PINEWOOD SQUARE

goodwill

ROSS DRESS FOR LESS

five BELOW

T·J·MAXX
HomeGoods

CHASE

BANK OF AMERICA
NAP

JOG ROAD - 42,500 VPD

NAP

PNC

AutoZone

DELRAY Medical Center

jiffy lube

LANTANA ROAD - 42,000 VPD

OUTBACK STEAKHOUSE

La Granja

N

VIEW TO THE SOUTH

JOG ROAD - 42,500 VPD

JOURNEYS END
($700K - $900K)

WINSTON TRAILS
($450K - $900K)

Walmart
Neighborhood Market

goodwill

ROSS
DRESS FOR LESS

five BELOW

T·J·maxx
HomeGoods

CHASE

BANK OF AMERICA

NAP

NAP

McDonald's

DELRAY
Medical Center

NAP

LANTANA ROAD - 42,000 VPD

jiffy lube

La Granja

OUTBACK
STEAKHOUSE

AutoZone

PNC

Publix

VIEW TO THE EAST

La Granja

jiffy lube

DELRAY Medical Center

goodwill

ROSS DRESS FOR LESS

five BEL*W

T·J·maxx HomeGoods

WINSTON TRAILS ($450K - $900K)

OUTBACK STEAKHOUSE

AutoZone

PNC

Publix

LANTANA ROAD - 42,000 VPD

McDonald's
NAP

CHASE

BANK OF AMERICA
NAP

JOG ROAD - 42,500 VPD

VIEW TO THE NORTH

THE FOUNTAINS
($350K - $800K)

CHASE

BANK OF AMERICA
NAP

JOG ROAD - 42,500 VPD

THE HOME DEPOT

Publix

LANTANA ROAD - 42,000 VPD

PNC

AutoZone

OUTBACK STEAKHOUSE

La Granja

jiffy lube

DELRAY Medical Center

McDonald's
NAP

goodwill

T·J·maxx
HomeGoods

five BELOW

ROSS DRESS FOR LESS
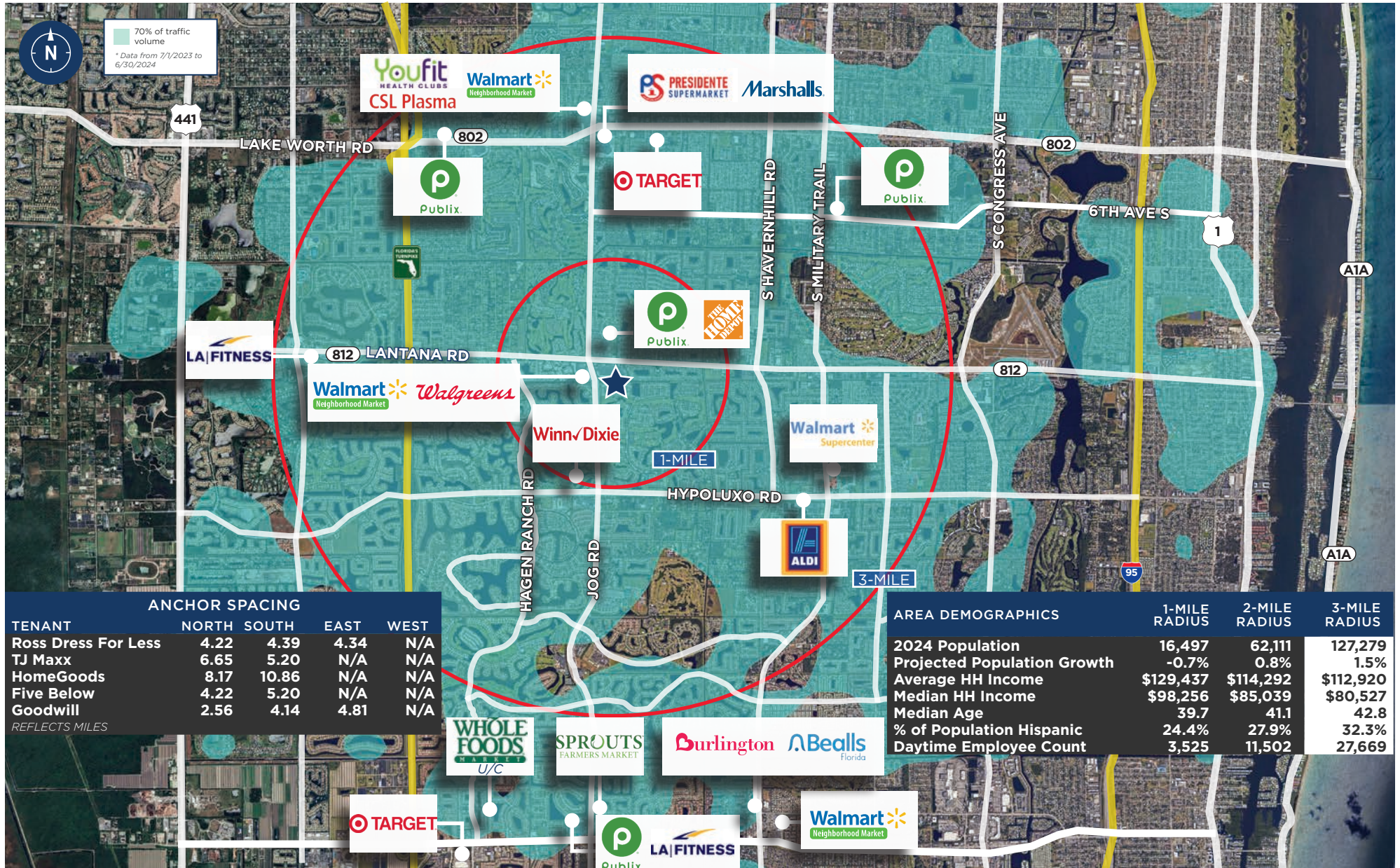
Pinewood Square
Lake Worth, Florida

ROSS DRESS FOR LESS

T·J·maxx

HomeGoods

Panera BREAD

Club Pilates

New Cingular Wireless

five BEL°W

Al's American Grill

FAMOUS FOOTWEAR

Mediterranean Market

Chris's Greek Taverna

Crystal Clear Optical

Soho Style

Allstate

2 Chefs Souparee

goodwill

Beltone

Batteries Plus

Acupuncture

Pizza Pans

Beauty Supply

Jupiter Donuts

COLD STONE

Jewelry

at&t

Nail Lounge

Dental Care

AVAILABLE

OOFusion

Siam Royal

Eggscetera

LESLIE'S

After Hours Pediatrics

Before N' After Fitness

Dermatology

AVAILABLE

Melody Acres Music

Delray Medical Center

Jiffy lube

La Granja

OUTBACK STEAKHOUSE

AutoZone

Coming Soon

PNC

McDonald's (NOT OWNED)

CHASE

BANK OF AMERICA (NOT OWNED)

JOG ROAD

LANTANA ROAD

KEY

LEASED   AVAILABLE

S
E — W
N

TENANT ROSTER

TENANT	SUITE	SF
Delray Medical Center	U62-1	9,635
Melody Acres Music	U62-7	1,361
Available	U62-8	1,615
Water's Edge Management Services	U62-9	1,618
Before n' After Fitness	U62-10	2,806
After Hours Pediatrics	U62-11	4,248
Leslies Swimming Pool Supplies	U62-14	2,571
Goodwill	U62-15	13,770
Beltone	U62-22	1,518
Batteries Plus	U62-23	2,475
Wei's Acupuncture	U62-25	1,300
Pizza Pans	U62-26	1,750
Jiffy Lube	U62-54	1,945
La Granja	U62-60	2,887
Outback Steakhouse	U62-66	6,485
AutoZone	U62-72	6,900
Ross Dress	U63-08	29,693
PNC Bank	U63-24	3,213
Panera Bread	U63-25	4,960
Club Pilates Lake Worth	U63-29	2,100
T.J. Maxx	U63-30	52,000
New Cingular Wireless	U63-31	999
Five Below, Inc	U63-38	8,261
AJ's American Grill	U63-43	4,476
Famous Footwear	U63-48	5,617
JPMorgan Chase Bank NA	U63-50	5,000
Lotus Mediterrenean	U63-52	2,441
Chris's Greek Taverna	U63-56	4,000
Crystal Clear Optical	U63-57	1,050
Soho Style	U63-58	1,050
Allstate Insurance	U63-59	1,050

TENANT	SUITE	SF
2 Chefs Souparee	U63-60	1,400
Grace's Beauty Supply	U63-61	1,000
Jupiter Donut Factory	U63-62	1,000
Cold Stone Creamery	U63-63	1,000
Ruby's Jewelry	U63-64	900
AT&T	U63-65	900
Lux Nail Lounge & Spa	U63-67	1,800
Tomalty Dental Care	U63-68	1,380
Available	U63-70	1,320
OO Fusion	U63-71	908
Siam Royal Inc	U63-72	1,800
Eggscetera Café	U63-74	1,800

TRADE AREA MAP

70% of traffic volume
Data from 7/1/2023 to 6/30/2024

ANCHOR SPACING				
TENANT	NORTH	SOUTH	EAST	WEST
Ross Dress For Less	4.22	4.39	4.34	N/A
TJ Maxx	6.65	5.20	N/A	N/A
HomeGoods	8.17	10.86	N/A	N/A
Five Below	4.22	5.20	N/A	N/A
Goodwill	2.56	4.14	4.81	N/A
REFLECTS MILES				

AREA DEMOGRAPHICS	1-MILE RADIUS	2-MILE RADIUS	3-MILE RADIUS
2024 Population	16,497	62,111	127,279
Projected Population Growth	-0.7%	0.8%	1.5%
Average HH Income	$129,437	$114,292	$112,920
Median HH Income	$98,256	$85,039	$80,527
Median Age	39.7	41.1	42.8
% of Population Hispanic	24.4%	27.9%	32.3%
Daytime Employee Count	3,525	11,502	27,669

PALM BEACH COUNTY OVERVIEW

Palm Beach County is the northernmost county of the tri-county area in South Florida, alongside Broward and Miami-Dade. Palm Beach has made great strides to bolster its economic output with a large presence in biotechnology and healthcare companies. According to the U.S. Census report, the county's population grew by 11.4% since 2010, arriving at a total population of 1.47M residents, and is projected to grow to 1.55M by 2025. Palm Beach County has been a telecommunications and IT center since IBM arrived in the county nearly 50 years ago. Employment drivers like FAU's 30,000 students and 1,500 faculty members serve to fuel further growth in the IT sector in the future. Florida's population exploded last year as people moved to the state in droves, fleeing high taxes and strict regulations in search of a higher quality of life. South Florida is one of the leading areas attracting businesses from California and New York.

Last year, **more than 547,000 people** exchanged out-of-state driver's licenses for ones with Florida addresses, **a 40% increase from 2020.**
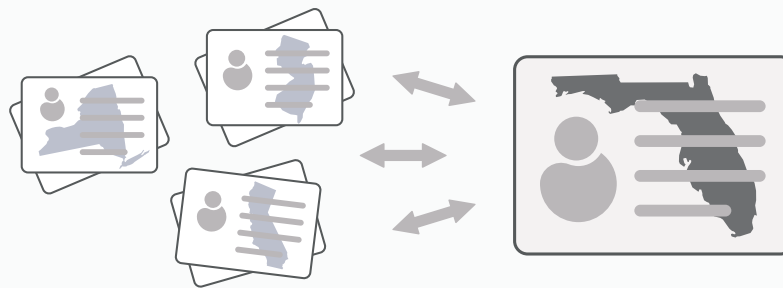
Sales of million-dollar single family homes in Palm Beach County increased by more than

140%
year over year

EXPONENTIAL GROWTH

4.6%
Unemployment Rate Esri *(December 2024)*

2 IN 5 PEOPLE
moving to Palm Beach County come from the New York City Region

PALM BEACH COUNTY IS THE #1 SOUTH FLORIDA COUNTY CONSIDERED AN "EMERGING AREA" BASED ON MIGRATION TRENDS

- Palm Beach County's population grew by around 14.2% over the past decade – twice the national average

- Palm Beach County is home to 71,000 millionaire households & 57 billionaires

- Palm Beach County total $1-million-and-up home sales rose 13.9% year-over-year in December 2023, from 229 to 261.

NEW OUT-OF-MARKET RELOCATIONS

Point 72

NewDay USA

Goldman Sachs

MP MILLENNIUM PARTNERS

N E P Norwest Equity Partners

VIRTU FINANCIAL

SANDERS CAPITAL

DIGITALBRIDGE

70,000 high net worth individuals left New York City, taking $34 billion of income with them

ELLIOTT

BENEFIT STREET PARTNERS

FLORIDA OVERVIEW

#1 FLORIDA IS A MAJOR HUB OF IN-BOUND MIGRATION

250 BASIS POINTS HIGHER FOR JOB GROWTH 2023

FLORIDA HAS 5 OUT OF 10 TOP CITIES PEOPLE ARE MOVING TO

New York
#49 -665K

Illinois
#48 -282K

California
#50 -871K

Arizona
#4 +182K

Texas
#2 +475K

Florida
#1 +622K

"For the first time in at least 40 years, there are more jobs in the Sunshine State than there are in New York..." — February 2, 2023; *Bloomberg*