

For Lease  
±7,200 - ±8,000 SF  
Retail Development Pad Site



## Southern Palm Crossing

Pad Site A, Royal Palm Beach, FL 33411

### Property Features

- Available development pad with water views
- Located near a highly traveled intersection (Over 74,000 cars per day!)
- Up to ±8,000 SF multi-tenant in-line space or ±7,208 SF single tenant space
- Located directly on Southern Blvd. as part of a ±339,648 SF Class-A power center anchored by: Costco, Marshalls, HomeGoods, Stein Mart, Massage Envy Spa, Outback Steakhouse, Starbucks, Jamba Juice, Carrabba's, Panera Bread and many more
- Abundant parking with cross access to plaza

### Royal Palm Beach & Wellington, FL

2015 Est. Population	120,624
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5-Year Population Growth	1.18%
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Avg. HH Income	\$100,469
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Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2015 and 2020.

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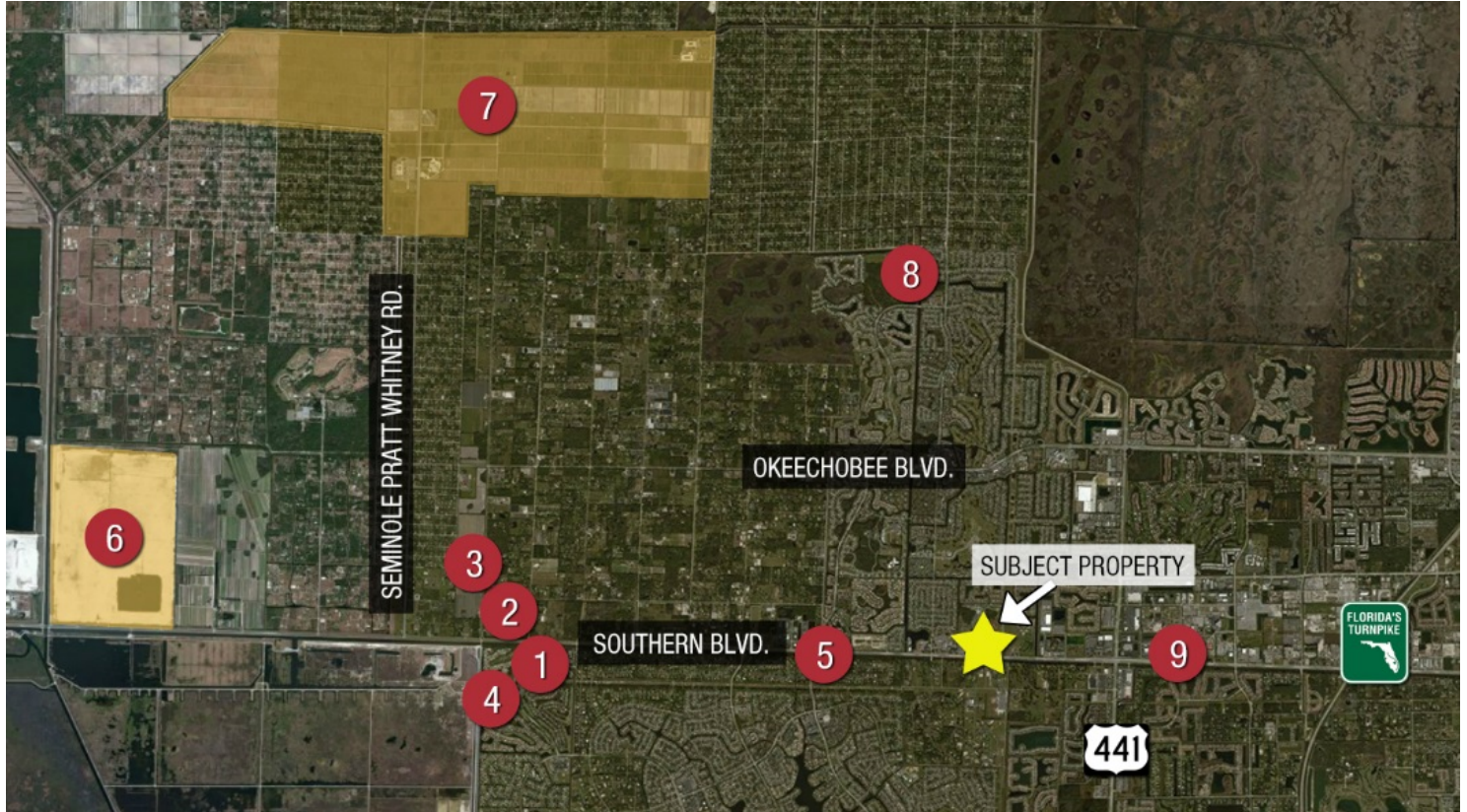
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## Western Communities Development



### Legend

#	Property
1	90 Acre Proposed Mixed-Use Development
2	New Shopping Center Development
3	Palm Beach State College Campus
4	Binks Pointe (90 townhomes)
5	Park Central at Cypress Key (23 single family homes & 124 townhomes)
6	Arden Community (2,000 single family homes)
7	Minto West Community (4,500 single family homes)
8	Crestwood Community (385 single family homes)
9	Sunshine Inn Hotel Project

# ±7,032

new homes planned!

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## Western Communities Development



### 1. 90 Acre Proposed Mixed-Use Development

Located at a lighted intersection on the NEC of Southern Boulevard (SR 80) and Binks Forest Drive. Approved for 103,000 SF of commercial (with 2000' of direct frontage along Southern Boulevard), 44,000 SF of office/medical and ±100,000 SF for institutional users.

### 2. New Shopping Center Development

Shopping Center anchored by Publix and Tractor Supply at the NWC of Southern Boulevard and Binks Forest Drive is under construction and scheduled to open Spring 2016.

### 3. Palm Beach State College Campus

75 Acres off the north west corner of Southern Boulevard and Binks Forest Drive. The college will wrap around the new Publix Center. Phase I - 50,000 SF campus (8,000-10,000 students) expected completion late 2016.

### 4. Binks Pointe

This 90 townhome community situated on 15-acres, has been given the green light by Wellington and is about to break ground. Located a quarter mile south of Southern Boulevard on Binks Forest Drive.

### 5. Park Central at Cypress Key

This 23 single family and 124 townhome K. Hovnanian resort-style community has broken ground. The development is located just north of Forest Hill/Crestwood Boulevard off Southern.

### 6. Arden Community

Located approximately three (3) miles west of Binks Forest Drive has approvals for 2000 single family homes priced from \$300,000 - \$650,000. Plans to release 200-300 lots per year with the first release of 376 lots in late 2016.

### 7. Minto West Community

Approved for 4,500 homes. Plan to start infrastructure Fall 2015. Model homes and 100 lots built. Late 2016.

### 8. Crestwood Community

Lennar, the largest home builder in South Florida, is seeking approval to build 385 single-family homes on the 154 acre site at 980 Crestwood Boulevard.

### 9. Sunshine Inn Hotel Project

Proposed hotel project on 2.43 acres of land in Royal Palm Beach. The plan calls for a two-story, 31,670-square-foot hotel with 60 rooms at the northeast corner of Southern Boulevard and Sunshine Road.

**1.18%**  
Anticipated 5-year  
population growth