

GROVE MARKET SHOPPING CENTER

5060 SEMINOLE PRATT WHITNEY ROAD | LOXAHATCHEE, FL



WESTLAKE UNDER DEVELOPMENT 4,500+ HOMES

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KATZ & ASSOCIATES

SITE HIGHLIGHTS

- ±50,983 SF anchor tenant space available
- Located in the middle of Westlake's future commercial development, Grove Market Shopping Center is adjacent to over 8,000+ residential units approved within a 10 mile radius
- Traffic Count - Seminole Pratt Whitney Road: 20,500 ADT. Traffic counts are stated to increase to 78,000+ with completion of communities. SPW Road is the major north-south thoroughfare through the market. Permission Road is being extended in each direction and will be the main east-west artery of the town.
- Multiple full access points with high visibility off Seminole Pratt Whitney Road
- Dedicated pylon sign on Seminole Pratt-Whitney Road
- Strongest residential growth market in Palm Beach County
- 10,379 SF ER at Westlake opening April of 2019 to the South, which is an extension of Wellington Regional Medical Center
- Across from Seminole Ridge Community High School with 2,276 students



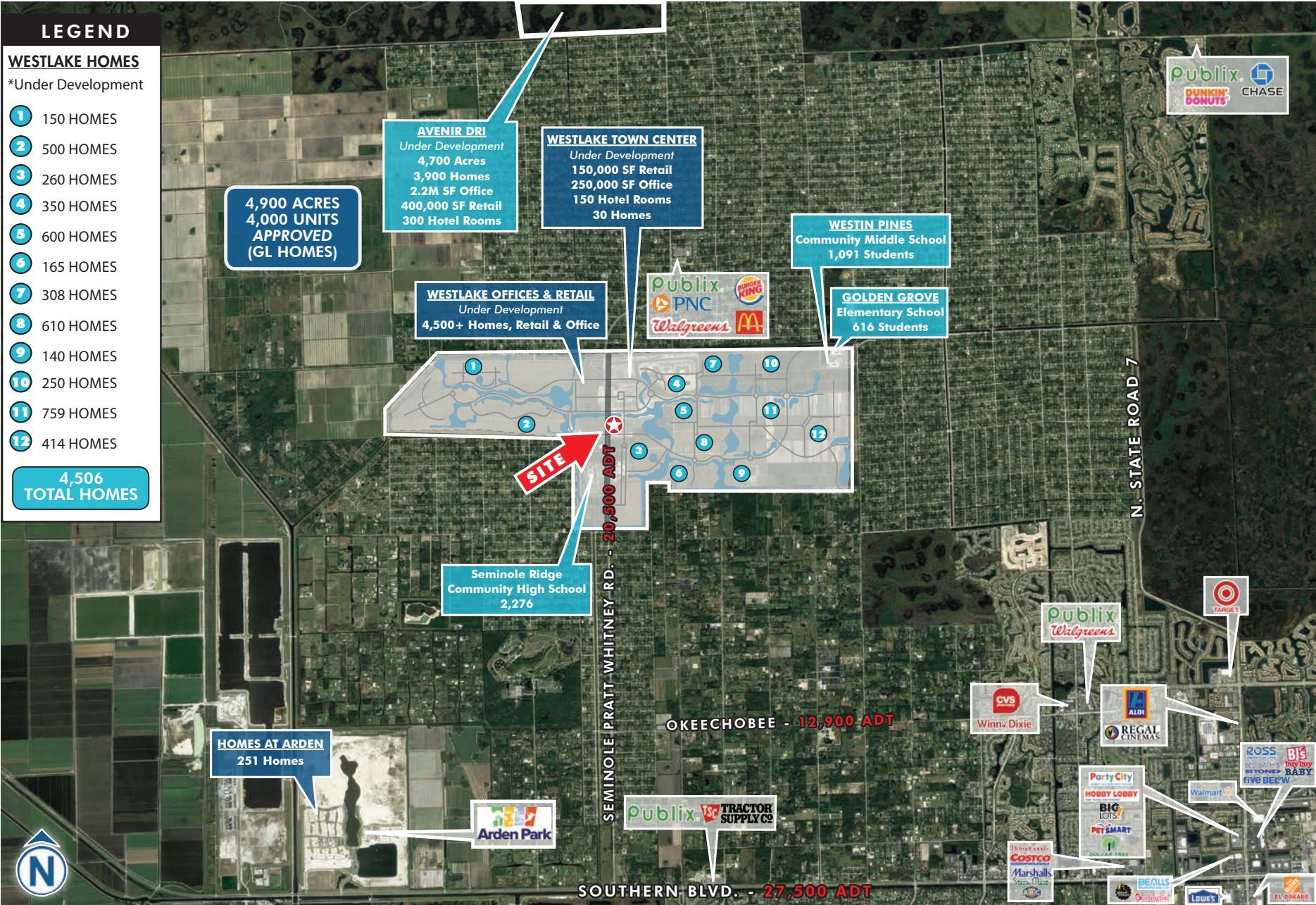
± 50,983 SF SPACE AVAILABLE



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LEGEND

WESTLAKE HOMES
*Under Development

1	150 HOMES
2	500 HOMES
3	260 HOMES
4	350 HOMES
5	600 HOMES
6	165 HOMES
7	308 HOMES
8	610 HOMES
9	140 HOMES
10	250 HOMES
11	759 HOMES
12	414 HOMES

4,506 TOTAL HOMES

4,900 ACRES
4,000 UNITS
APPROVED
(GL HOMES)

AVENIR DRI
Under Development
4,700 Acres
3,900 Homes
2.2M SF Office
400,000 SF Retail
300 Hotel Rooms

WESTLAKE TOWN CENTER
Under Development
150,000 SF Retail
250,000 SF Office
150 Hotel Rooms
30 Homes

WESTIN PINES
Community Middle School
1,091 Students

GOLDEN GROVE
Elementary School
616 Students

WESTLAKE OFFICES & RETAIL
Under Development
4,500+ Homes, Retail & Office

Seminole Ridge
Community High School
2,276

HOMES AT ARDEN
251 Homes

OKEECHOBEE - 12,900 ADT

SOUTHERN BLVD. - 27,500 ADT

5060 SEMINOLE PRATT WHITNEY ROAD
LOXAHATCHEE, FL

4,500+ HOMES & COMMERCIAL SPACES



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION			
2018 Estimated	671	16,212	45,107
2023 Projected*	4,000	28,000	64,000
AVERAGE HH INCOME			
2018 Estimated	\$110,726	\$106,154	\$108,743
2023 Projected	\$128,158	\$122,788	\$128,311
TOTAL HOUSEHOLDS			
2018 Estimated	204	4,980	14,163
2023 Projected*	2,200	8,700	19,800
MEDIAN AGE			
Male	38.9	39.4	39.9
Female	36.7	37.6	38.4

*Projected based on the approved/under construction projects as of 2019.



KATZ & ASSOCIATES

AVENIR DEVELOPMENT



- Under Development
- 4,700 Acres
- 3,900 Homes
- 2.2M SF Office & 400,000 SF Retail
- 300 Hotel Rooms

ER AT WESTLAKE



- Opening Soon
- 10,000 SF
- 11 Treatment Spaces
- Extension of Wellington Regional Medical Center

WESTLAKE TOWN CENTER



- Under Development
- 150,000 SF Retail
- 250,000 SF Office
- 150 Hotel Rooms
- 30 Homes

