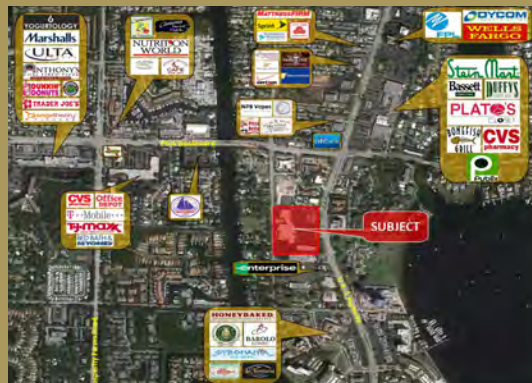




SHOPPES AT CITY CENTRE

11241 U.S. Highway One, North Palm Beach, Florida 33408



PROPERTY FOR LEASE

- Class A, newly renovated center
- Anchored by the new Doris Italian Market, West Marine, Carraba's, and Zoo Health Club
- Located immediately across the street from "Water Club" - a 162 condo unit development priced from \$899,000 to \$2,000,000
- 1,400 to 9,520 square feet available
- Approximately 22,475 cars pass the site per day

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	53,525	123,823
Median age	50.5	48.0
Estimated average household income	\$89,695	\$88,677
Estimated median household Income	\$57,748	\$55,996

Cohen Commercial Realty, Inc.

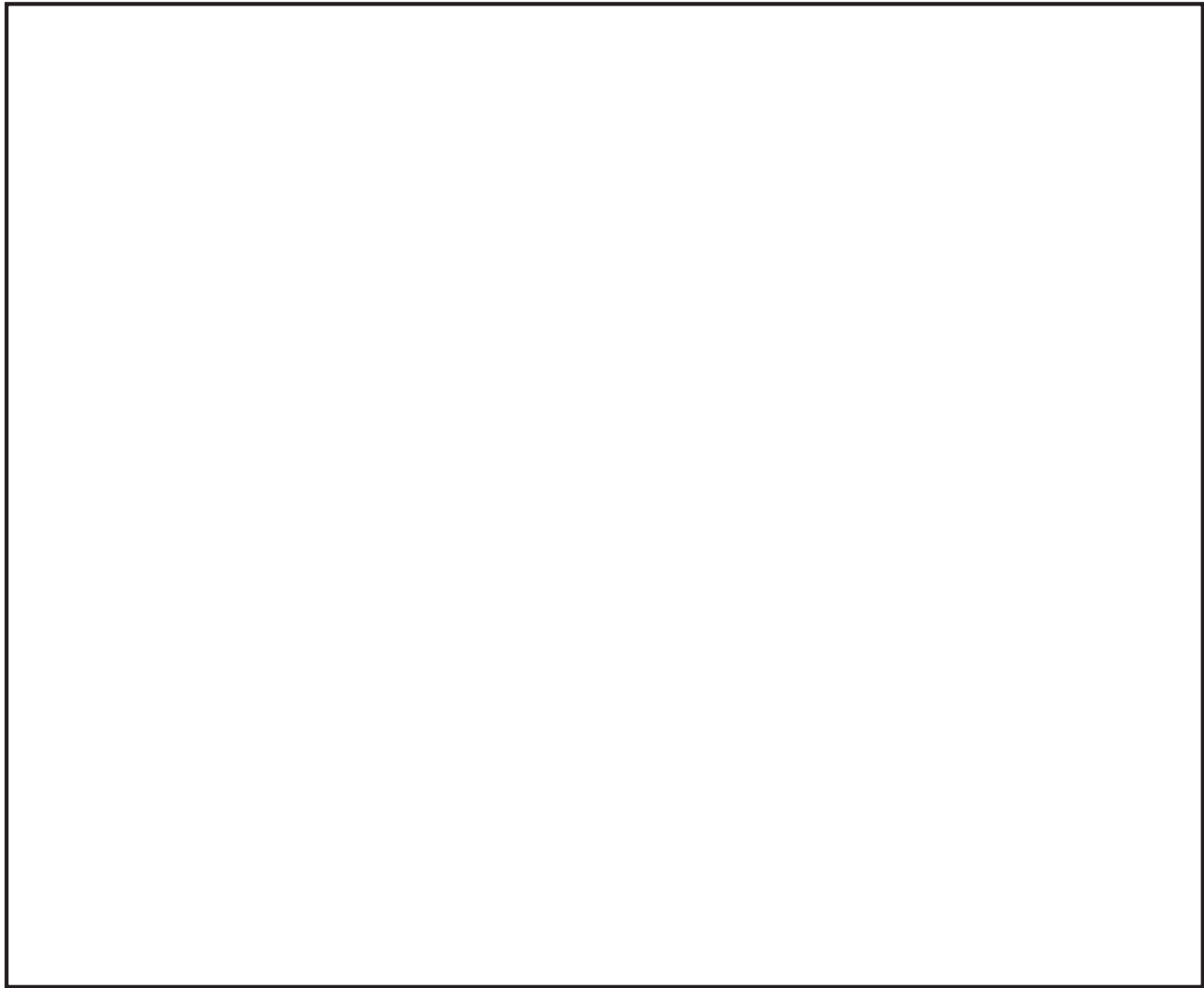
Bryan S. Cohen | info@cohencommercial.com

Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
11201	Carrabba's	5,027	11237	Animeds	1,400
11209	Donohue Real Estate Office	1,300	11239	Doris Italian Market	22,300
11211	Sherwin Williams	3,895	11241	West Marine	24,982
11217	OZ02 Dry Cleaners	1,028	11247	Woof Gang	1,718
11219	More Space Place	2,612	11249	Big Apple Pizza	1,366
11224	AVAILABLE	3,438	11251	Salon Tre'Lyn	2,000
11231	The UPS Store	1,300	11255	I AVAILABLE	2,913
11233	AVAILABLE	1,400	11257	COMING AVAILABLE	9,520
11235	Allstate	1,400	11263	The Zoo Health Club	9,520



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