



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



THE GARDENS MALL

NORDSTROM bloomingdale's Apple

CHANEL TESLA LOUIS VUITTON

Saks Fifth Avenue GUCCI

ALT AIA - 27,480 VPD

PGA BLVD. - 53,815 VPD



I-95 - 202,459 VPD

811

PGA PLAZA



Marshalls



TRADER JOE'S

LEGACY PLACE



FIVE GUYS

Michaels

Bassett®

JARED



petco

ETHAN ALLEN



MEN'S WEARHOUSE®



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

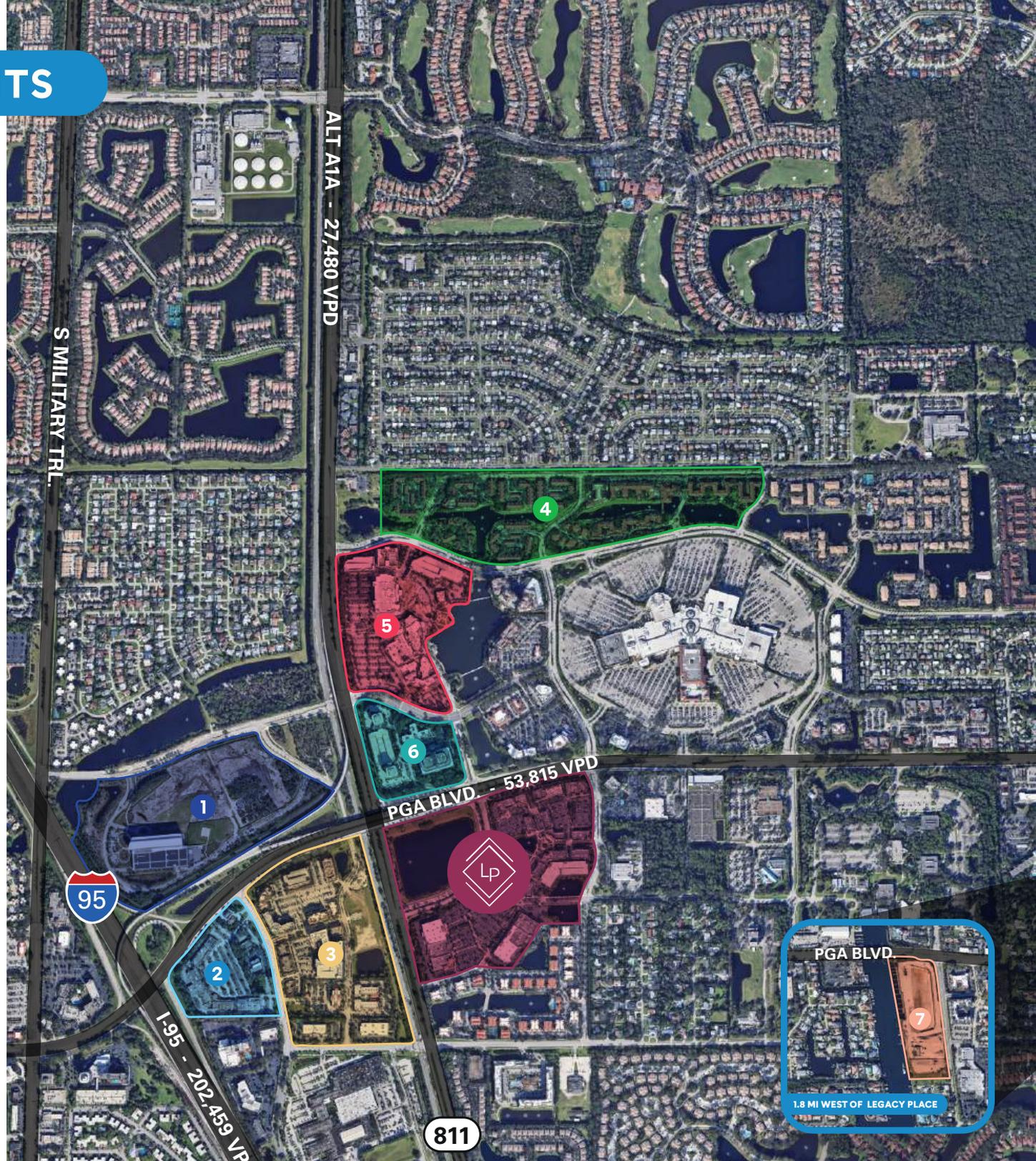
OFFICE

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.



ALT A1A - 27,480 VPD

S MILITARY TRL

PGA BLVD - 53,815 VPD

95

I-95 - 202,459 VPD

811



PGA BLVD

1.8 MI WEST OF LEGACY PLACE

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

EoS FITNESS®





RESTAURANT MIX

**COOLA
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

LEGACY PLACE

NEW AVAILABLE
7,000 SF PAD SITE

7,000 SF

Bassett

YB

THE CAPITAL

JARED

ETHAN ALLEN

BARNES & NOBLE

J'S A BANK

1,894 SF

4,603 SF

COOLA FISHBAR

Chili's

2,045 SF

2,045 SF

RESTROOM

Nicklaus Children's Hospital

2,637 SF

6,502 SF

PARKING GARAGE

5,940 SF

1,500 SF

FAIRCHILD AVE

ALT A1A

BEST BUY

Total Wine & MORE

The Container Store

PAUL SHOPPE

petco

Michael's

EoS FITNESS

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



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

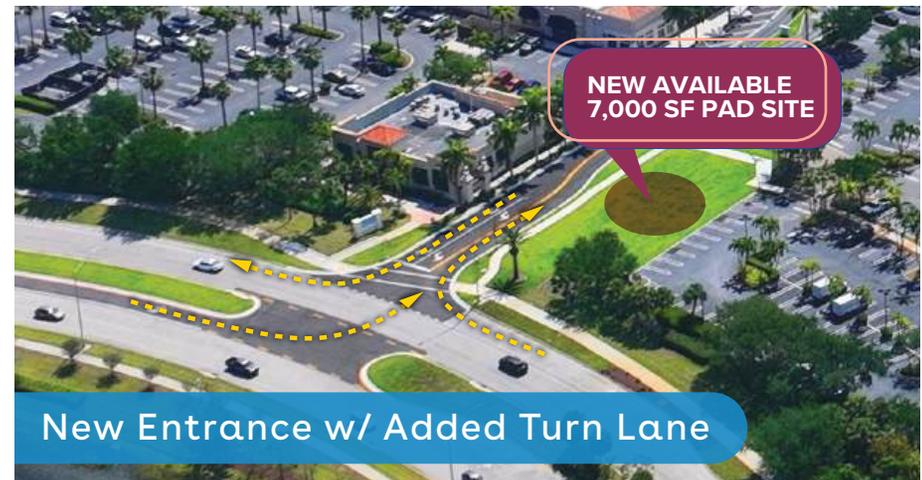
Comprehensive signage upgrades include: wayfinding, painting, tenant design, etc. to simplify navigation on the property.

UPGRADED VEHICULAR FLOW

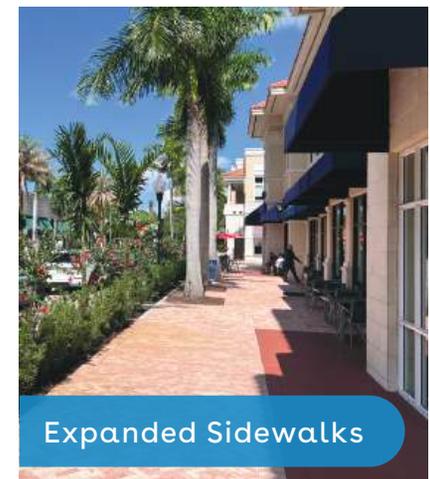
Replaced angled parking with parallel parking to provide a safer vehicular and pedestrian experience. Built brand new valet lane for Eddie V's.

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



LEGACY PLACE REIMAGINED



Restaurant Opportunity

LEGACY PLACE REIMAGINED



Restaurant Opportunity

LEGACY PLACE REIMAGINED

LP



Restaurant Opportunity

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