



**Former Sears at
The Gardens Mall**

**DOWNTOWN PALM
BEACH GARDENS**

PGA Blvd (46,500 VPD)

LEGACY PLACE

147,592 SF Anchor Space Available at The Gardens Mall

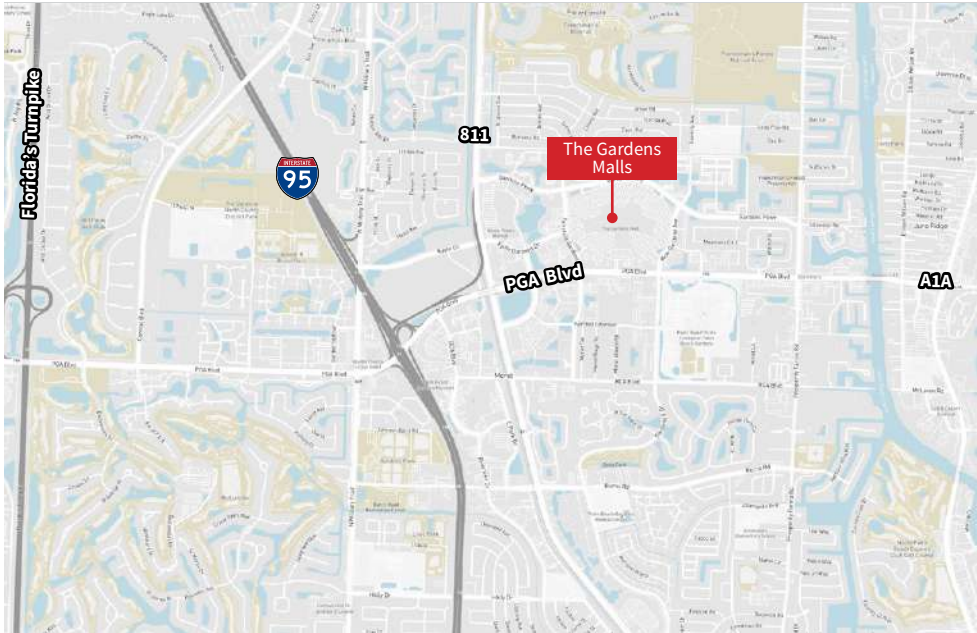
3101 PGA Boulevard, Palm Beach Gardens, FL 33410



Property Highlights

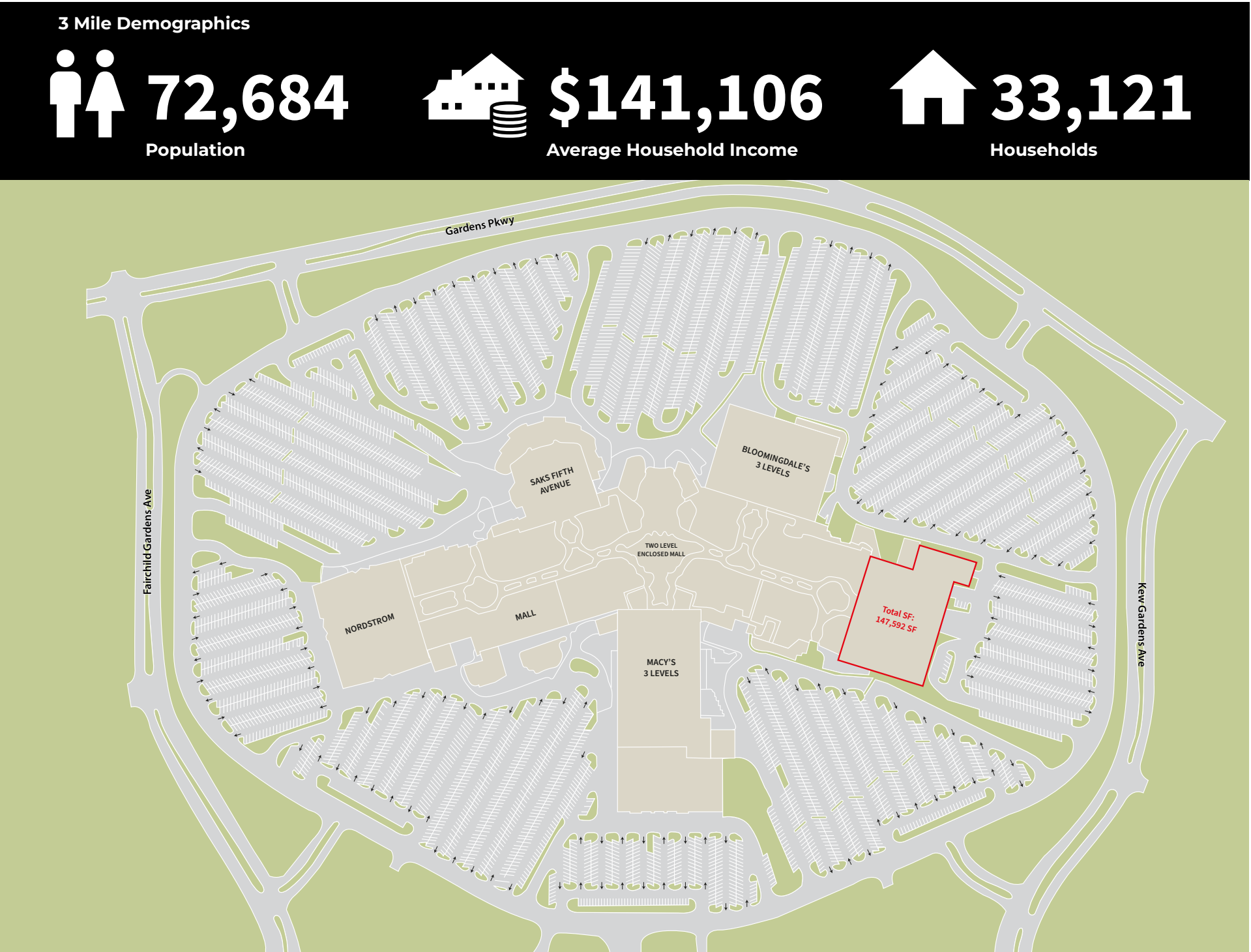
JLL is pleased to offer the leasehold interest in the Sears box located at The Gardens Mall in Palm Beach Gardens. Palm Beach Gardens is home to one of Florida’s most established and affluent trade areas, and the property’s strategic location on PGA Boulevard, just off of I-95 allows for convenient access from all surrounding areas.

- Strategically positioned big box opportunity at The Gardens Mall in Palm Beach Gardens, FL
- Dedicated, large parking field accommodating to multiple uses and users
- Average Household Income of \$111,503 within a 5 mile radius
- Signage Opportunities Available



Property Summary

Address:	3101 PGA Boulevard, Palm Beach Gardens, FL 33410
Mall:	The Gardens Mall
Other Anchors:	Macy’s, Bloomingdale’s, Saks Fifth Avenue, Nordstrom
Year Built:	1988
Stories:	2
SF of entire building:	±147,592 SQFT.
SF of L1 – including the SAC:	±80,329 SQFT.
SF of L2:	±67,263 SQFT.
Site Size:	10.61 Acres
Parking:	4.94/1,000 SF
Total Stores:	160+ specialty shops and restaurants



Location Highlights



8 On-site Restaurants including Brio Tuscan Grille, Cooper's Hawk Winery & Restaurant and Tap 42 Craft Kitchen + Bar



Direct access and visibility from PGA Blvd



Less than 2 Miles to I-95 N & S



4 Miles to Florida's Turnpike

Demographics	1 Mile	3 Mile	5 Mile
Population	10,087	72,684	160,926
Population Growth +5 Years	10,575	74,213	163,739
Households	4,803	33,121	70,400
AHHI	\$112,454	\$141,106	\$138,548



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DOWNTOWN PALM BEACH GARDENS

WHOLE FOODS MARKET sweetgreen

Yard House REI CO-OP

GRIMALDI'S The Cheesecake Factory

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LEGACY PLACE

Total Wine & More

BEST BUY petco THE HEALTH + WELLNESS CO.

chili's THE CAPITAL GRILLE

BARNES & NOBLE

JARED The Galleria Of Jewelry Bassett HOME FURNISHINGS

THE GARDENS MALL

macy's

NORDSTROM

WILLIAMS-SONOMA

Saks Fifth Avenue LOFT

POTTERY BARN

Starbucks Bath & Body Works

Retail means more than what it sells.

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