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PALM
COAST

ESTD PLAZA 1959

WEST PALM BEACH

PALM COAST PLAZA



A Historic Landmark *Reimagined*



7915 S DIXIE HWY



A Legacy Location:

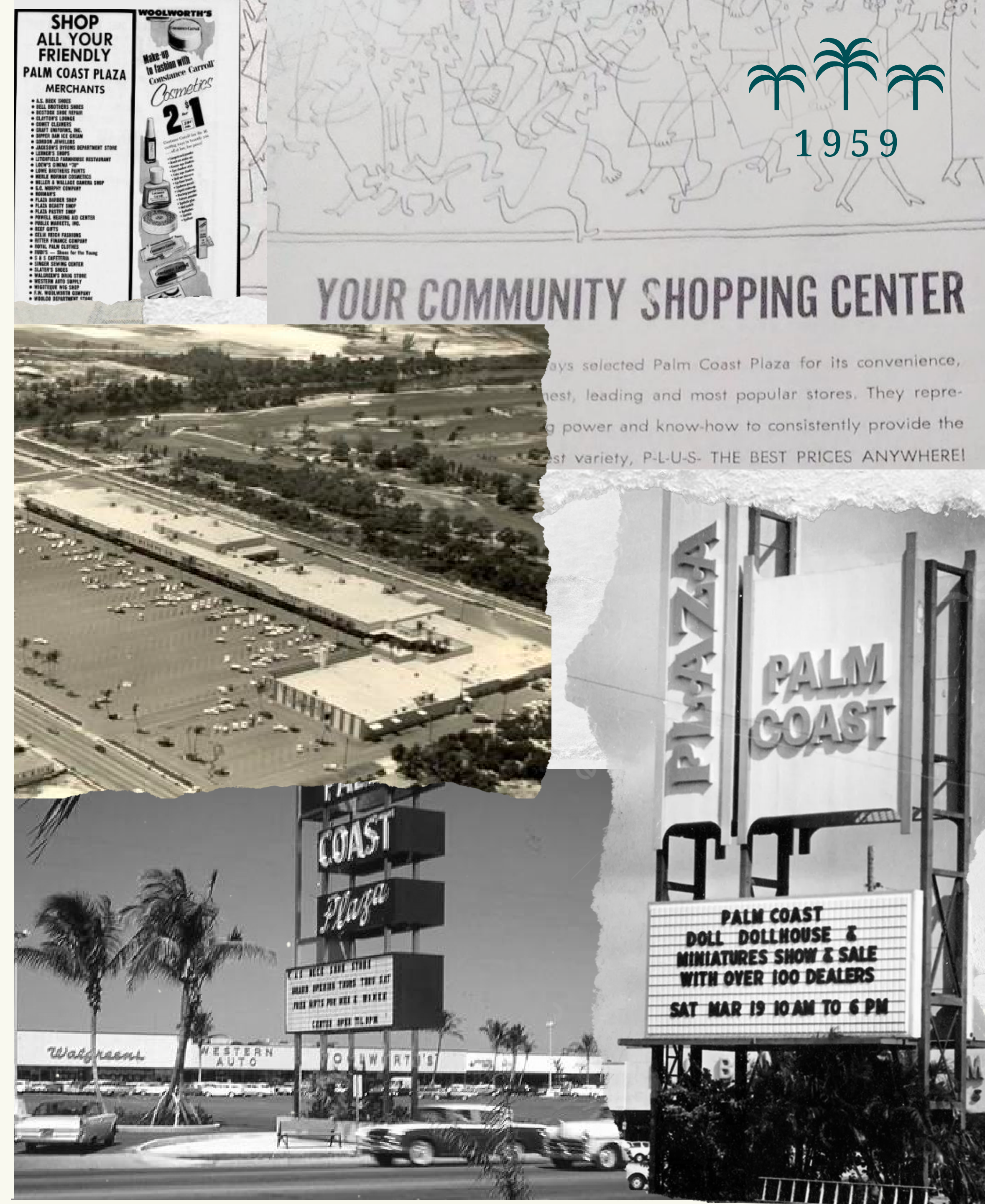
21.25-Acres Ready for Reinvention

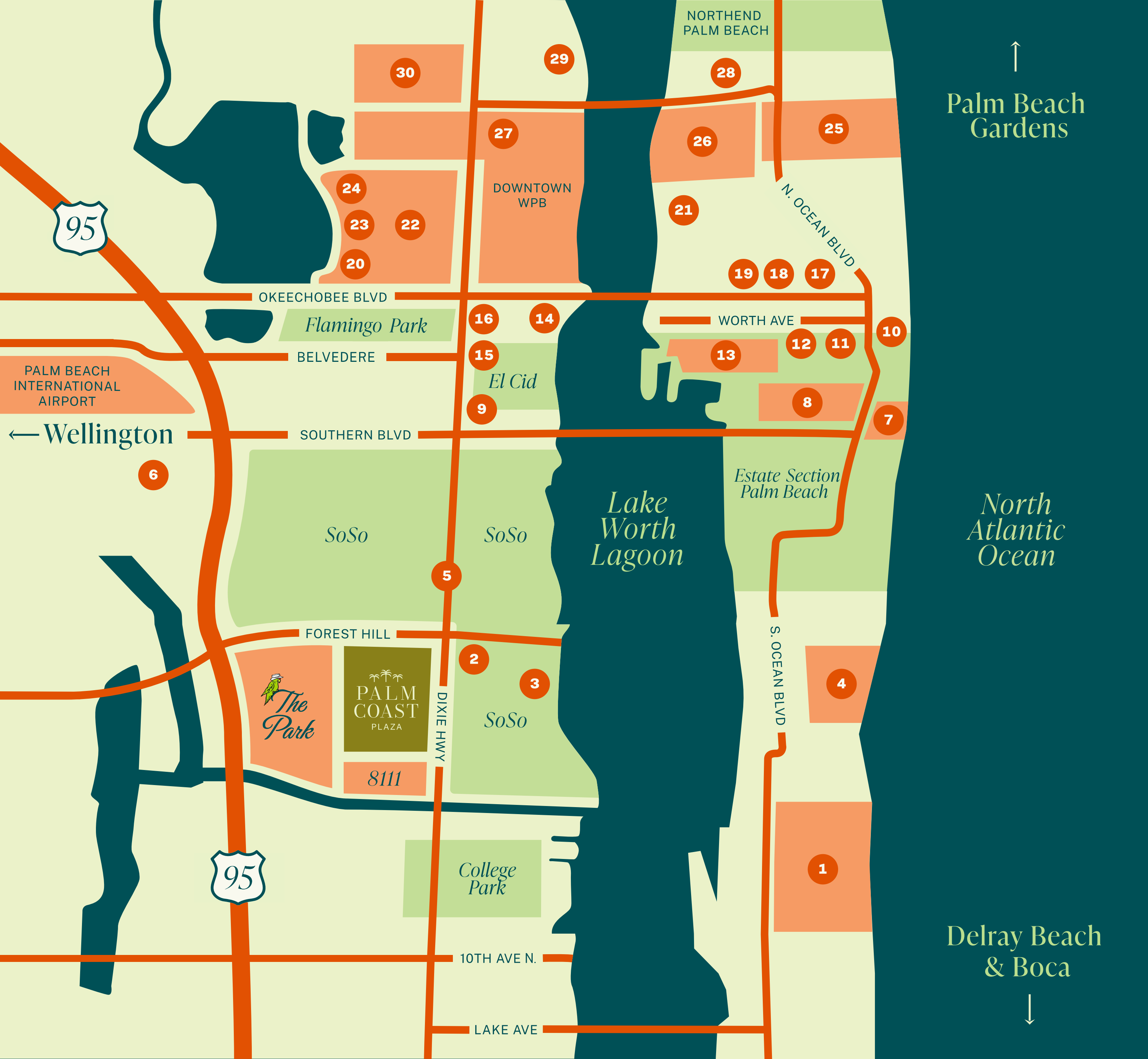
Originally built in 1959, Palm Coast Plaza was Palm Beach County's first and busiest major shopping destination. The Plaza hosted retailers such as Woolworths, General Cinema Theaaster, Kinney Shoes, G. C. Murphy Department Stores and Costco among others. As time progressed and the region grew in population and wealth, the Plaza failed to evolve.

A SHIFT IN LANDSCAPE & A GENERATIONAL OPPORTUNITY

The time has come for Palm Coast Plaza to evolve to match its surroundings! With the backdrop of a rapidly growing market, an unprecedented in-migration of wealth and an extraordinary amount of recent public and private investment in West Palm Beach, a generational opportunity is here to create a world-class mixed-use project with residences, hospitality, shopping, services & public spaces.

Welcome to the New Palm Coast Plaza!





Golf, Tennis & Beaches

- The Park
- 1** Palm Beach Par 3
- 2** South Olive Tennis
- 4** Phipps Ocean Park
- 6** Trump International
- 10** Palm Beach Municipal Beach

Private Clubs

- 7** Bath & Tennis Club
- 8** Mar-a-Lago Club
- 13** The Everglades Club
- 17** Carriage House
- 29** Palm Beach Yacht Club

Hotels & Resorts

- 9** Biba Social Club
- 11** The Colony
- 25** The Breakers
- 27** The Ben
- 28** The White Elephant

Museums & Culture

- 15** Ann Norton Sculpture Gardens
- 16** Norton Museum of Art
- 18** Philip Hultar Sculpture Garden
- 19** Society of the Four Arts
- 20** Kravis Center
- 21** Flagler Museum
- 26** Glazer Hall

Shopping

- 5** Antique Row & Galleries
- 12** Worth Ave.
- 22** CityPlace
- 26** The Royal Poinciana Plaza
- 30** Nora District

Education

- 3** South Olive Elementary
- 14** Palm Beach Atlantic University
- 23** Dreyfoos School of the Arts
- 24** Vanderbilt (Proposed)

MINUTES FROM
EVERYWHERE THAT
MATTERS

15 min

PALM BEACH GARDENS

20 min

WELLINGTON

20 min

DELRAY

40 min

FORT LAUDERDALE

65 min

MIAMI



8111 South Dixie Hwy

Adjacent Trader Joes Anchored Mixed-Use Development



Woodfield Development and Flagler Realty & Development Inc. have officially broken ground on a mixed-use development on 6.2 acres located at 8111 South Dixie Highway in West Palm Beach, Florida. Designed by Spina O'Rourke + Partners and with Verdex Construction as the general contractor, the project is located adjacent to Palm Coast Plaza's southern edge and will include 358 apartments, a 15,000 square foot Trader Joes and 4,000 square feet of retail space. Move-ins are anticipated by the fourth quarter of 2026, with full project completion expected in the fourth quarter of the same year.



THE SHOPS

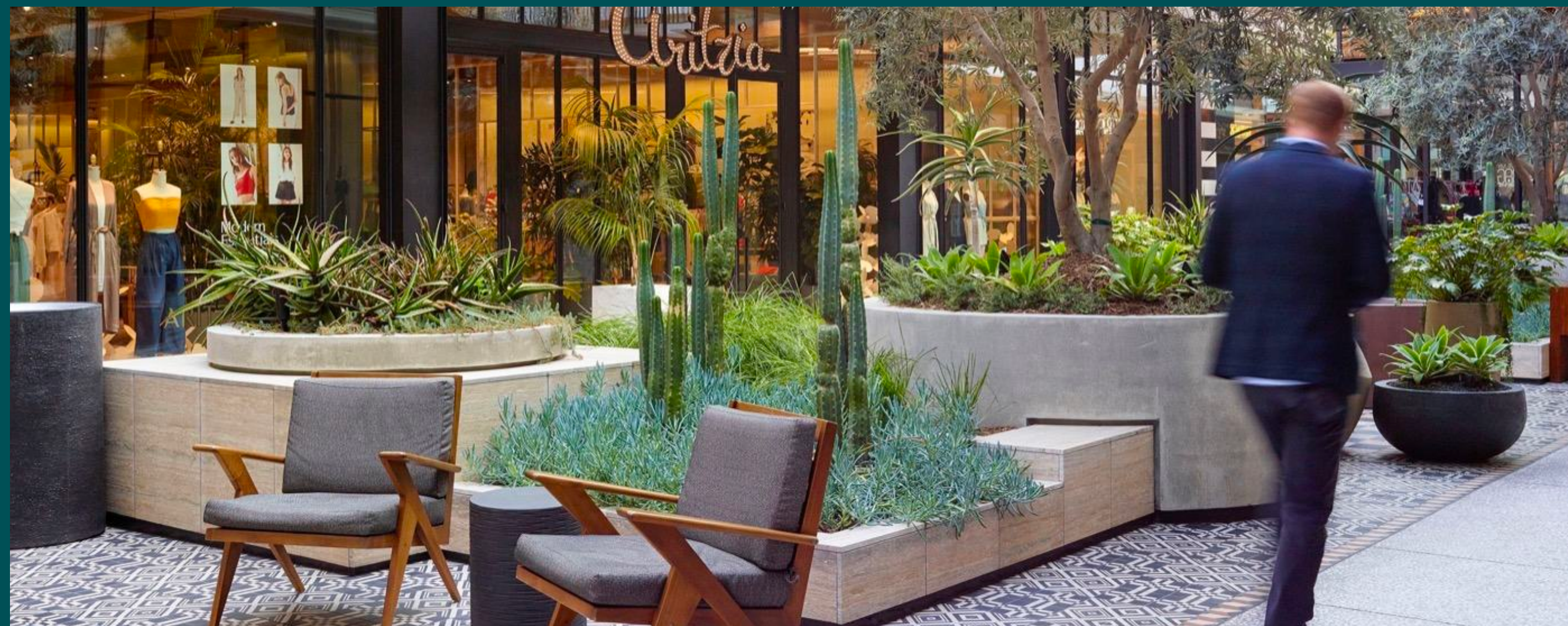


PALM COAST
PLAZA

The Shops: Convenience & Community

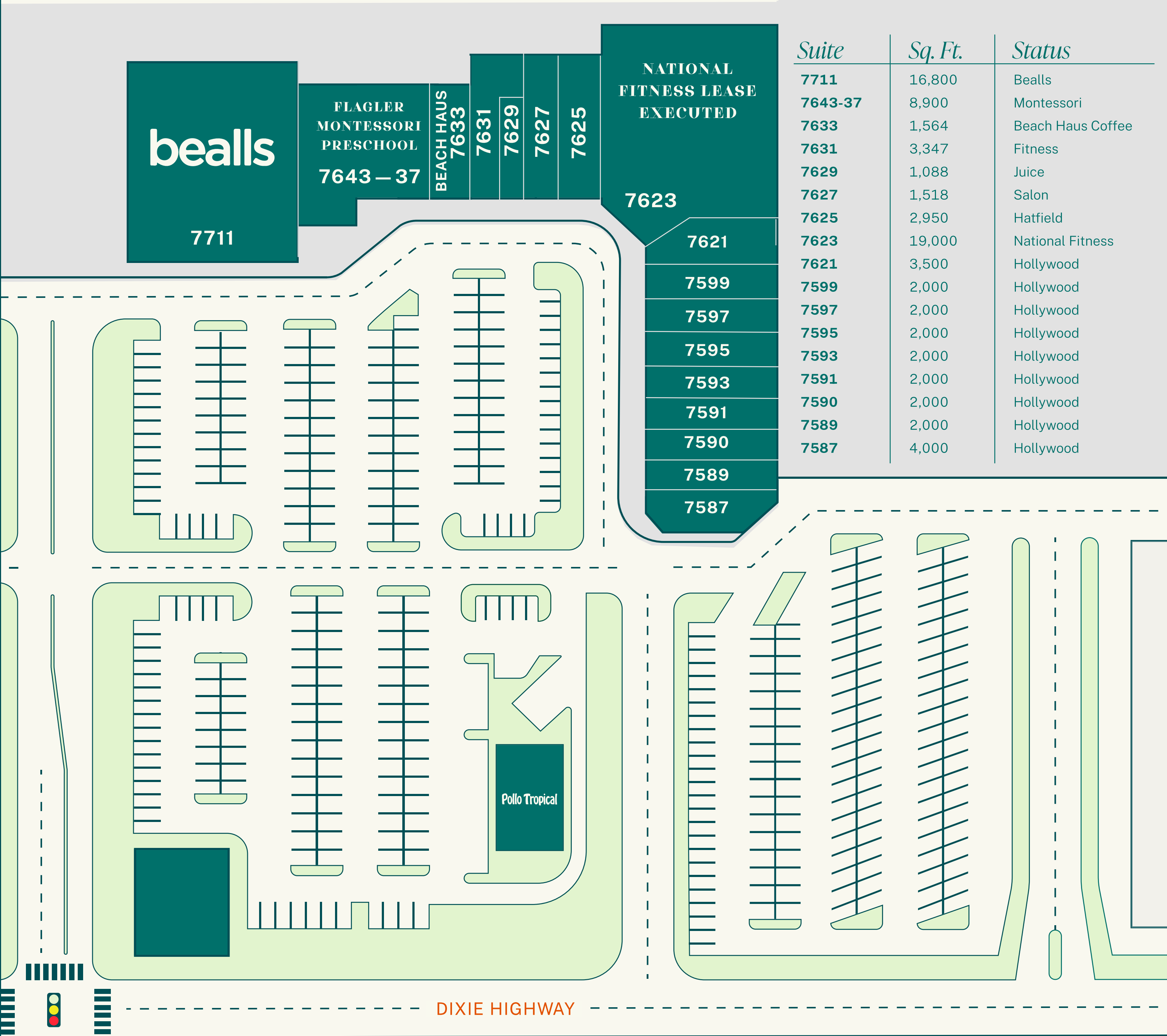
Key Project Features

- SIGNIFICANT UPGRADES IN PLANNING / UNDERWAY
- PROMINENT DIXIE VISIBILITY (~25K CARS / DAY)
- ADJACENT TO NEW TRADER JOES AND 358 APTS
- NEW ALDI FORMAT IN DISCUSSIONS ON-SITE
- EASY ACCESS TO I-95 (1 MILE) AND AREA AMENITIES (THE PARK, TENNIS CTR, DWNTW)
- AMPLE SURFACE PARKING
- ADJACENT (EAST) NEIGHBORHOOD \$1.5 TO \$20M+ HOMES
- 1 MILE TO MAR A LAGO & PALM BEACH ISLAND



The Shops: Cultivating Synergistic Uses

- LOCATION: NORTHERN END OF PLAZA
- DESIRED USES: F&B, SALON / SPA, ART / DESIGN, CHILDREN ENTERTAINMENT, BOUTIQUE, WELLNESS & PERSONAL SERVICES, HEALTH AND WELLNESS
- TOTAL SIZE: ~100,000 SF
- SUITE SIZES: 1,100 SF — 10,000 SF AVAILABLE
- LEASE RATES: SPACE DEPENDENT
- LEASE STRUCTURE: NNN
- ANNUAL ESCALATIONS: 3%
- TERM: FLEXIBLE



Suite	Sq. Ft.	Status
7711	16,800	Bealls
7643-37	8,900	Montessori
7633	1,564	Beach Haus Coffee
7631	3,347	Fitness
7629	1,088	Juice
7627	1,518	Salon
7625	2,950	Hatfield
7623	19,000	National Fitness
7621	3,500	Hollywood
7599	2,000	Hollywood
7597	2,000	Hollywood
7595	2,000	Hollywood
7593	2,000	Hollywood
7591	2,000	Hollywood
7590	2,000	Hollywood
7589	2,000	Hollywood
7587	4,000	Hollywood

The Shops: Curated Adjacent Uses

A selection of spaces in The Shops are being customized for synergistic uses: Salon, Juice, Fitness and Coffee.

SALON — SUITE 7627 · 1,518 SF — Available

JUICE — SUITE 7629 · 1,088 SF — Available

FITNESS — SUITE 7631 · 3,347 SF — Available

COFFEE — SUITE 7633 · 1,564 SF — Leased

A 7,500 SQUARE FOOT, READY TO LEASE, HEALTH AND WELLNESS COMMUNITY.

LET'S CREATE AN AMAZING PLACE TOGETHER!

