



# LEGACY PLACE

PALM BEACH GARDENS, FL

**NEWMARK**

TRADEMARK



## PALM BEACH GARDENS, FL **LEGACY PLACE**

Strategically positioned on PGA Boulevard at I-95 and directly across from The Gardens Mall, this 427,000 square-foot open-air destination brings together over 38 national brands and local favorites. From upscale dining to fitness, daily essentials to design-driven home furnishings, Legacy Place offers a high-traffic, high-visibility location in one of South Florida's most affluent and fastest-growing trade areas.





S MILITARY TRL.

### DOWNTOWN PALM BEACH GARDENS



LIFETIME®

The Cheesecake Factory



sweetgreen

CMX  
CINEMAS | KING DISTRICT

### THE GARDENS MALL

NORDSTROM bloomingdales

CHANEL TESLA LOUIS VUITTON

*Saks Fifth Avenue* GUCCI

ALT A1A - 27,480 VPD

PGA BLVD. - 53,815 VPD



PGA TOUR  
SUPERSTORE

PALM BEACH STATE  
COLLEGE

### PGA PLAZA

ULTA  
BEAUTY

Marshalls

MD NOW  
URGENT CARE  
affiliated with BRCA/FloridaHealth

Orangetheory  
FITNESS

TRADER JOE'S

TGL | SoFi

### LEGACY PLACE

BEST  
BUY

Eddie V's  
PRIME SEAFOOD

THE  
CAPITAL  
GRIFFIN

BARNES  
& NOBLE

Total Wine  
& MORE

The Container Store

FIVE GUYS

Michaels

Bassett®

JARED®

YARDBIRD

petco

ETHAN ALLEN

E55 FITNESS

MEN'S WEARHOUSE®



I-95 - 202,459 VPD

811





# NEW DEVELOPMENTS

## 1. FLORIDA POWER & LIGHT

### OFFICE

**Completed** - 270K SF office tower completed in 2020, adding 1,000 employees.

**Approved** - Second 250K SF office building.

## 2. LOEHMANN'S PLAZA REDEV

### MIXED USE

**Initial Planning** - ~105,000 SF of retail demolished for future mixed-use project.

## 3. PGA STATION

### MIXED USE

**Completed** - 396-unit, 8-story apartment complex completed in 2024 (The Marc).

**Approved** - 620 additional apartment units across two 13-story towers and 200K SF office building.

## 4. MIRA FLORES

### MULTI-FAMILY

**Approved** - 8-story, 362 unit apartment complex.

## 5. DOWNTOWN PALM BEACH GARDENS

### MIXED USE

**Approved** - 280 unit apartment complex.

## 6. DIVOSTA TOWER

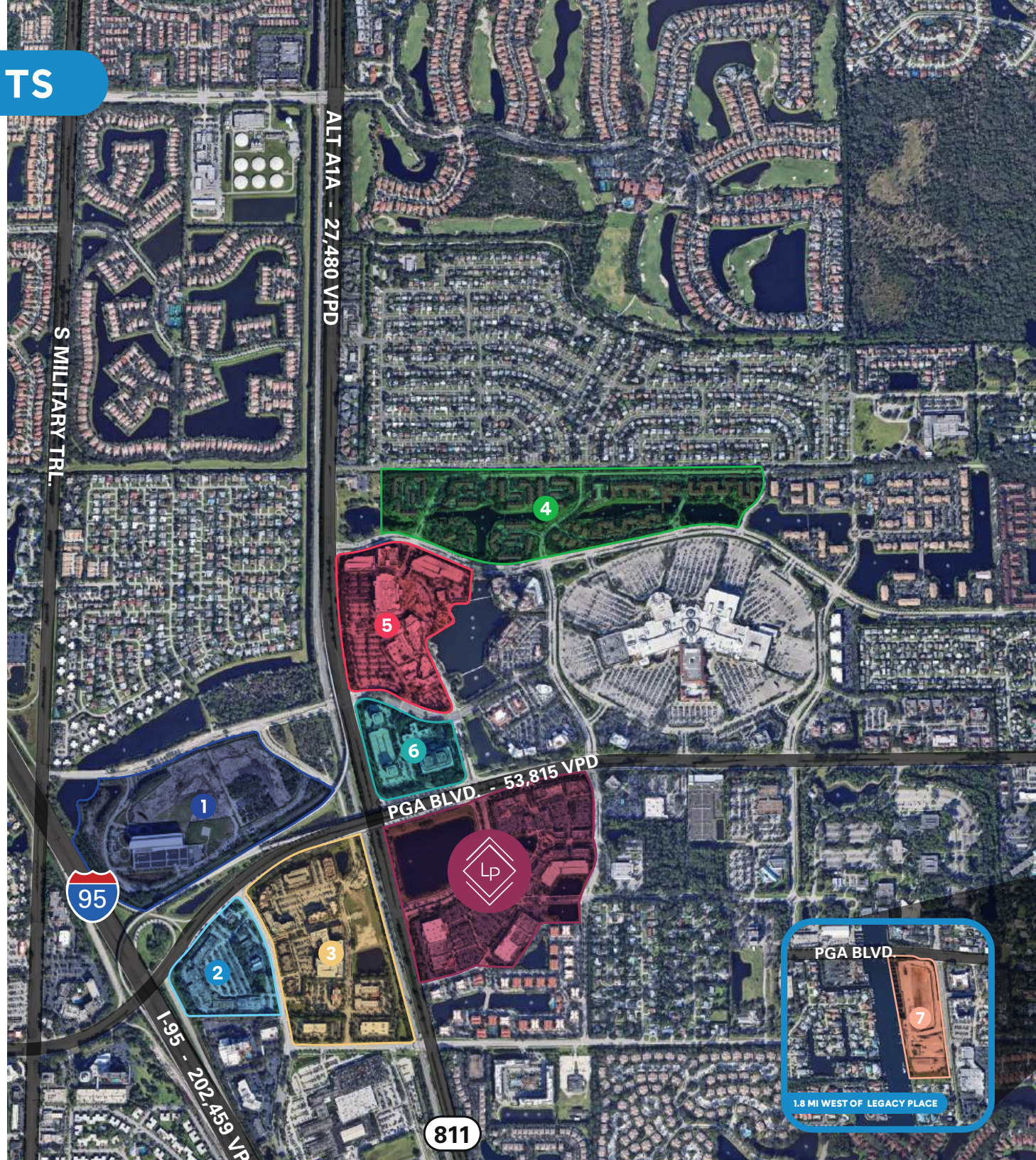
### OFFICE

**Completed** - Two new class A office buildings totaling 220K SF delivered in 2019.

## 7. THE RITZ-CARLTON RESIDENCES

### MULTI-FAMILY

**Under Construction** - 106 luxury condos.





# PALM BEACH GARDENS CITY FAST FACTS

## #3

IN AVERAGE  
HH INCOME

of FL Cities ≥ 50K population

## \$17.6B

OF SPENDING  
POWER WITHIN A  
7-MILE RADIUS\*

## #8

BEST CITY IN THE  
US FOR SMALL  
BUSINESS







(Go Verizon in 2022)

## 20.2%







ABOVE THE  
NATIONAL  
AVERAGE  
EDUCATION %

*\*Within a 7-mile radius, there are 246K residents (106K households)  
with an average household income of \$164,711.*







### 3-MILE RADIUS

-  74,897 Population
-  34,335 Households
-  \$190,952 Average HHI
-  49 Median Age
-  98,751 Daytime Demo
-  51.5% Bachelor's Degree +%

### 5-MILE RADIUS

-  167,078 Population
-  73,528 Households
-  \$178,540 Average HHI
-  49 Median Age
-  185,340 Daytime Demo
-  47.7% Bachelor's Degree +%

### 7-MILE RADIUS

-  246,318 Population
-  106,713 Households
-  \$164,711 Average HHI
-  46 Median Age
-  278,944 Daytime Demo
-  46% Bachelor's Degree +%

## LEGACY PLACE BY THE NUMBERS

**+154K**

SQUARE FEET

**RETAIL**

**+86K**

SQUARE FEET

**HOME  
FURNISHINGS**

**+72K**

SQUARE FEET

**FITNESS &  
SERVICE**

**+42K**

SQUARE FEET

**MEDICAL**

**+38K**

SQUARE FEET

**RESTAURANT**

### RETAIL MIX

**BARNES  
& NOBLE**

JARED®

**BEST  
BUY**

petco

**TGH** Tampa  
General  
Hospital®

**Total Wine®**  
& MORE

ETHAN ALLEN®

**Bassett®**

YARDBIRD

**The Container Store®**

**@ pure barre®**

 **Yoga Joint**

**EōS FITNESS®**







## RESTAURANT MIX

**COOL'A  
FISHBAR**  
PALM BEACH GARDENS, FL

THE  
**CAPITAL®**  
G·R·I·L·L·E

*Eddie V's*  
PRIME SEAFOOD

**FIVE GUYS**  
BURGERS and FRIES





# SITE PLAN

PGA BOULEVARD

LEGACY AVE

FAIRCHILD GARDENS AVE

VICTORIA GARDENS AVENUE

ALT A1A

LEGACY PLACE

NEW AVAILABLE  
7,000 SF PAD SITE

7,000 SF

Bassett

YB

THE CAPITAL

JARED

ETHAN ALLEN

BARNES & NOBLE

US A BANK

1,894 SF

4,603 SF

COOLA FISHBAR

Edley's

2,045 SF

2,045 SF

RESTROOM

Nicklaus Children's Hospital

2ND STORY

PARKING GARAGE

2,637 SF

6,502 SF

5,940 SF

1,500 SF

FAIRCHILD AVE

BEST BUY

Total Wine & MORE

The Container Store

PAUL'S SHOPPE  
petco

Michael's

EoS FITNESS

- MEDICAL
- RESTAURANT
- FITNESS + SERVICE
- RETAIL
- OFFICE
- AVAILABLE

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# EXCITING NEW UPGRADES

Legacy Place has completely renovated our streetscape, including new pavers, landscaping, and outdoor dining areas. We've also added a dedicated valet lane in preparation for the arrival of Eddie V's. This year brings continued improvements, including a full signage overhaul—replacing all monument signs, vehicular wayfinding, directories, and adding new garage graphics. These updates align with the rollout of Legacy Place's refreshed branding, a full property repaint, and updated tenant design criteria coming later this year. Landlord investment of \$20 million to enhance shopping center experience

## IMPROVED ACCESS TO THE CENTER

Legacy Place now features an improved two-way entrance off Victoria Gardens Avenue for easier access and enhanced traffic flow.

## REVAMPED WAYFINDING

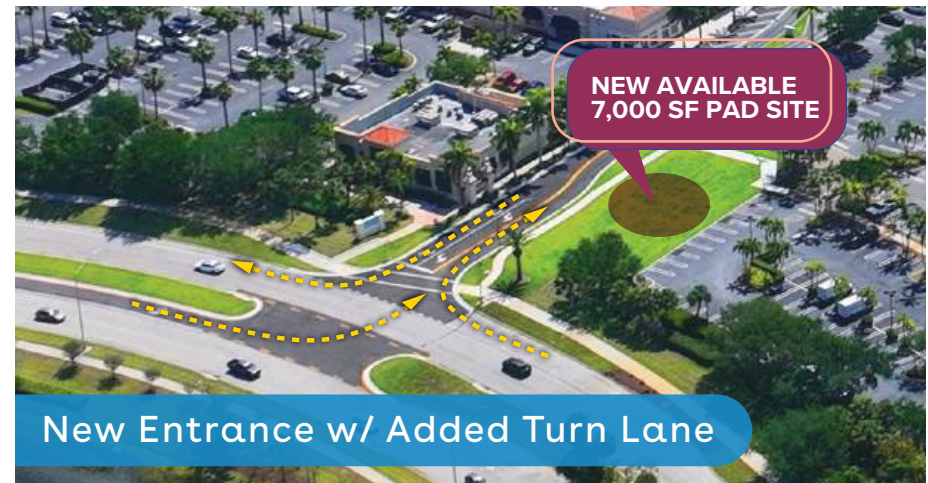
Comprehensive signage upgrades include: wayfinding, painting, tenant design, etc. to simplify navigation on the property.

## UPGRADED VEHICULAR FLOW

Replaced angled parking with parallel parking to provide a safer vehicular and pedestrian experience. Built brand new valet lane for Eddie V's.

## ENHANCED PEDESTRIAN EXPERIENCE

Expanded sidewalks and upgraded pavers to create a more spacious and inviting environment for walking, shopping and outdoor dining. Revamped landscaping including all new plantings along Legacy Ave to beautify the center and create a vibrant area for patio seating.



New Entrance w/ Added Turn Lane



Before



After



Upgraded Vehicular Flow



Expanded Sidewalks



## LEGACY PLACE REIMAGINED

LP



Restaurant Opportunity



# LEGACY PLACE REIMAGINED

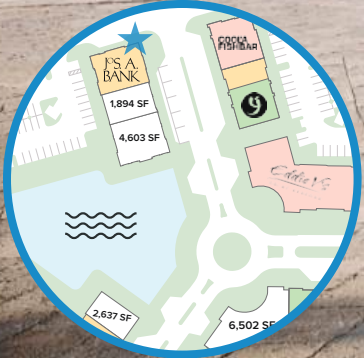


Restaurant Opportunity



## LEGACY PLACE REIMAGINED

Lp



Restaurant Opportunity



# CONTACT US

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