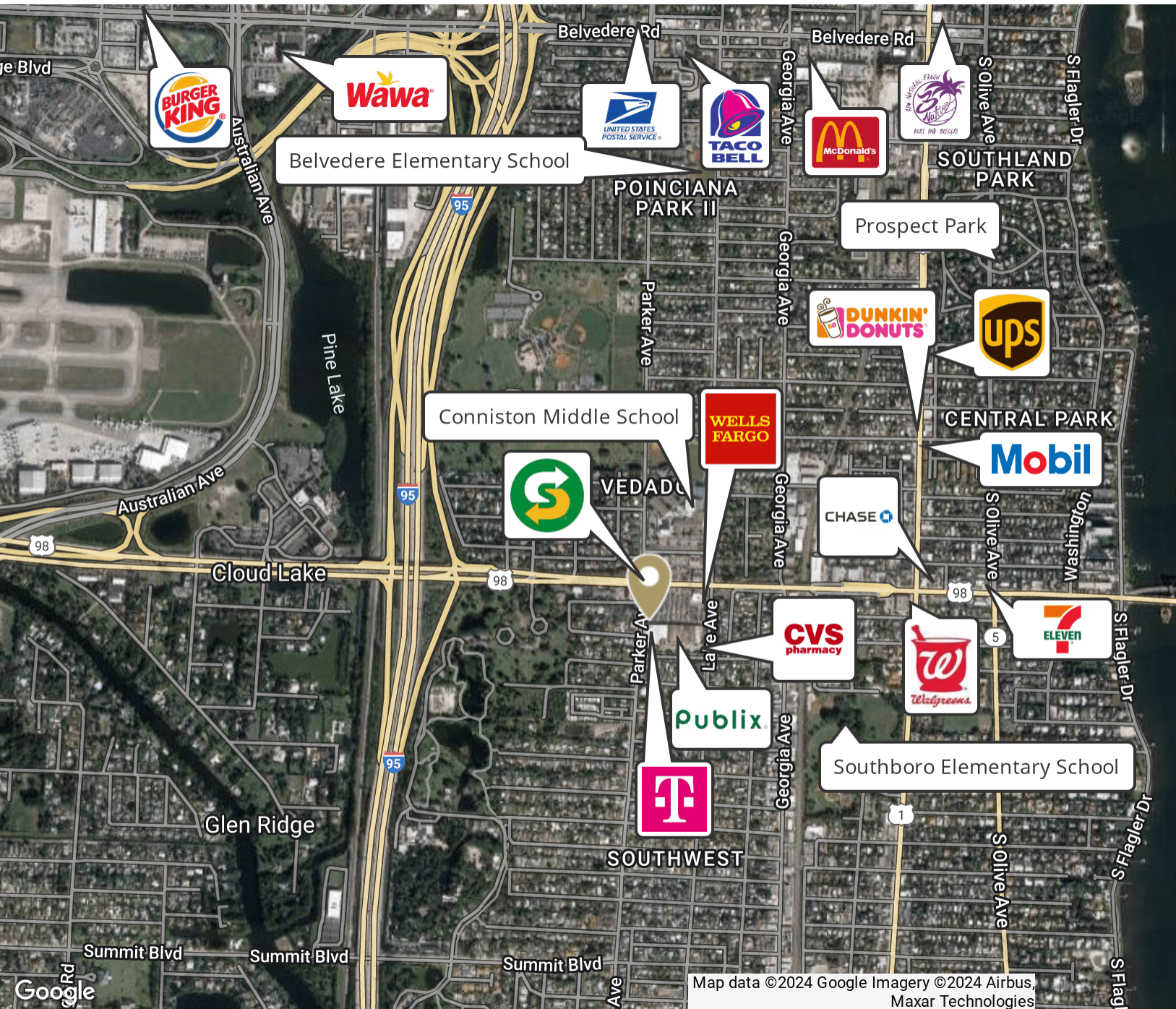
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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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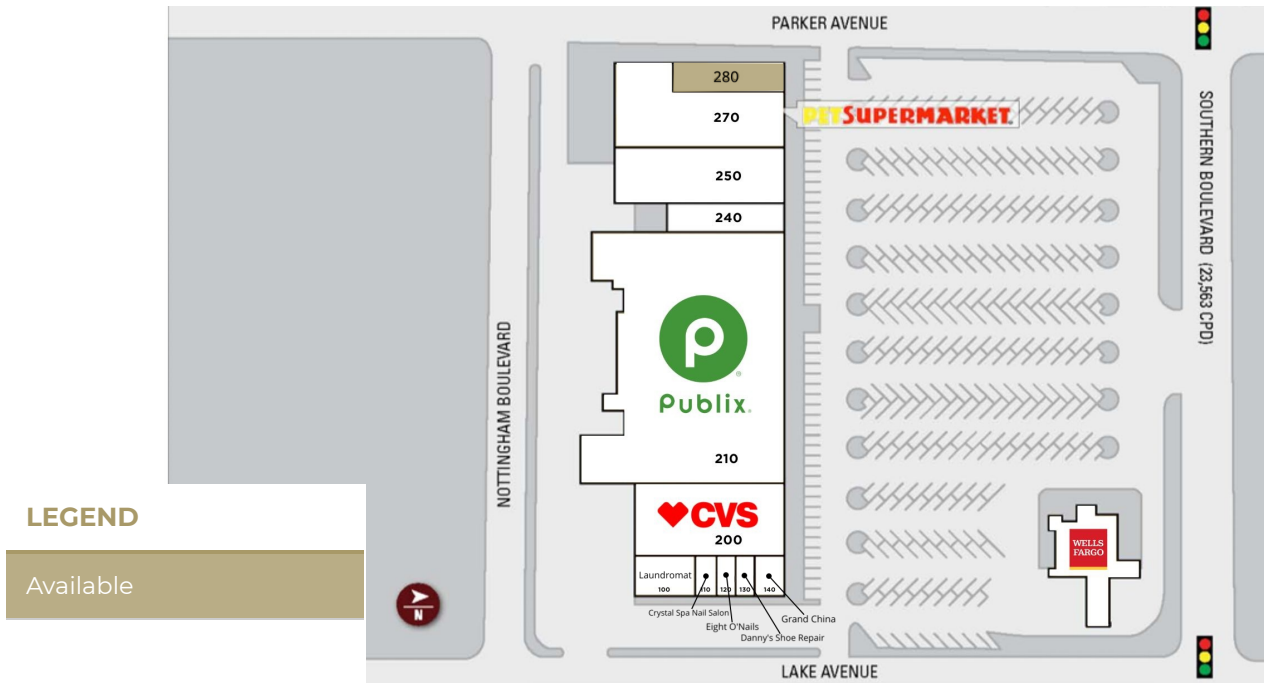
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,465 SF	Lease Rate:	\$28.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
280	Available	2,465 SF	NNN	\$28.00 SF/yr

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Laundromat	100	2,400
Crystal Spa Nails	110	800
Eight O'Nails	120	800
Danny's Shoe Repair	130	800
Grand China	140	1,200
CVS Pharmacy	200	10,500
Publix Supermarket	210	45,675
UNAVAILABLE	250	10,500
Pet Supermarket	270	10,899
Wells Fargo	OP1	22,500
UNAVAILABLE	240	3,600
AVAILABLE	280	2,465
<b>TOTALS/AVERAGES</b>		<b>112,139</b>

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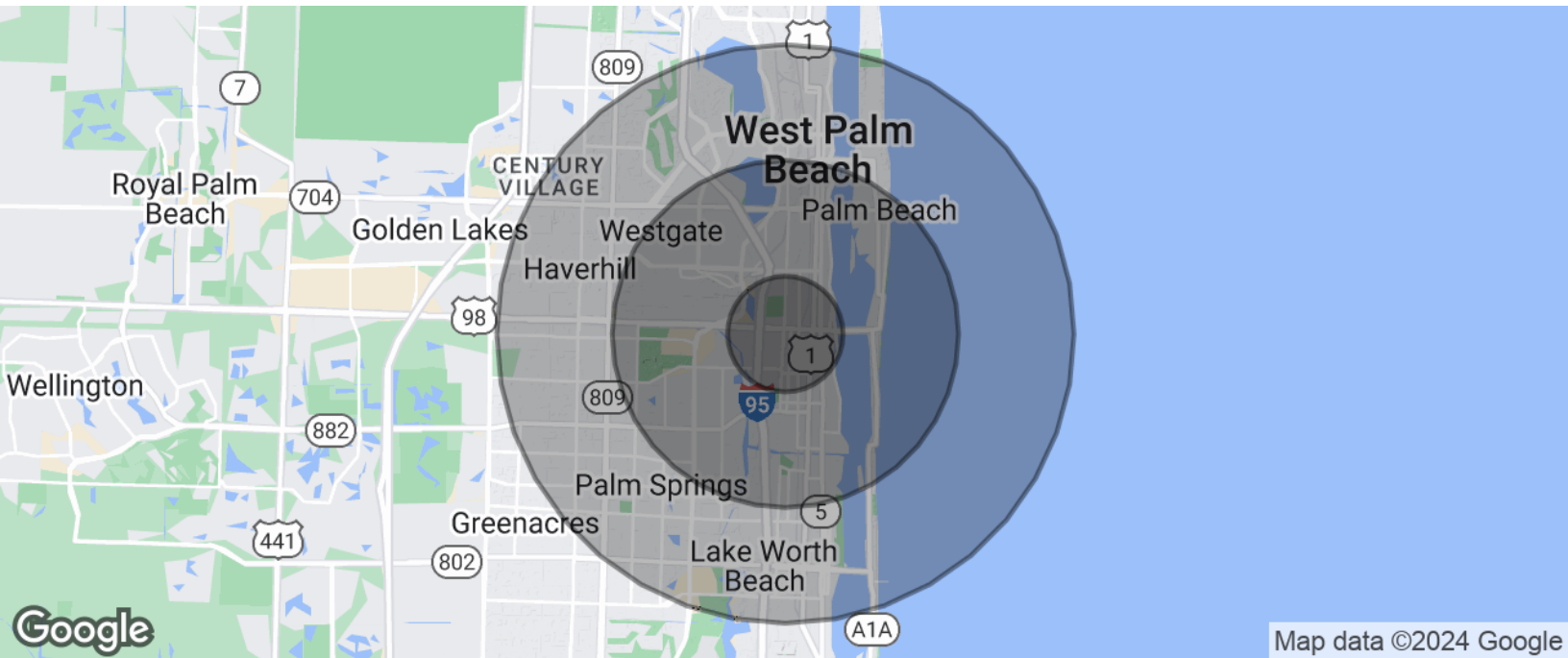
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,829	78,783	282,135
Average Age	41	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,422	31,936	109,806
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$89,617	\$102,713	\$84,845
Average House Value	\$536,908	\$527,286	\$383,926

Demographics data derived from AlphaMap

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