

UP TO 4,000 SF OF RETAIL



**8111 S DIXIE HIGHWAY
WEST PALM BEACH, FL**

**EXCLUSIVE
RETAIL LEASING:**

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PROJECT HIGHLIGHTS

- **Available:** Up to 4,000 sqft
- **Join:** 15,000 sqft specialty grocer & Class A 358 unit apartment complex
- **Landlord Delivery:** Q1 2026

LOCATION HIGHLIGHTS

- Exceptional frontage at the southern gateway to West Palm Beach
- **Trade Area:** SoSo District, El Cid, Palm Beach Island, Lake Worth Beach, Downtown WPB, Flamingo Park & More

TRADE AREA DEMOGRAPHICS



Population
84,099



Daytime
Population
70,931



Average HH
Income
\$181,698



Median
Age
45



NEARBY

Publix.

aioli



The Park





The Park
WEST PALM



Future Mixed Use
Development

Winn-Dixie

Gregory Rd

24,000 AADT

358 Class A
Apartments

FULL

SITE

S Dixie Highway





Southern Blvd

Forest Hill Blvd

Georgia Ave

SoSo Neighborhood

The Park

Dixie Highway



SITE



Schall Circle

Okeechobee Blvd

Belvedere Rd

Palm Beach International Airport

S Military Trail

Congress Ave

Forest Hill Blvd

Southern Blvd

S Dixie Highway

N Federal Highway

SITE

Clematis District
 Wickmans, Pabuki, Starbucks, Pubbelly, Rocco's Tacos

Royal Poinciana Plaza
 Tootsie's, Sant Ambroscus, the HONOR BAR, HERMES PARIS, SAINT LAURENT

City Place
 brightline, El Camino, lululemon, Publix, Sus la table, LAIFITNESS

Flagler Waterfront
 Brunch 2, Avocado Grill, PISTACHE, THE BEN, ELISABETTA'S

THE BREAKERS®
 PALM BEACH

Worth Avenue
 Lilly Pulitzer, GUCCI, CHANEL

Norton Museum of Art

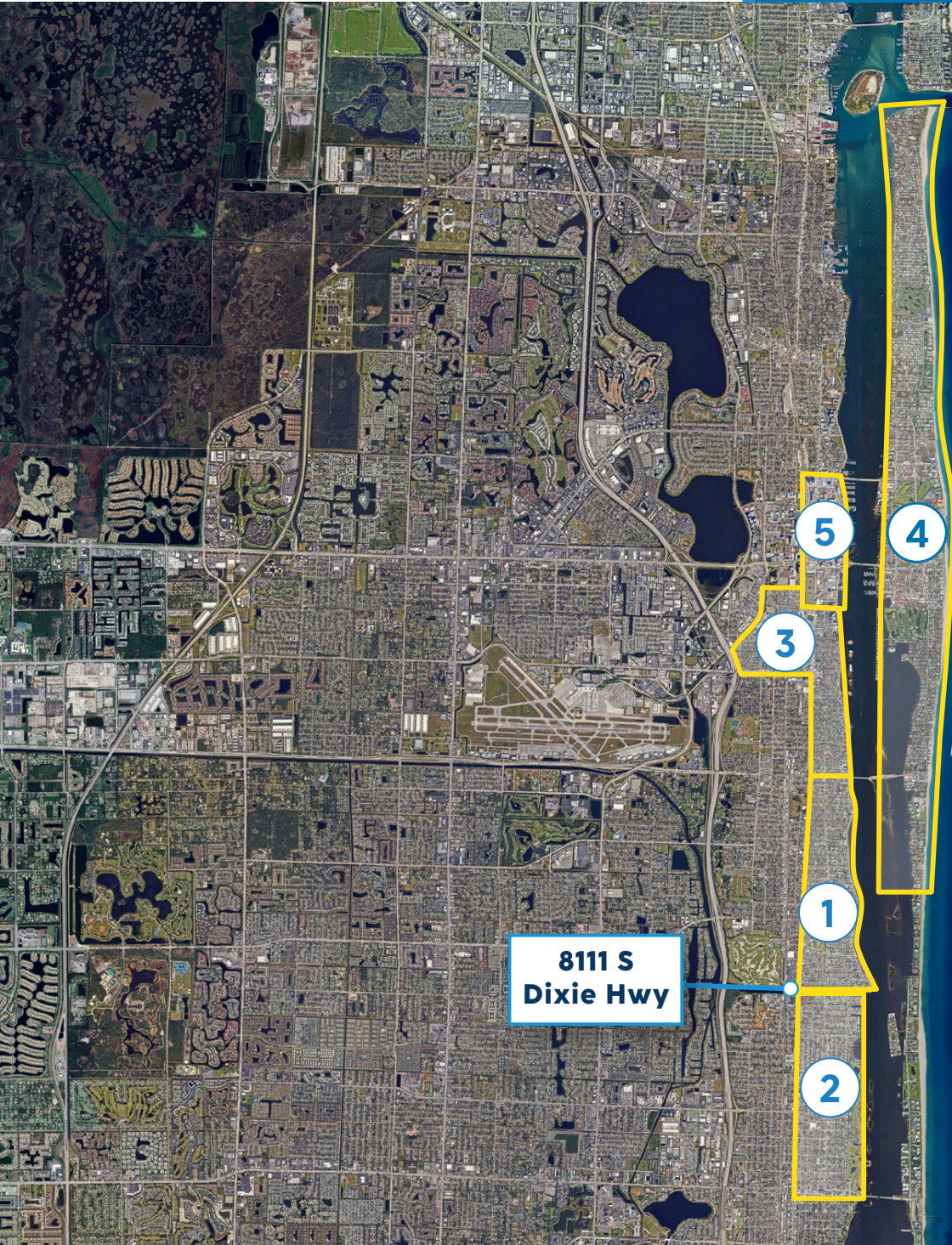
El Cid Historic Neighborhood

The Man in a Top Hat

Palm Beach Island

The Park

SoSo Neighborhood



LEGEND

- 1 SoSo District
Avg Home Price - \$3.6M
- 2 Lake Worth Beach
Avg Home Price - \$1.3M
- 3 WPB Historic Districts
Avg Home Price - \$2.3M
- 4 Palm Beach Island
Avg Home Price - \$8.5M
- 5 Downtown WPB
Avg Home Price - \$2.1M



