

OUTPARCELS FOR GROUND LEASE



Available Outparcels with 1.76 Acres – 425' Frontage

Southern Boulevard, Loxahatchee Groves, FL 33470

Steve Miller | steve@rotellagroup.com

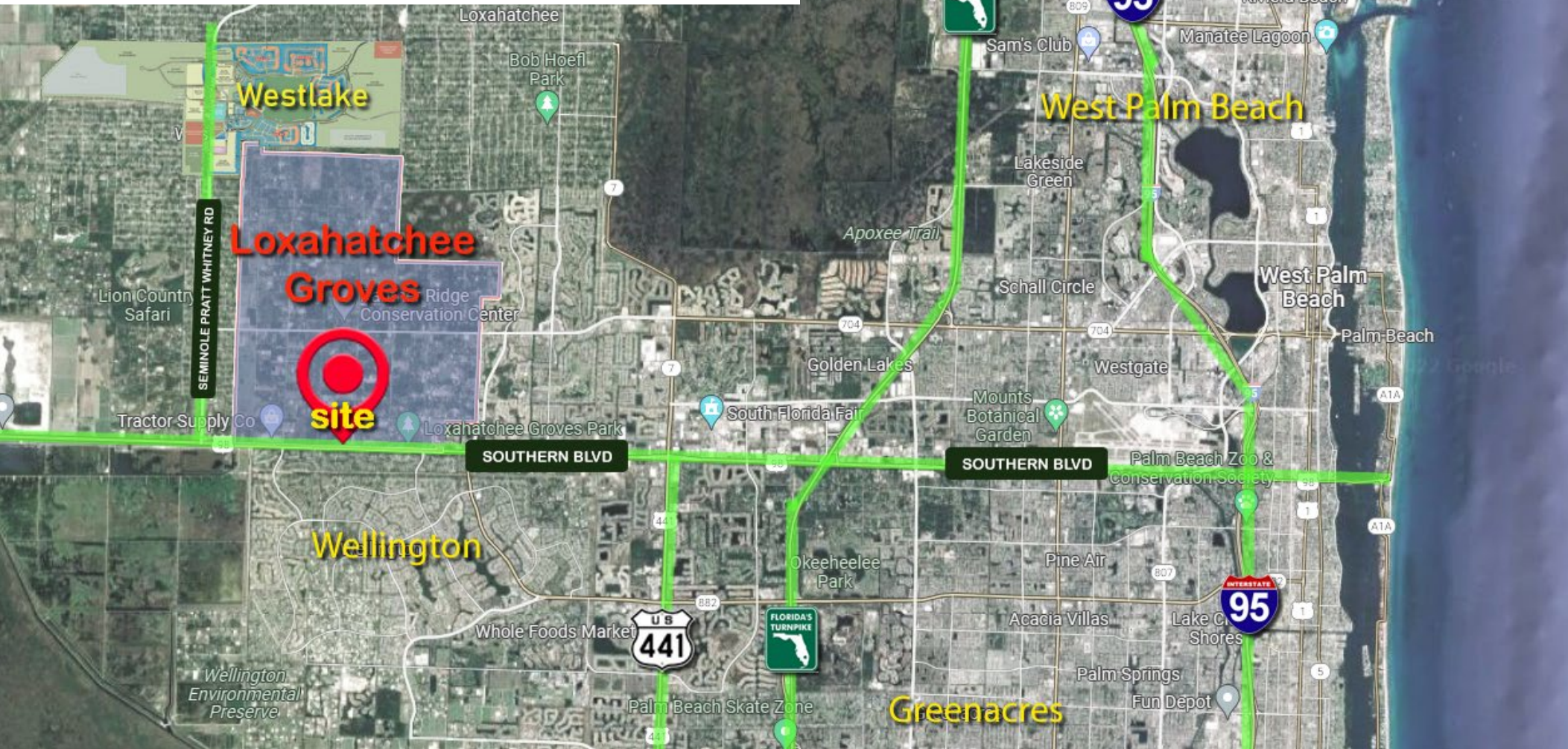
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The Rotella Group has been retained as the exclusive agent for leasing **available outparcels spaces in the growing Loxahatchee Groves**, located just 20 minutes from the coast, right next to Wellington, and upcoming Westlake.



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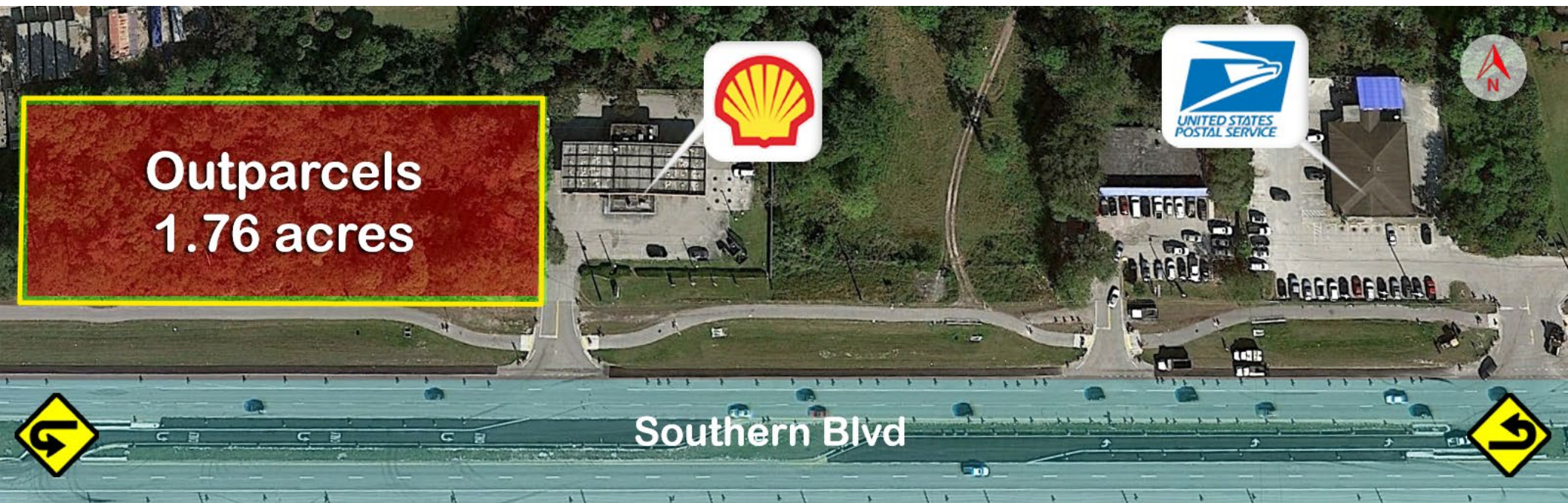
- Join Publix, Aldi, Wawa, Tractor Supply, and more Excellent Southern Blvd.
- Frontage Commercial Zoning
- Culver's, Car Wash, Heartland Dental, and more to come

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2021 Traffic Counts (AADT)	
Southern Blvd East Of Orange Ave.	
45,263	
Southern Blvd West Of Orange Ave.	
31,960	

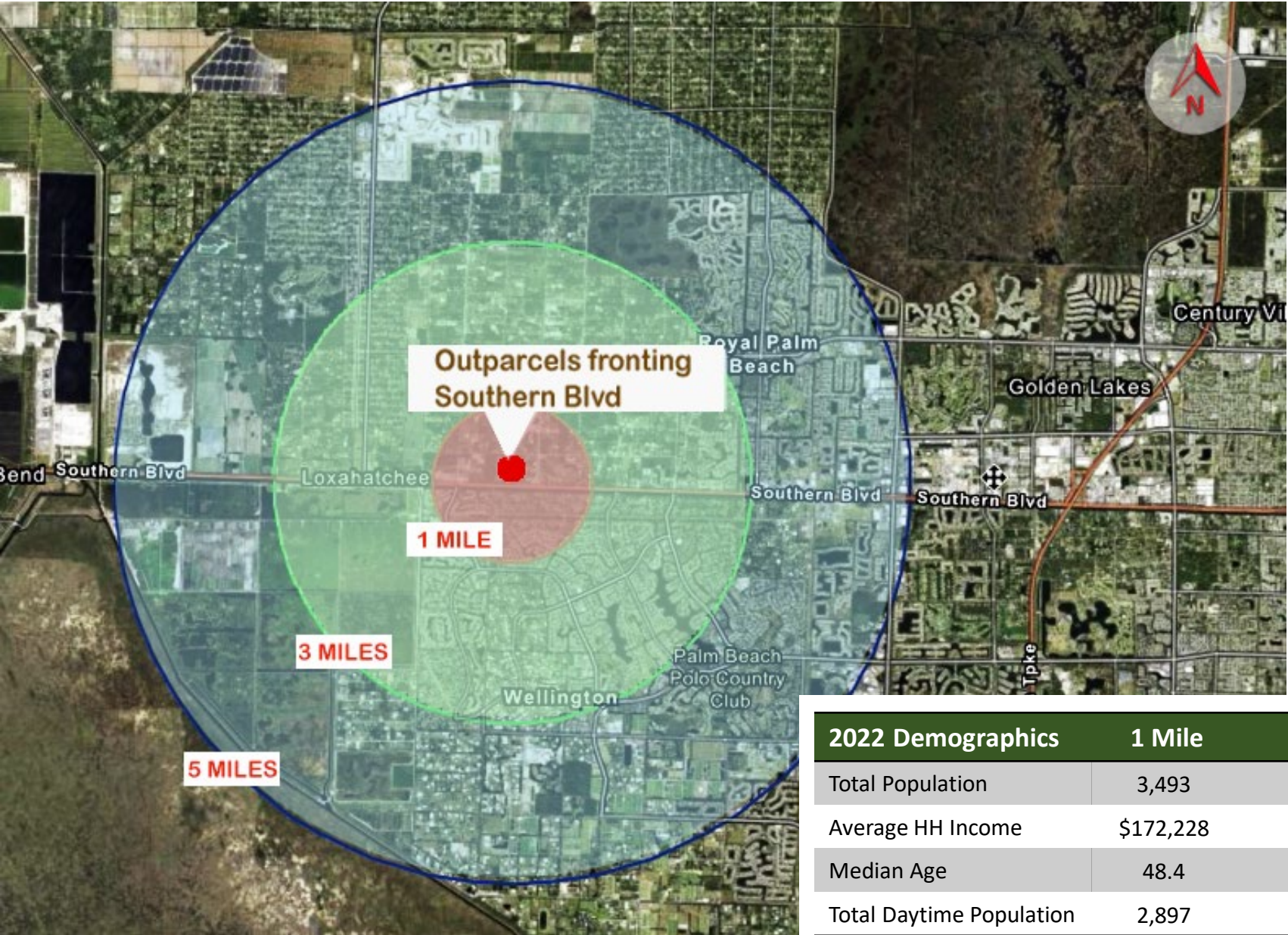
Source: FDOT

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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,493	40,356	98,950
Average HH Income	\$172,228	\$132,398	\$127,826
Median Age	48.4	43.8	41.3
Total Daytime Population	2,897	31,546	83,647

Source: Esri

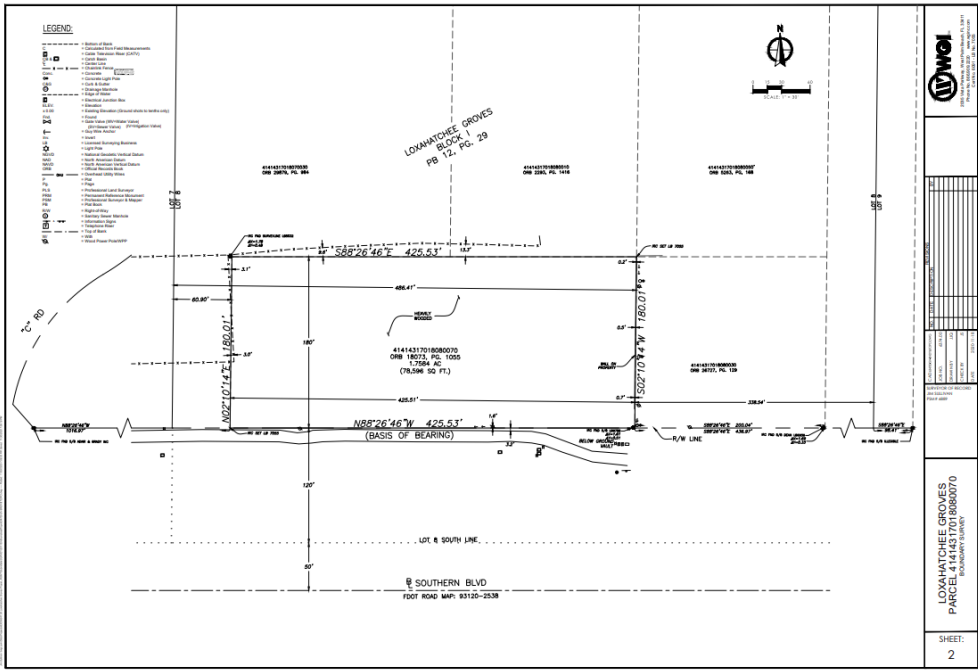
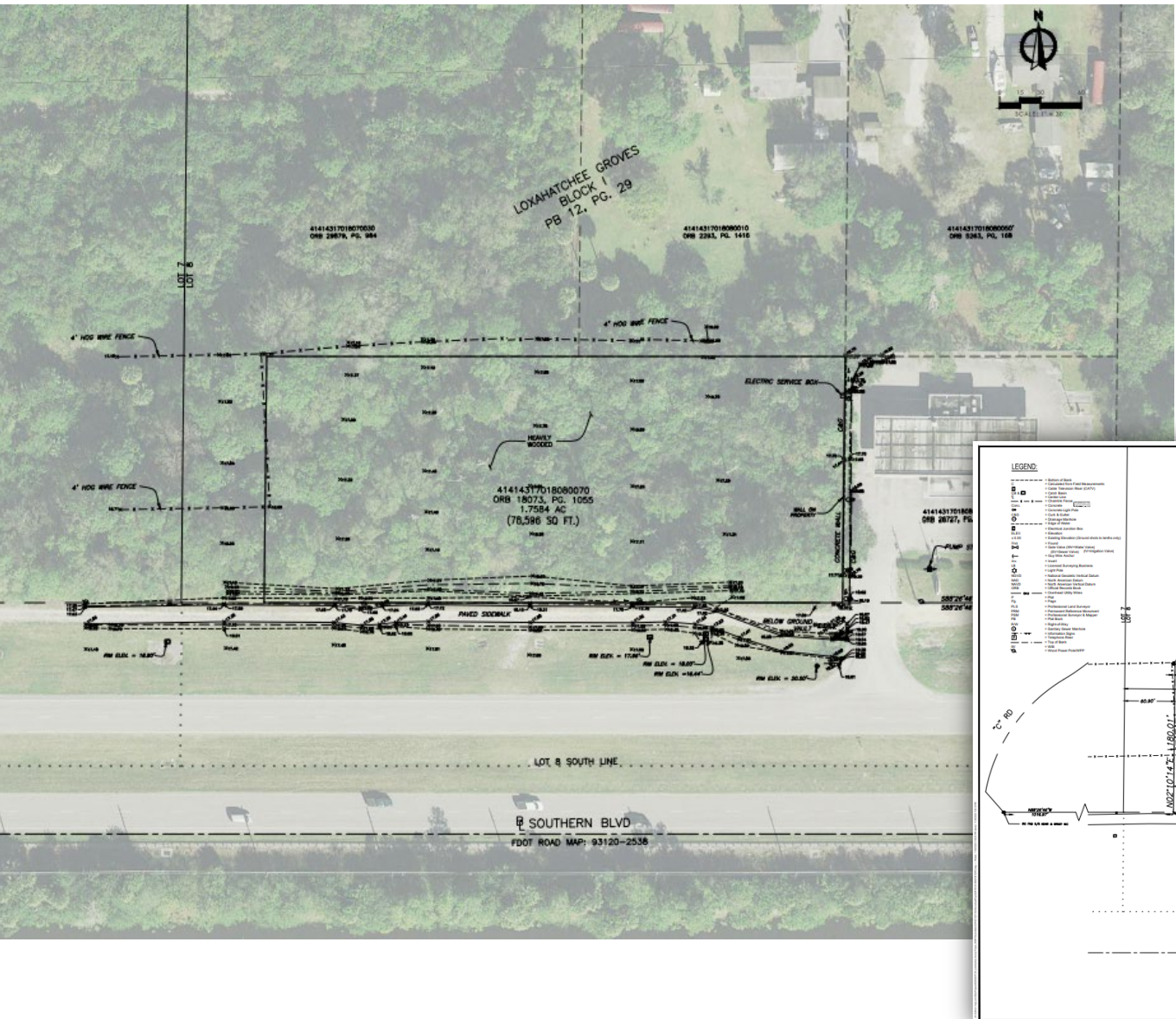
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Survey



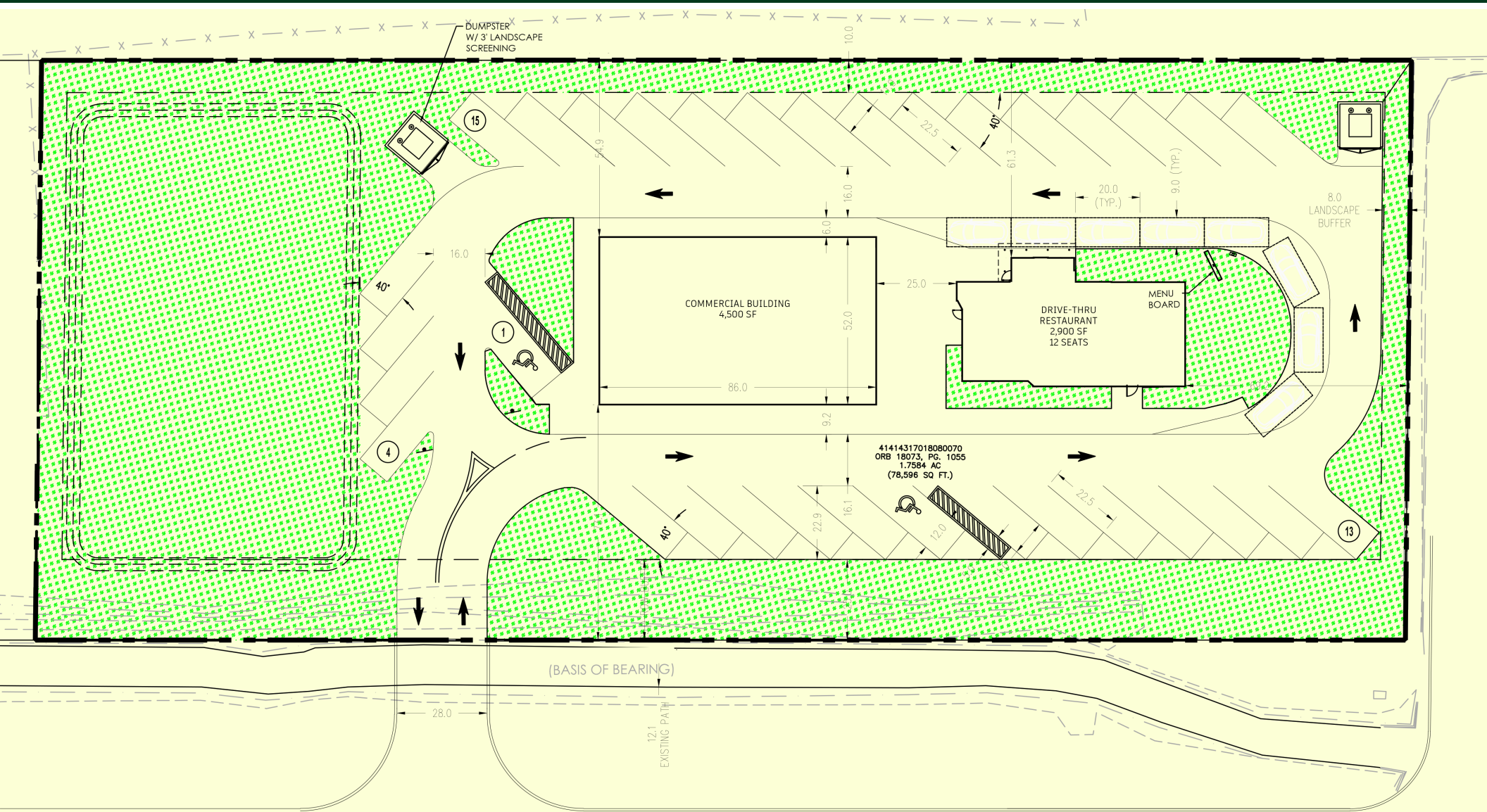
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Proposed Siteplan



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A closer look at what is already there and what is coming up next



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