



RETAIL FOR LEASE

Western Plaza
160 S STATE ROAD 7, WEST PALM BEACH, FL 33414



Overview

160 S State Road 7, West Palm Beach, FL 33414

- +152,625 sq. ft. El Dorado Furniture & Home Depot-anchored shopping center
- Two 1,700 SF spaces remaining fronting SR-7
- Dominant neighborhood shopping center in the Wellington (western Palm Beach County) trade area
- Excellent demographics with average HHI exceeding \$95,000 and over 197,000 residents all within a 3-mile radius
- Great exposure and visibility on SR 7 (US 441), and Southern Blvd.
- +71,905 vpd on Southern Blvd
- +63,500 vpd on SR-7/US441



3 Mile Demographics



65,042
Est. population



67,385
Daytime
Population

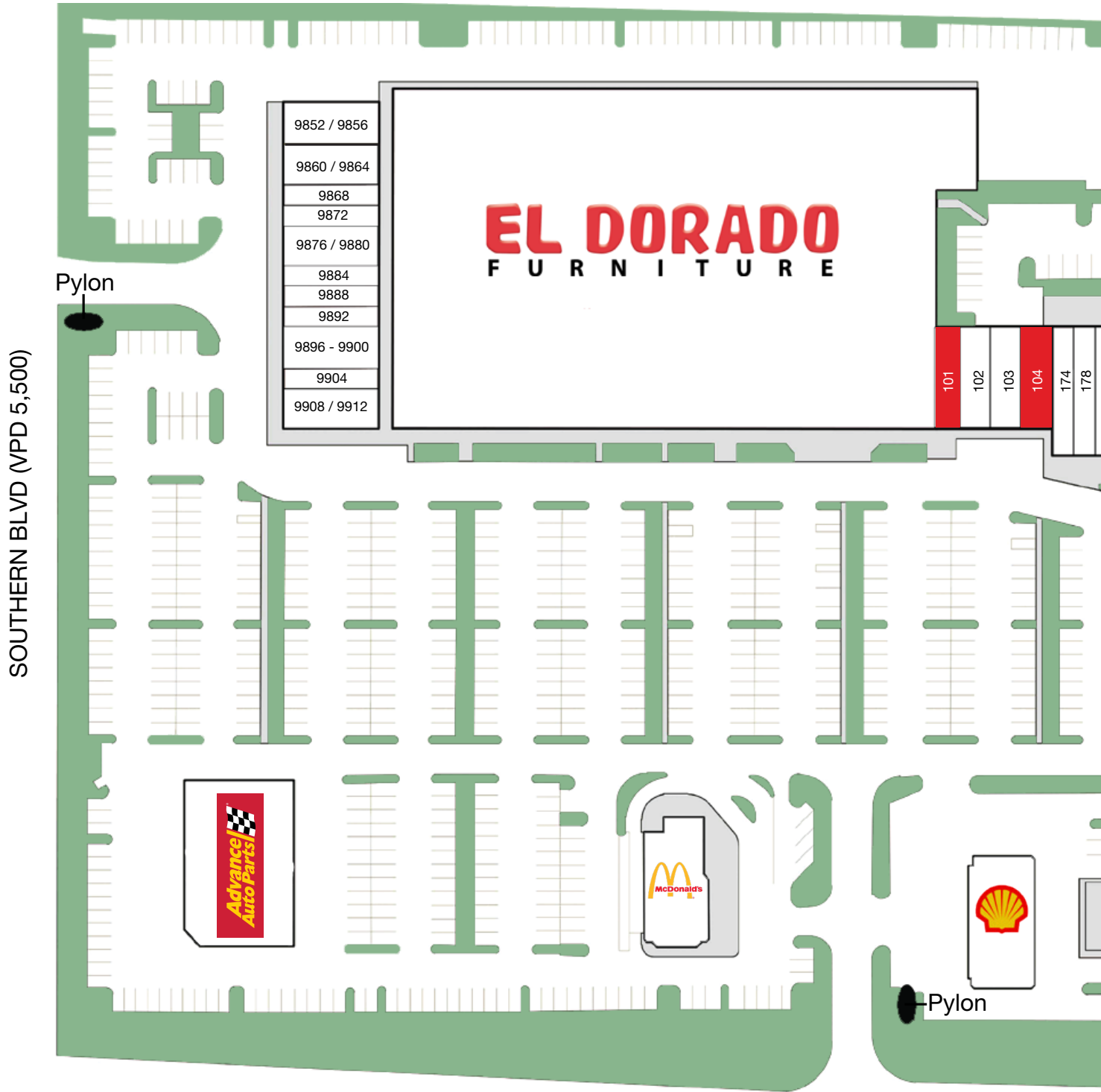


\$107,621
Average HH
Income



38
Median age





9852 / 9856
9860 / 9864
9868
9872
9876 / 9880
9884
9888
9892
9896 - 9900
9904
9908 / 9912

101
102
103
104
174
178

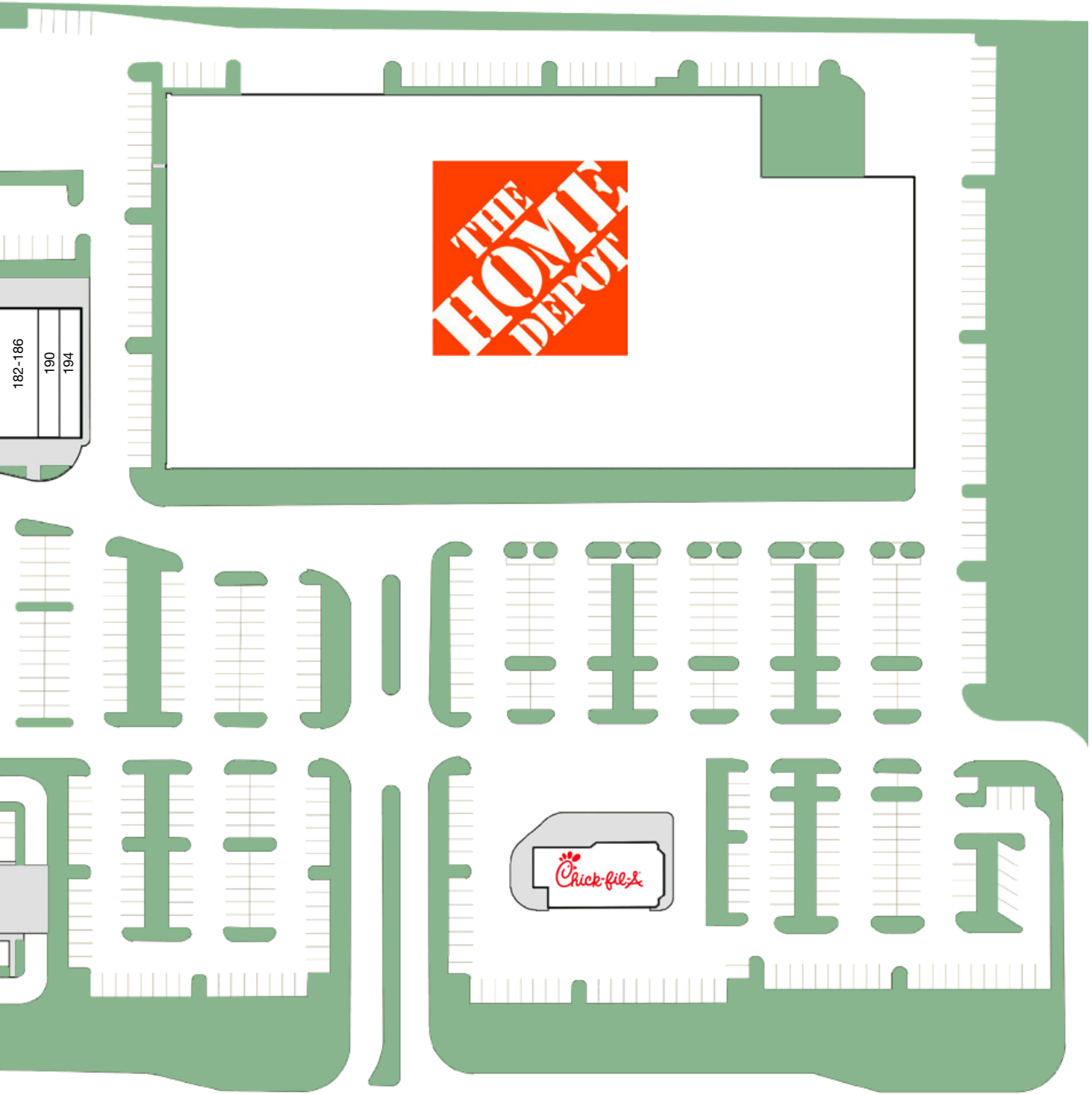
SUITE No. / SQ FT

9852/56	9860/64	9868	9872	9876/80	9884	9888	9892	9896/9900	9904
We Kick Brass		Nail Salon		Lucky Arcade	Dentist	Urban Vapor	Salon	El Punto Latino	Hertz

OUTPARCEL



U.S. 441 (VPD 63,500)



9908/12	160/186	101	102/103	104	174	178	182	190	194	200
Island Root		1,700 SQ FT		1,700 SQ FT		Taste of the Islands				



SOUTHERN BLVD VPD 5,500

US 441 VPD 63,500

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