



VIA FLAGLER
BY THE BREAKERS
RETAIL FOR LEASE

221-231 Royal Poinciana Way, Palm Beach, FL 33480

PROPERTY

Highlights

Via Flagler is Palm Beach's newest lifestyle destination for shopping, dining and relaxing. Blending island glamour and old-world charm, Via Flagler by The Breakers is an enchanting plaza that will feature a collection of curated boutiques and eateries set amongst swaying palms, lush courtyards and Mediterranean-style architecture.

Located on Royal Poinciana Way, originally Palm Beach Island's Main Street, this retail district embodies the world-class beauty that The Breakers' founder, Henry Morrison Flagler, envisioned for the area more than a century ago.

Now open at Via Flagler:

- Featuring high quality artwork and art acquisition counsel - **Contessa Gallery**
- A new standard in social dining - **Henry's Palm Beach**
- Full-service boutique salon - **Lotus Hair Studio**
- Coffee, fresh made donuts, ice cream, gifts, decor and more - **Main Street by The Breakers**
- Innovative swimwear and resort wear for women and men - **SHAN**

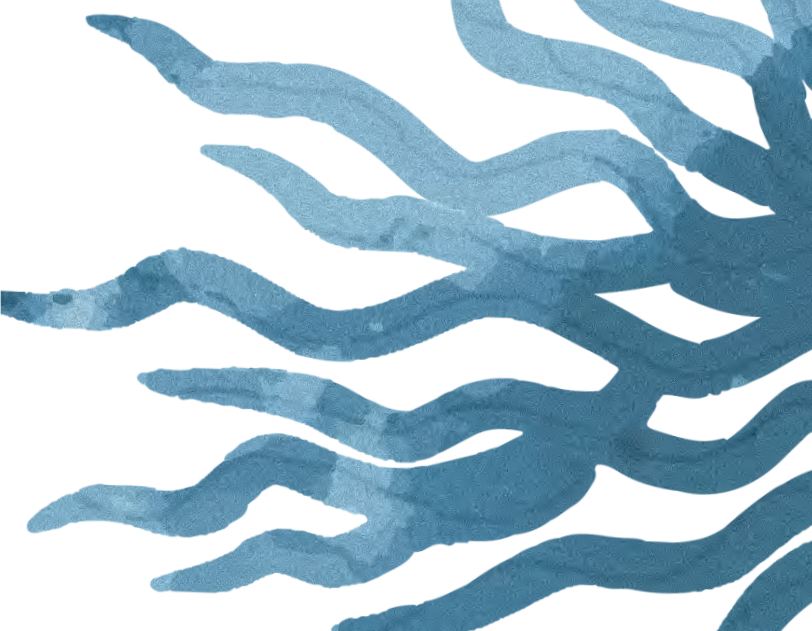
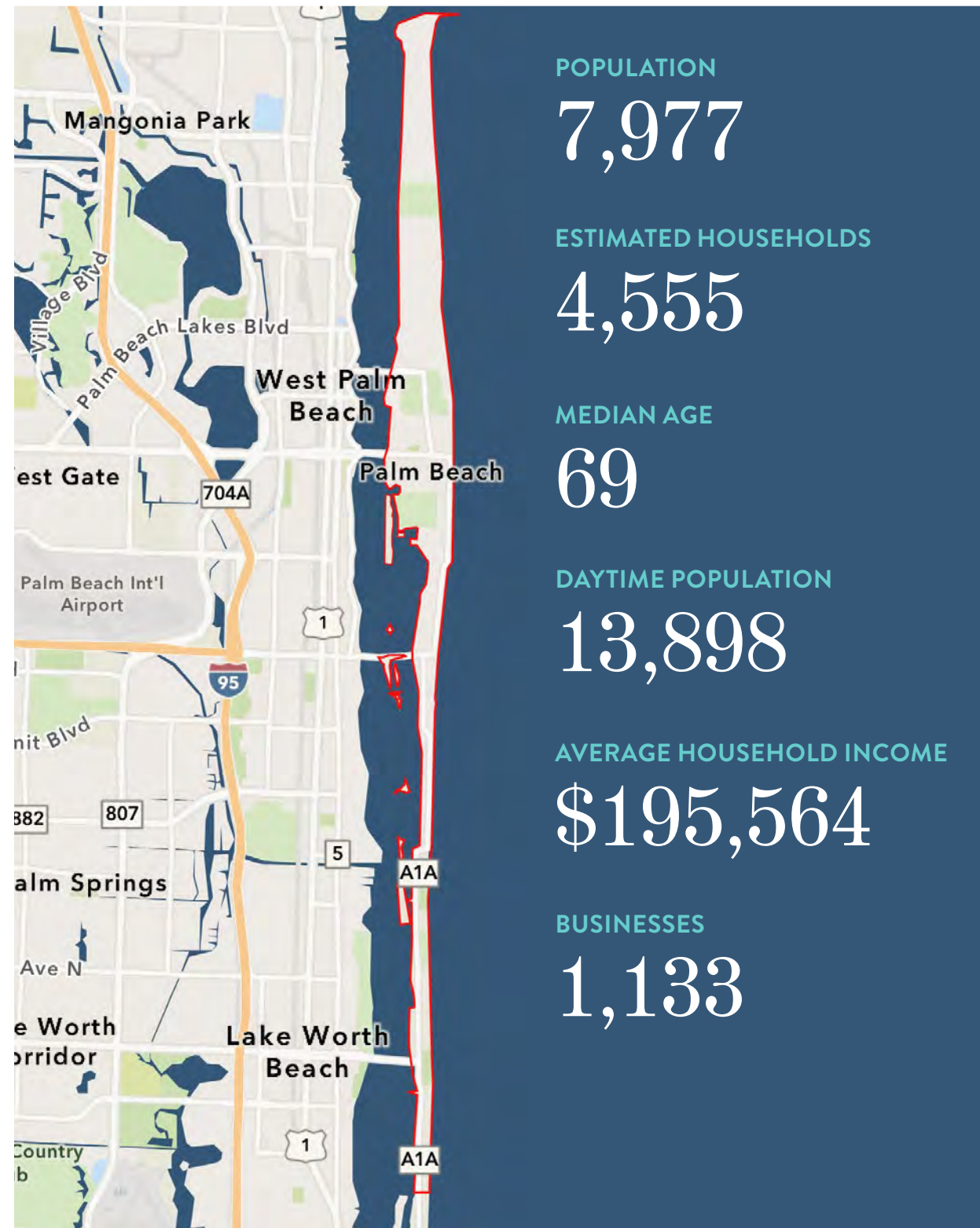
Transportation & Parking

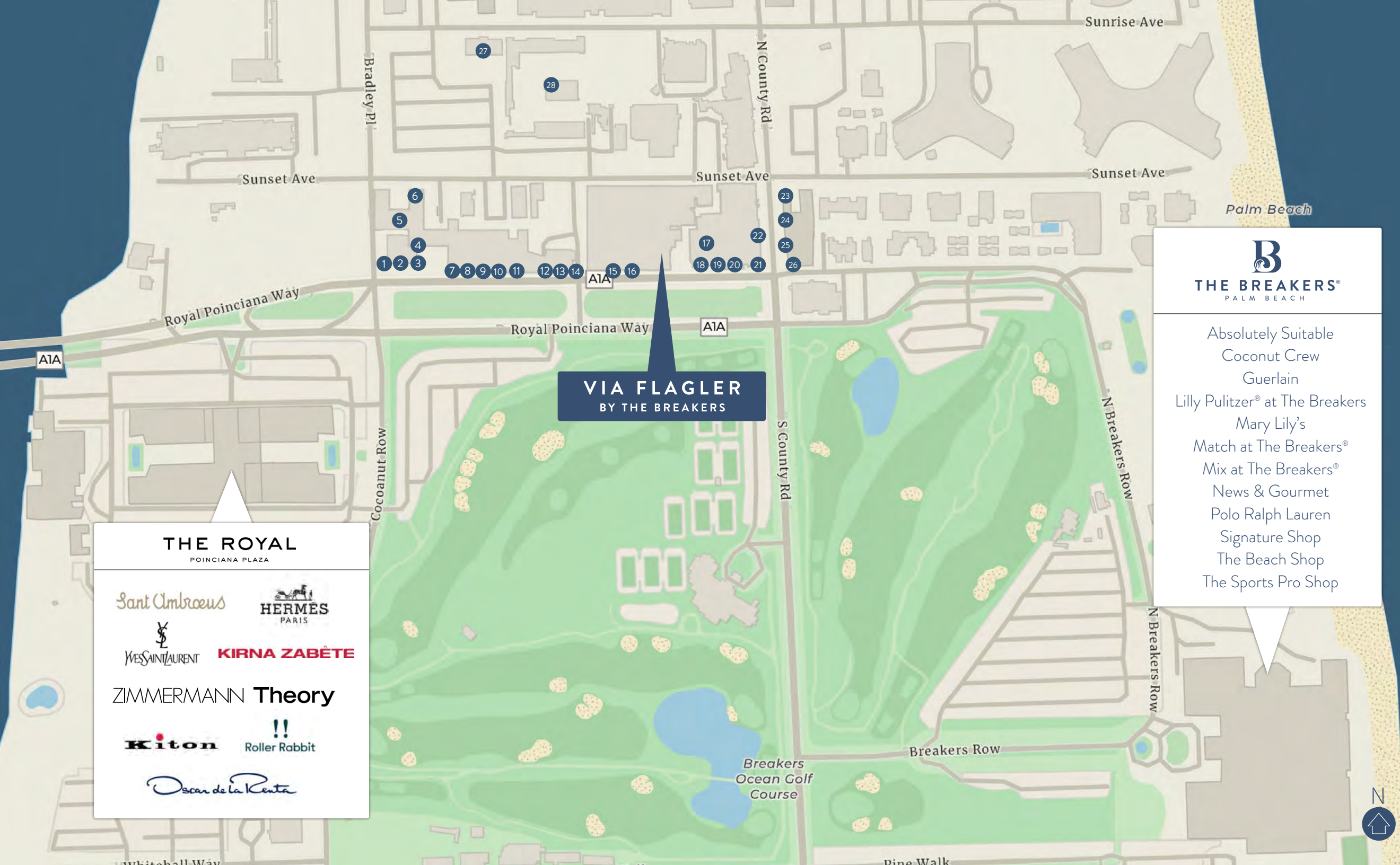
- Via Flagler is located within a 10-minute walk and a 3-minute drive from The Breakers
- The Breakers offers a dedicated and complimentary shuttle service to and from Via Flagler for its members and guests
- Ample parking exists on Royal Poinciana Way and Via Flagler boasts a 75-space underground parking garage accessible from Sunset Avenue

The Breakers & Via Flagler Partnership Opportunities

The Breakers takes immense pride in cultivating its network of visitors, members, and guests. Retailers at Via Flagler can take advantage of this network through the following:

- Priority concierge recommendations
- Strategically targeted digital opportunities
- Select business convention exposure





AREA Overview

1. Olivia Stephens Salon & Spa
2. Sprinkles Ice Cream & Sandwich Shop
3. Palm Beach Beauty Lounge
4. RSVP Global
5. LoLa 41 Palm Beach
6. White Elephant Palm Beach
7. Tropical Fruit Shop
8. Field of Greens
9. Cucina Palm Beach
10. Couture & More
11. Diane Firsten
12. PNC Bank
13. Gentlemen's Corner
14. Power One Fitness
15. Henry's Palm Beach
16. Lotus Hair Studio
17. Coe + Co Photography Gallery
18. Palm Produce Resortwear
19. The Palm Beach Book Store
20. Almond Palm Beach
21. The Skinny Dip | Palm Beach Edition
22. Classic Collections of Palm Beach
23. Top Cycle Palm Beach
24. Helen Ficalora
25. Michelle Farmer Collaborate
26. Serena & Lily
27. Wells Fargo
28. Publix



THE ROYAL
POINCIANA PLAZA

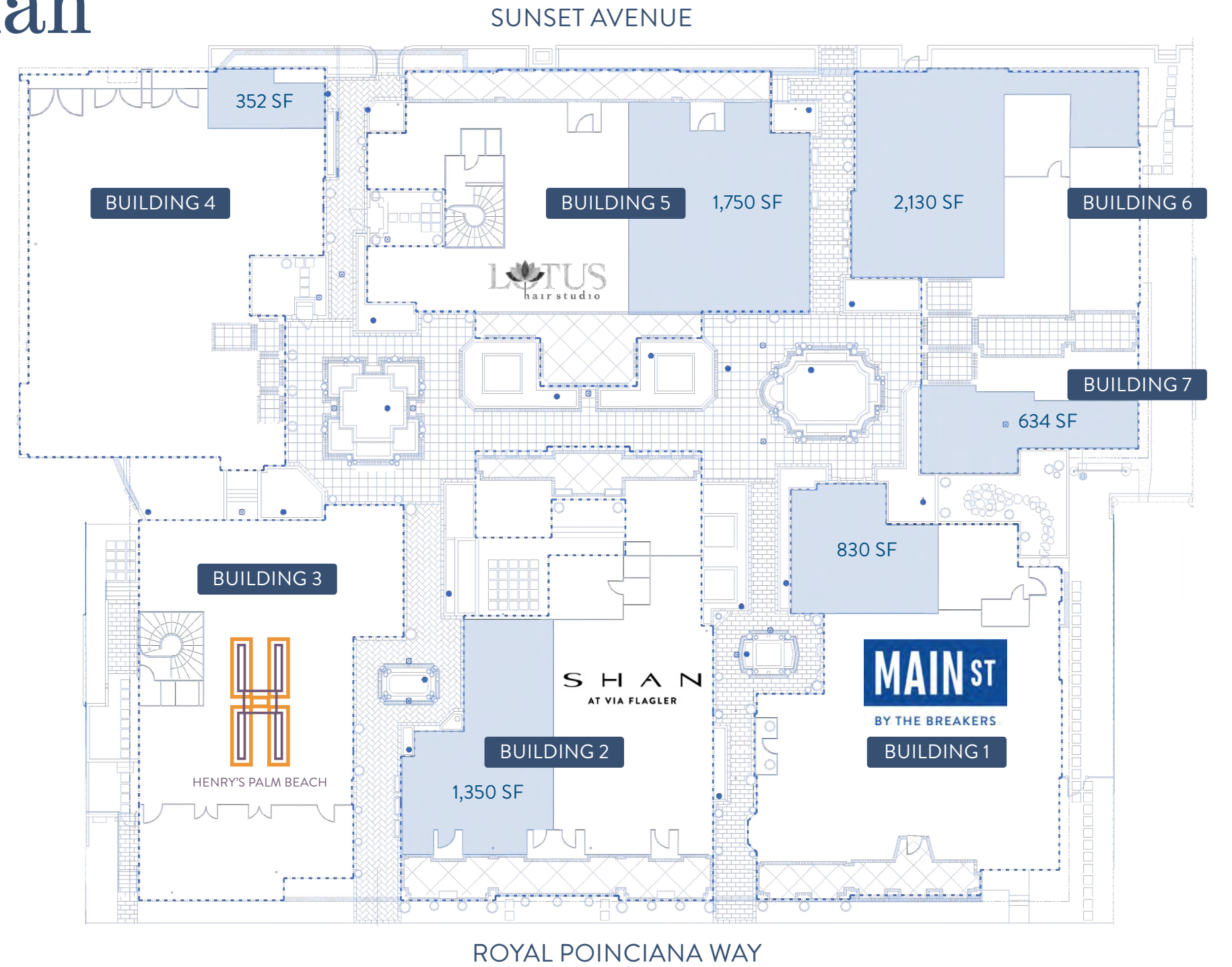
Sant Ambroeus
HERMÈS PARIS
YVES SAINT LAURENT
KIRNA ZABÈTE
ZIMMERMANN Theory
Kiton !! Roller Rabbit
Oscar de la Renta

THE BREAKERS®
PALM BEACH

Absolutely Suitable
Coconut Crew
Guerlain
Lilly Pulitzer® at The Breakers
Mary Lily's
Match at The Breakers®
Mix at The Breakers®
News & Gourmet
Polo Ralph Lauren
Signature Shop
The Beach Shop
The Sports Pro Shop



SITE Plan





CONCEPTUAL
Renderings





VIA FLAGLER

BY THE BREAKERS

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