Merin Hunter Codman, Inc.

Commercial Real Estate Services, Worldwide.

For Lease Class-A
±1,035 – ±8,920 SF
Shopping Center Space

Southern Palm Crossing

11001-11161 Southern Boulevard
Royal Palm Beach, FL 33411

Property Features

- A ±339,648 SF Class-A power center in a prime Royal Palm Beach/Wellington location anchored by: Costco, Marshalls, HomeGoods, Stein Mart, Massage Envy Spa, Outback Steakhouse, Starbucks, Jamba Juice, Carrabba's, Panera Bread and many more
- Located near a highly traveled intersection (Over 74,000 cars per day)!
- Easy access from Southern Blvd. and 441/SR 7
- Abundant parking
- Pylon signage available

Royal Palm Beach & Wellington, FL

2015 Est. Population	120,624
5-Year Population Growth	1.18%
Avg. HH Income	$100,469

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2015 and 2020.

Spencer S. Grossman

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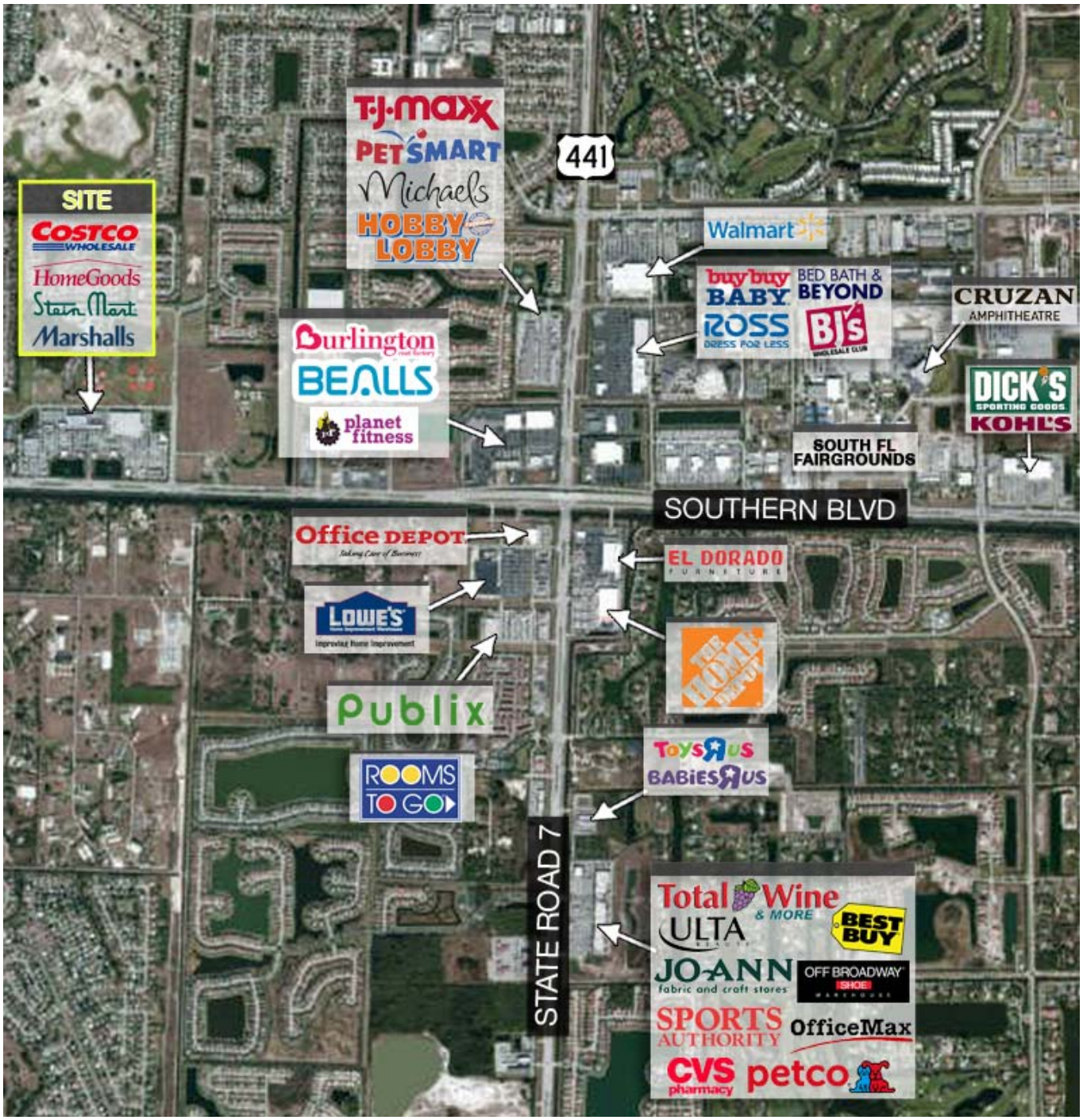

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Space Available

Suite	SF	Space Description
Pad A	up to 8,000	±7,208 SF freestanding building or ±8,000 multi-tenant inline space
11121	7,127	Prime 2nd generation freestanding restaurant space
11091	4,000	Former bank space with drive thru
A0170	1,538	2nd generation restaurant space with outdoor seating
B0130	1,035	Well maintained 2nd generation space available immediately
C0100	1,920 – 8,920	Well maintained 2nd generation space available immediately (can be combined with Suite C0110)
C0110	7,000 – 8,920	Well maintained 2nd generation space available immediately (can be combined with Suite C0100)

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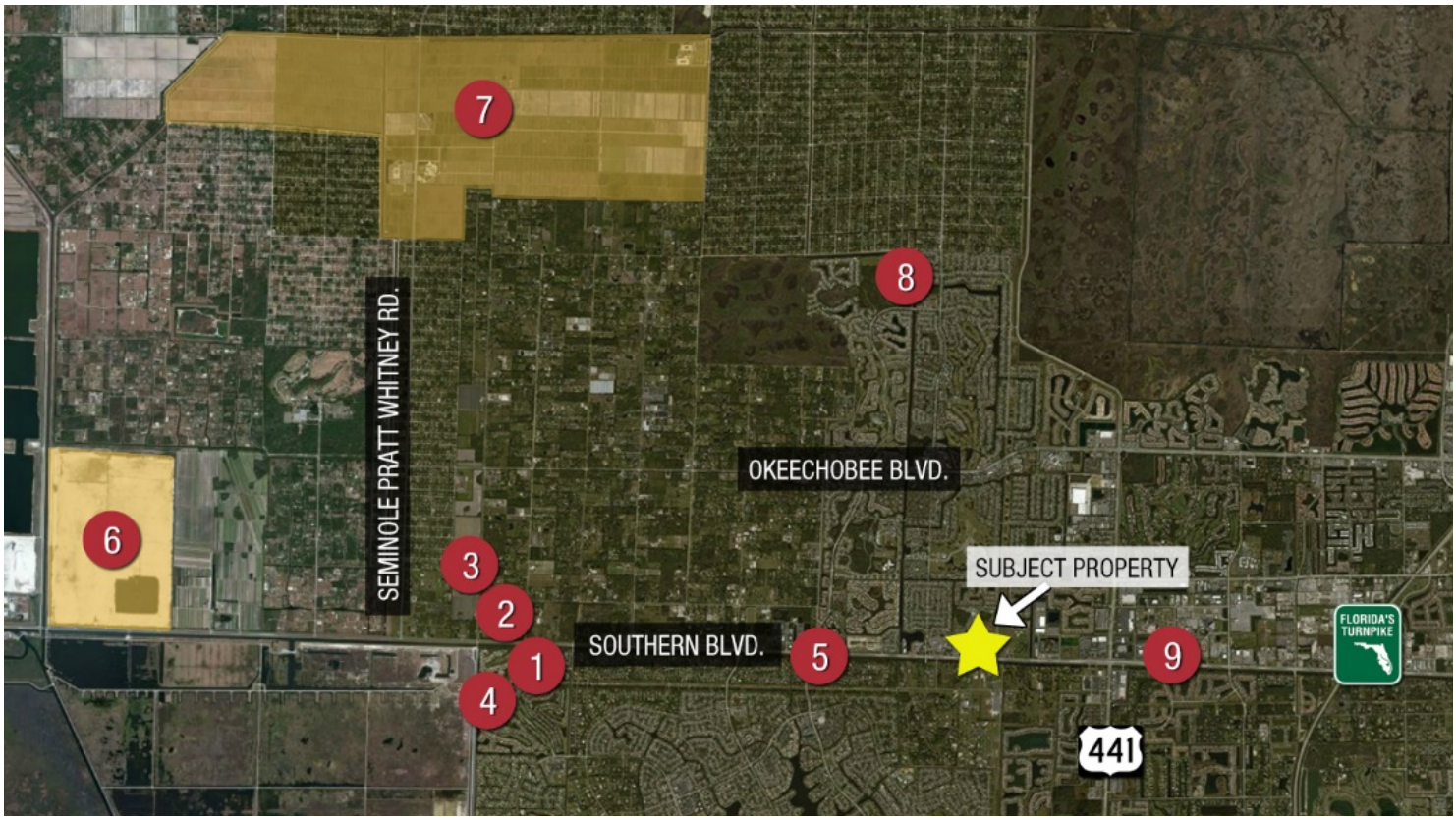
Western Communities Development



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

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