

Seminole Shoppes

Space for Lease • ±73,235-Square-Foot Retail/Office Center • 11940 U.S. Highway 1, Palm Beach Gardens, FL

Seminole Shoppes



Property Type	Retail/Office
Address	11940 U.S. Highway 1 Palm Beach Gardens, FL 33408
Gross Leasable Area (GLA)	±73,235 Square Feet
Terms	Negotiable
Rates	Upon Request
Availabilities	Immediate
Additional Uses	Medical
Year Built	1988
Renovated	2021
Parking Ratio	±3.41 Spaces/1,000 SF
Traffic Count	±31,866 VPD

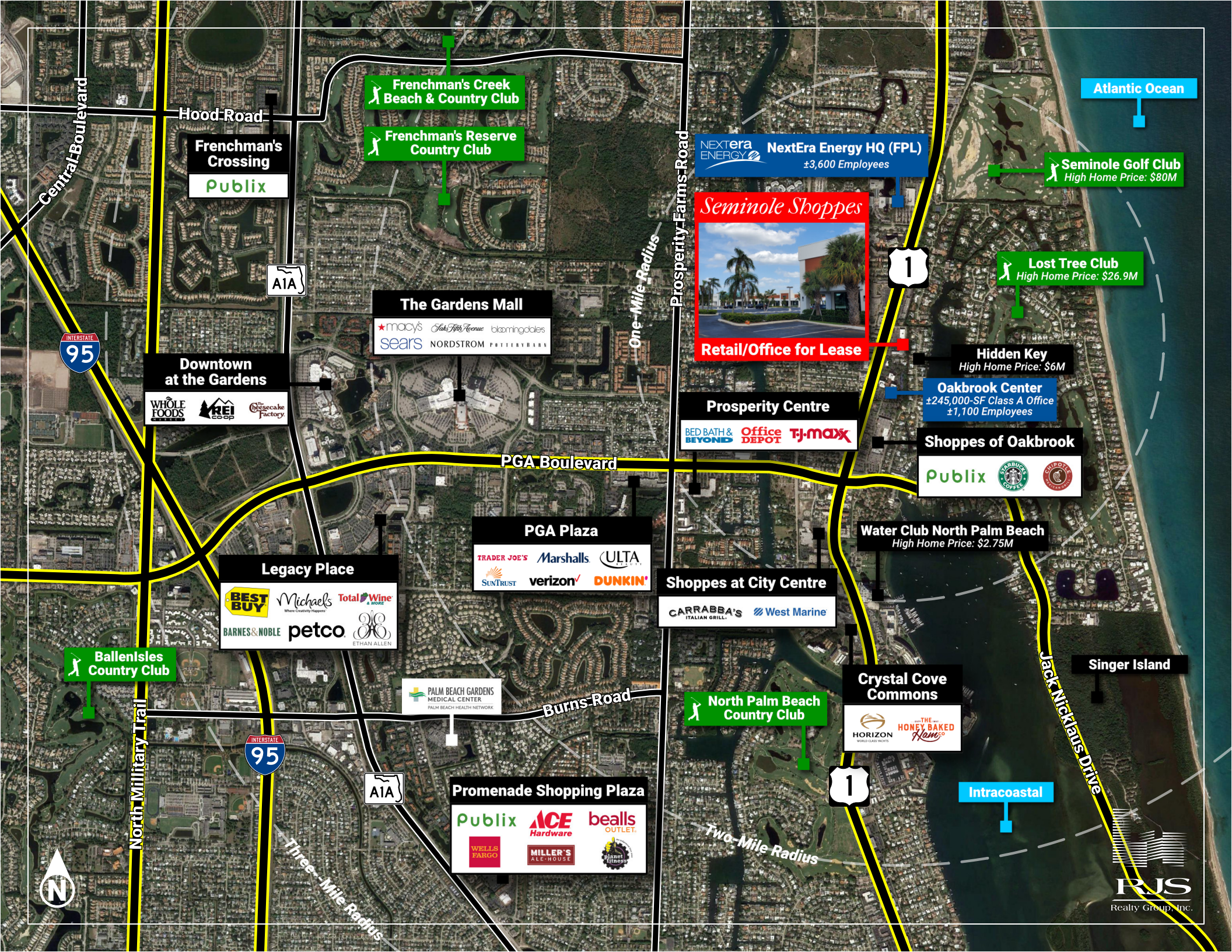
Seminole Shoppes (formerly Carl's Plaza) has been renovated and re-tenanted to provide a vibrant new marketplace at which to eat, shop, work and play. The reinvented plaza provides a great opportunity for retailers and restaurants to enter this affluent, dynamic trade area in a highly attractive, upgraded center.

The adjacent Oakbrook Center, a ±245,000-square-foot Class A office property (±1,100 employees), along with NextEra Energy's (Florida Power & Light) headquarters (±3,600 employees), and a broad range of waterfront residences in the immediate area valued between \$2 million and \$80 million provide a captive and affluent customer base.

Seminole Shoppes is just over a mile east of the upscale Gardens Mall, a ±1.4-million-square-foot regional mall ranked first in Palm Beach County for luxury goods sales. With more than 150 upscale shopping destination retailers and estimated sales of \$900 per square foot, Gardens Mall creates excellent cross shopping opportunities.

	Total Population	Median Age	Avg HH Income
1 Mile	6,340	50.7	\$143,088
3 Miles	44,427	48.8	\$123,670
5 Miles	123,770	46.4	\$111,875





Frenchman's Creek Beach & Country Club

Frenchman's Reserve Country Club

Atlantic Ocean

Seminole Golf Club
High Home Price: \$80M

Lost Tree Club
High Home Price: \$26.9M

Hidden Key
High Home Price: \$6M

Oakbrook Center
±245,000-SF Class A Office
±1,100 Employees

Shoppes of Oakbrook

Publix Starbucks Dunkin' Donuts

Water Club North Palm Beach
High Home Price: \$2.75M

Singer Island

Crystal Cove Commons

HORIZON THE HONEY BAKED Home

Intracoastal

NextEra Energy NextEra Energy HQ (FPL)
±3,600 Employees

Seminole Shoppes



Retail/Office for Lease

Prosperity Centre

BED BATH & BEYOND Office DEPOT TJ-MAXX

Shoppes at City Centre

CARRABBA'S ITALIAN GRILL West Marine

North Palm Beach Country Club

Promenade Shopping Plaza

Publix ACE Hardware bealls OUTLET
WELLS FARGO MILLER'S ALE-HOUSE planet fitness

Frenchman's Crossing

Publix

The Gardens Mall

macy's Saks Fifth Avenue bloomingdale's
sears NORDSTROM POTTERY BARN

Downtown at the Gardens

WHOLE FOODS MEI COOP The Cakeshop Factory

PGA Plaza

TRADER JOE'S Marshalls ULTA
SUNTRUST verizon DUNKIN'

Legacy Place

BEST BUY Michaels Total Wine & More
BARNES & NOBLE petco ETHAN ALLEN

Ballen Isles Country Club

PALM BEACH GARDENS MEDICAL CENTER
PALM BEACH HEALTH NETWORK

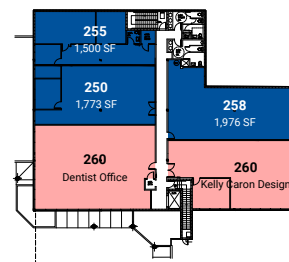
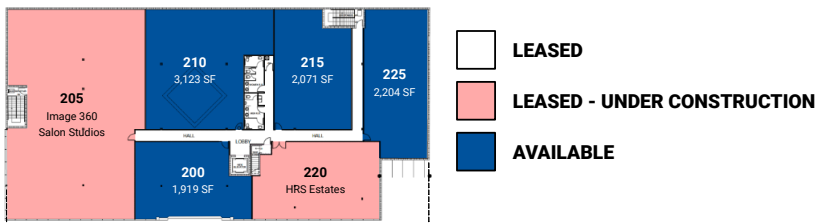
North Military Trail

Three-Mile Radius

Two-Mile Radius

Jack Nicklaus Drive

Seminole Shoppes



Tenant	Unit(s)	Size (SF)
Available	100	4,100
Tide & Table Furniture Showroom	105	6,100
Kitchen Showroom	109	4,008
Fields of Green	110	2,145
Our Collections	115	1,167
The Poke Company	120	1,457
The Aesthetic Spa	125	1,648
Villain Bike	128	1,557
Fleur Nail Salon	130	1,161
Duchessa Women's Fashion	135	2,335
Society Salon	140	1,184
Stretch Zone	145	1,143
Palm Beach Patio	150	6,543
All Med RX	160	3,387
Available	165	1,146
Seminole Reef Grill	170-175	7,143
Available	200	1,919
Image 360 Salon Studios	205	6,494
Available	210	3,123
Available	215	2,071
HRS Estates	220	2,248
Available	225	2,204
Dentist Office	245	2,530
Available	250	1,773
Available	255	1,500
Available	258	1,976
Kelly Caron Design	260	2,090
Total		73,235

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Robert J. Sullivan, CCIM
 President
 RJS Realty Group
 561-694-5290 Ext. 101
 bobsullivan@rjsrealty.com

Since 1986, RJS Realty Group has diligently provided comprehensive disposition, acquisition, financing, and consulting services to the real estate investment community. Our transaction experience encompasses institutional grade investment properties throughout the Southeast with an aggregate transaction value in excess of \$3 billion.

RJS Realty Group, Inc.
 12800 US Highway 1
 Suite 250
 Juno Beach, FL 33408
 561-694-5290

