

RETAIL SPACE FOR LEASE

**AVISON
YOUNG**

ram
people making places



Mainstreet at Midtown

4801 PGA Boulevard, Palm Beach Gardens, FL

- Midtown is a village-like, mixed-use community with all the convenience and style of urban living
- In close proximity to I-95 and the Florida Turnpike
- Easy access to the Palm Beach International Airport, downtown West Palm Beach and the beaches
- Cross access to brand new Earth Fare

Alfredo Sanchez, Associate

O: 561.721.7027

E: alfredo.sanchez@avisonyoung.com

Brian Richardson, Principal

O: 305.504.2047

E: brian.richardson@avisonyoung.com

PROPERTY TYPE:	Retail
AVAILABLE:	Unit 235 - 1,500 sf End Cap

DEMOGRAPHICS (3 MILE):



**COMBINE TRAFFIC
COUNTS**
51,200



POPULATION
71,708



TOTAL RETAIL
± 97,000 RSF



MEDIAN AGE
46.8



DAY POPULATION
44,443



AVG. HH INCOME
\$115,360



TENANT ROSTER

Unit #	Tenant	SF
100	JFK Emergency Medical Center	8,340
130	18/8 Fine Men's Salon	1,840
200	Christopher's Kitchen	2,500
210	Christopher's Kitchen	1,000
215	Core Evolution	1,460
220	I Love Kickboxing	2,380
230	Cachet Nail Spa	1,000
235	Available	1,500
300	California Closets	1,500
305	Beauty Bar	1,000
310	Dragon Foot Spa	1,000
315	Anzo (coming March 2018)	1,900
415	Kolter Homes	15,953

Unit #	Tenant	SF
500	Ram Realty Services	13,138
600	Theology Salon & Day Spa	2,376
605	Care Dental	2,485
615	OXXO Care Cleaners	1,853
620	Iconic Eye Care Center	1,235
625	Leibowitz Realty	3,400
901	Saito's Japanese Steakhouse	6,400
905	Blaze Pizza	1,800
906	Chipolte	2,400
910	Ill Forks Steakhouse	6,950
915	Bonefish Grill	6,350
920	J. Alexander's	7,000



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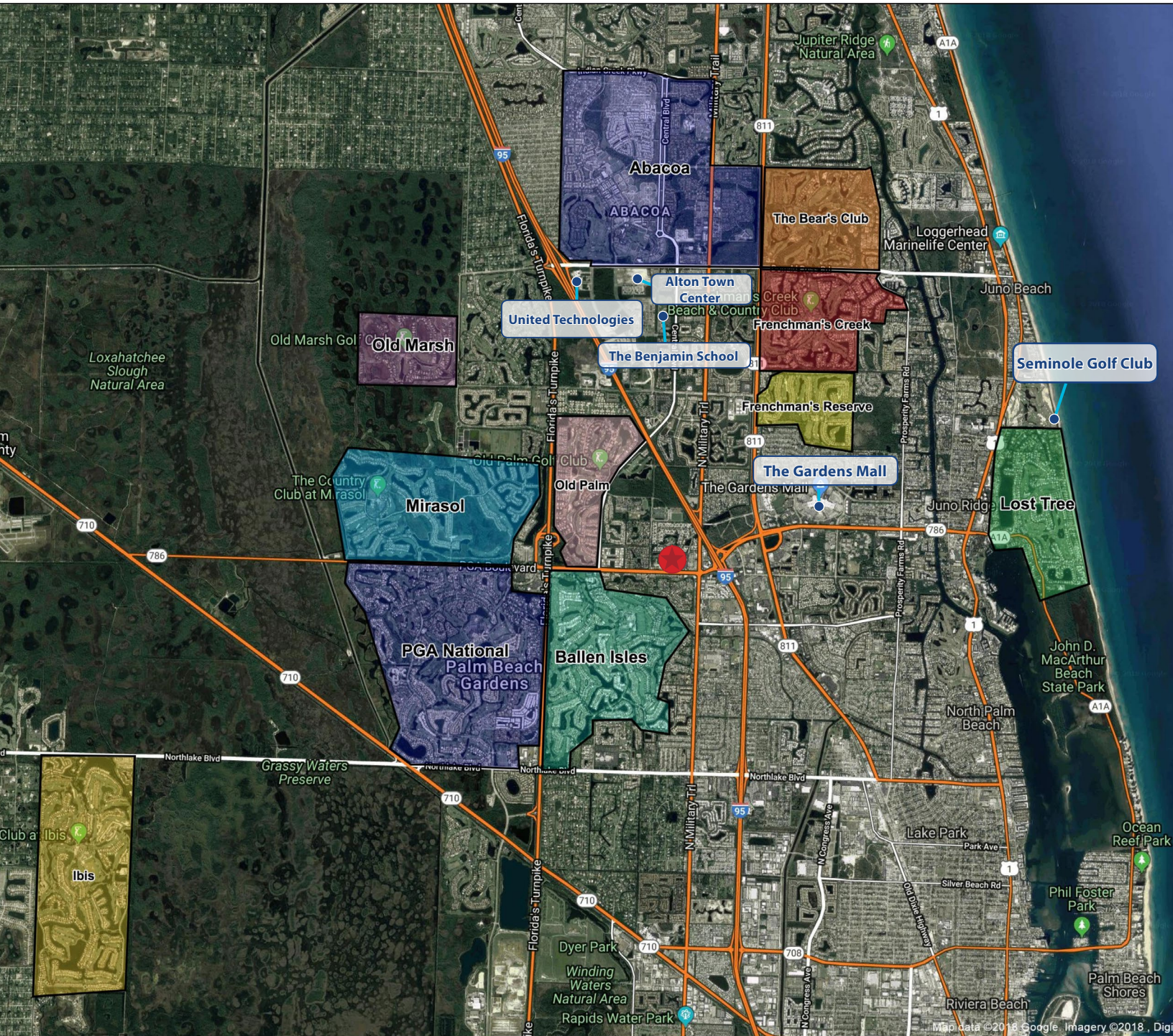
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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.8395/-80.1088

RS1

4801 PGA Boulevard		1 mi radius	3 mi radius	5 mi radius
Palm Beach Gardens, FL 33418				
POPULATION	2018 Estimated Population	8,603	71,708	150,833
	2023 Projected Population	9,183	76,524	162,263
	2010 Census Population	7,352	63,834	133,578
	2000 Census Population	6,423	50,933	108,293
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.5%
	Historical Annual Growth 2000 to 2018	1.9%	2.3%	2.2%
	2018 Median Age	48.8	46.8	44.8
HOUSEHOLDS	2018 Estimated Households	3,955	32,296	65,411
	2023 Projected Households	4,108	33,567	68,403
	2010 Census Households	3,455	29,258	58,853
	2000 Census Households	2,733	22,463	46,628
	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2018	2.5%	2.4%	2.2%
RACE AND ETHNICITY	2018 Estimated White	85.9%	82.4%	72.4%
	2018 Estimated Black or African American	7.4%	9.4%	20.1%
	2018 Estimated Asian or Pacific Islander	3.1%	4.1%	3.6%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2018 Estimated Other Races	3.5%	3.9%	3.8%
	2018 Estimated Hispanic	13.4%	12.4%	11.7%
INCOME	2018 Estimated Average Household Income	\$113,982	\$115,360	\$112,430
	2018 Estimated Median Household Income	\$75,222	\$82,171	\$80,645
	2018 Estimated Per Capita Income	\$52,401	\$51,984	\$48,787
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.8%	3.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.8%	4.9%
	2018 Estimated High School Graduate	18.3%	20.3%	21.5%
	2018 Estimated Some College	19.7%	20.3%	19.6%
	2018 Estimated Associates Degree Only	11.5%	9.2%	9.1%
	2018 Estimated Bachelors Degree Only	25.3%	26.6%	25.7%
	2018 Estimated Graduate Degree	17.9%	17.0%	16.1%
BUSINESS	2018 Estimated Total Businesses	996	4,704	9,338
	2018 Estimated Total Employees	10,483	44,443	86,001
	2018 Estimated Employee Population per Business	10.5	9.4	9.2
	2018 Estimated Residential Population per Business	8.6	15.2	16.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.