

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 3,980± SF (1st Fl)
1,296± SF (2nd Fl)

OFFICE RATE: \$20.00/SF (1st Fl)
\$15.00/SF (2nd Fl)

MEDICAL RATE: \$26.00/SF (1st Fl)
\$18.00/SF (2nd Fl)

RETAIL RATE: \$21.00/SF (1st Fl)

WEBSITE: [Https://Goo.Gl/3amSvc](https://Goo.Gl/3amSvc)

PROPERTY DESCRIPTION

Freestanding office/medical/retail building, with Indiantown Road frontage, located in the Shoppes of Jupiter Creek. The first floor encompasses 3,980± SF and can accommodate office, medical or retail use. Monument and building signage is available.

On the second floor, there is one 1,296± SF office/medical suite for lease.

Additional tenants within the Shoppes of Jupiter include Water's Edge Dermatology, Burrito Brother's and Jupiter Fitness Center.

Available Spaces

Lease Rate: \$15.00-\$26.00/SF/YR

Total Space 1,296-5,276± SF

Lease Type:

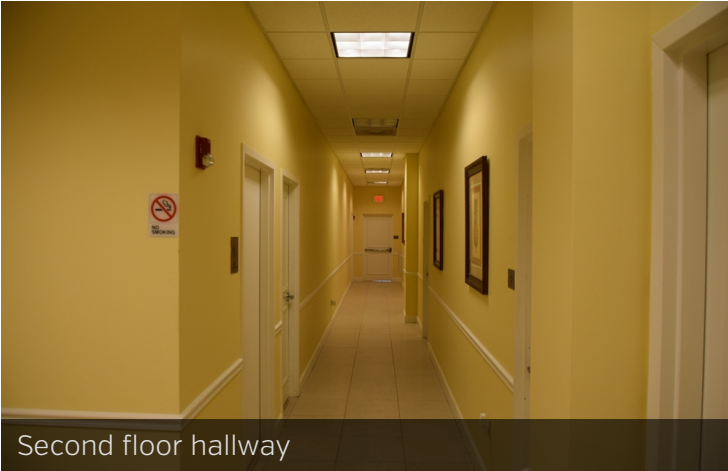
Lease Term: 2 Years+

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------------|-------------------|---------------------|------------|-----------|------------|--|
| First Floor | Office/Med/Retail | \$20.00-26.00 SF/YR | Gross | 3,980± SF | Negotiable | First floor office/medical/retail space with two bathrooms. Ceiling height is 10 feet. |
| Suite 201 | Office/Medical | \$15.00-18.00 SF/YR | Gross | 1,181± SF | Negotiable | Second floor office/medical suite with one restroom. |
| Suite 202 | Office/Medical | \$15.00-18.00 SF/YR | Gross | 844± SF | Negotiable | Second floor office/medical suite with one restroom. |
| Suite 203 | Office/Medical | \$15.00-18.00 SF/YR | Gross | 603± SF | Negotiable | Second floor office/medical suite with one restroom. |

Exterior Photos



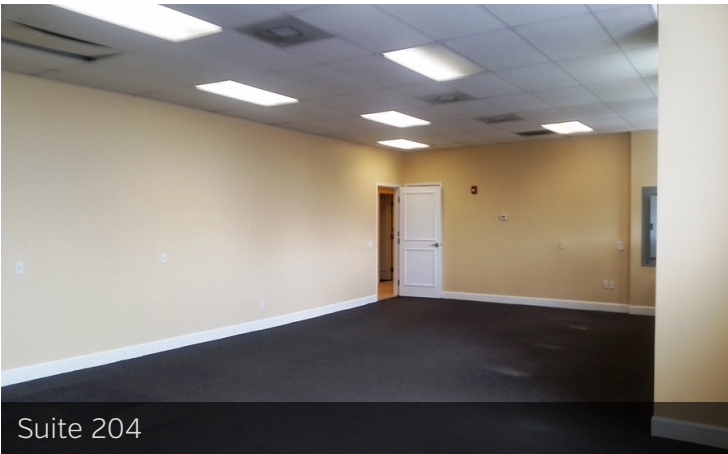
Interior Photos



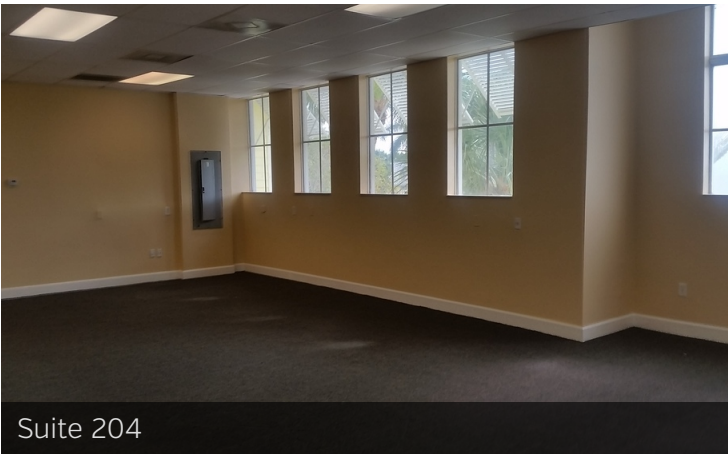
Second floor hallway



Suite 204



Suite 204



Suite 204

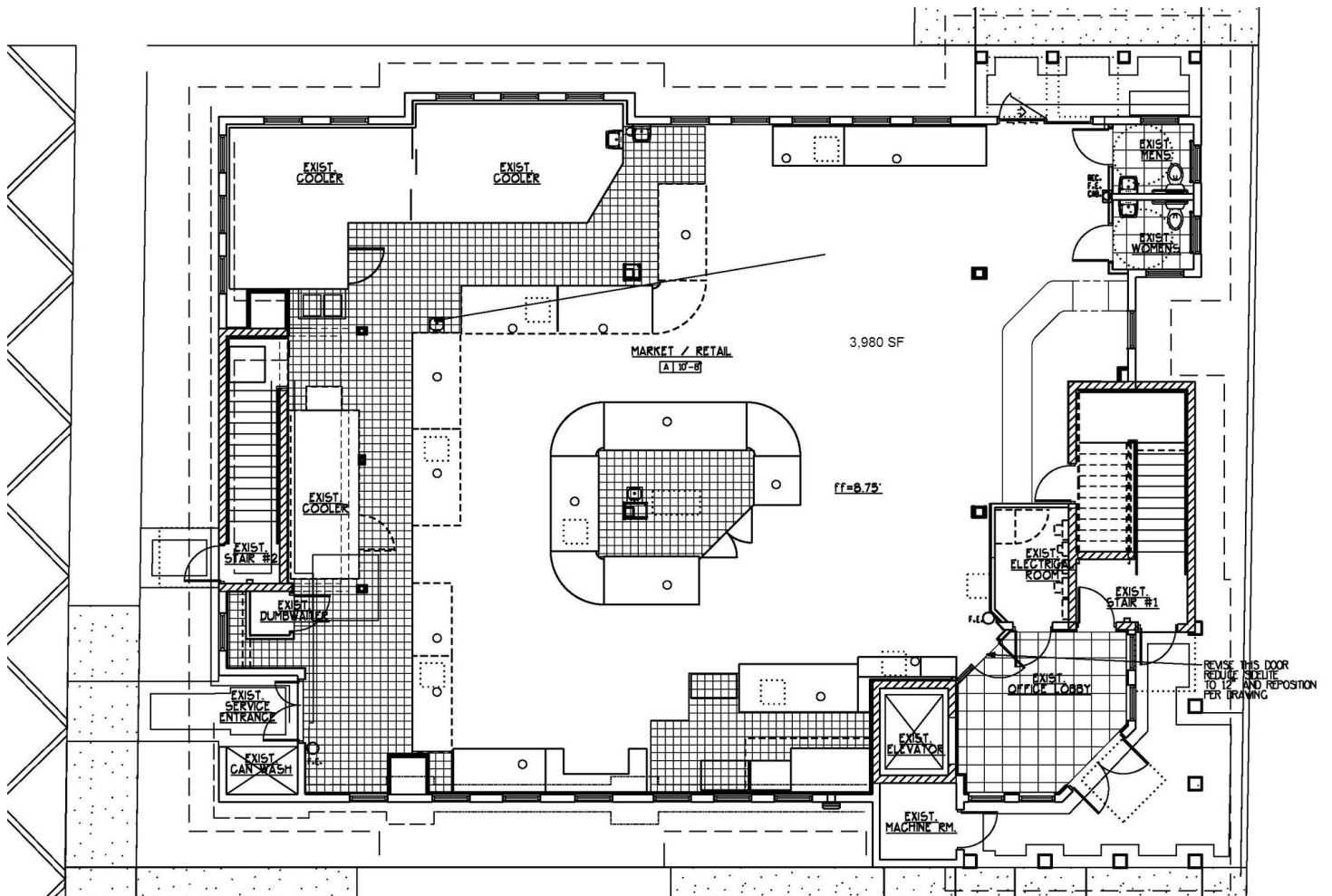


Suite 204



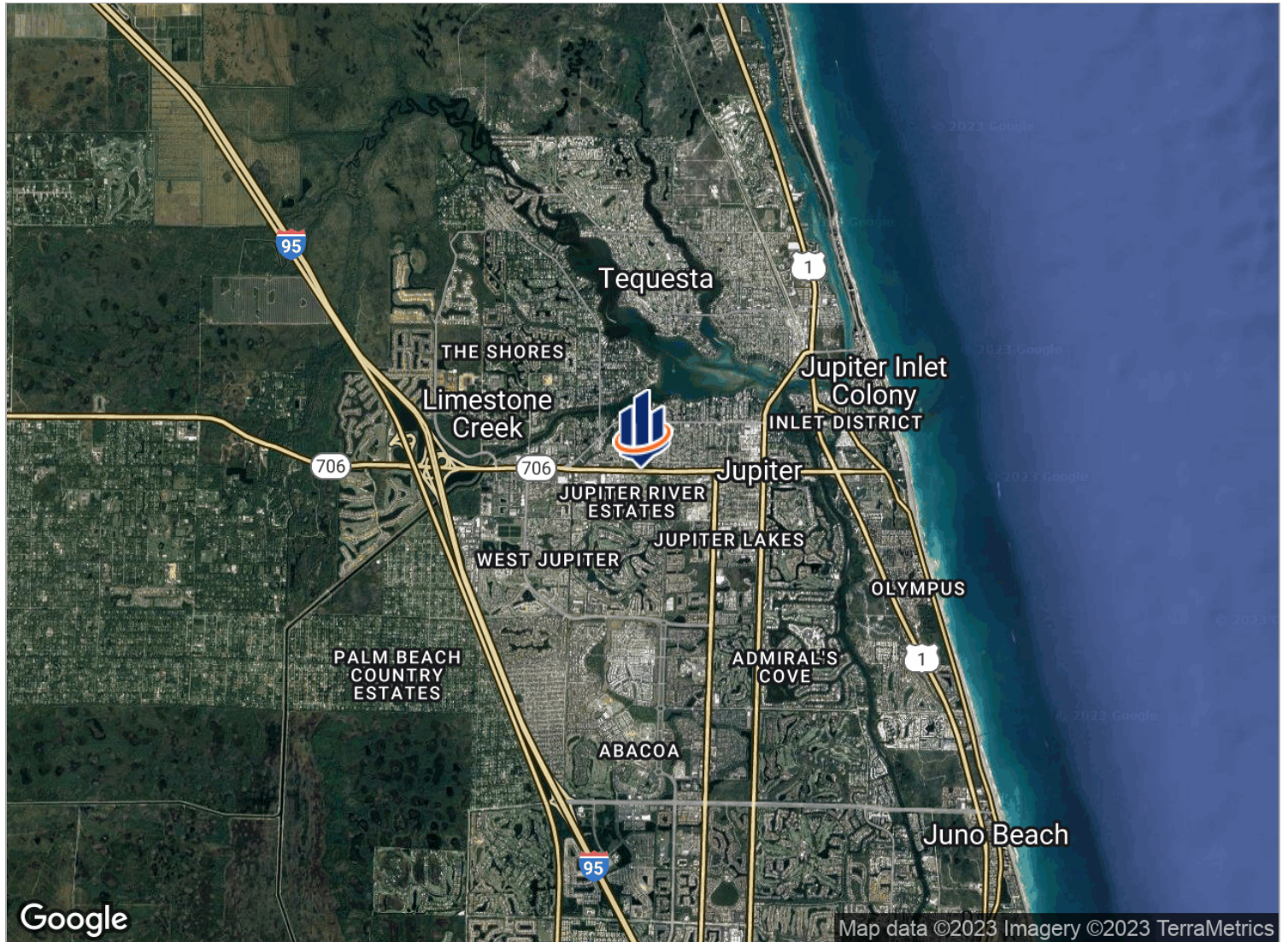
Parcel Outline

Floor Plan [1st Floor]



[illegible]

Location Maps



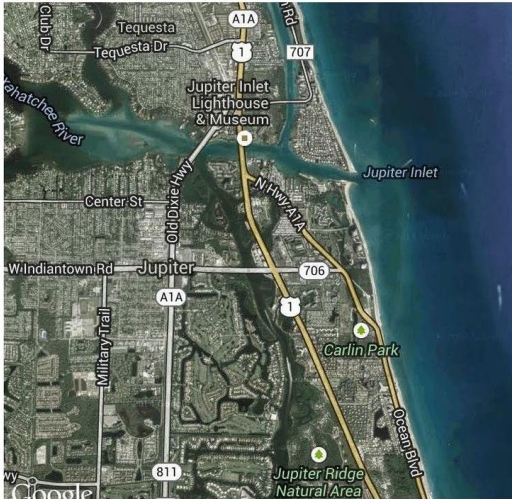
LOCATION DESCRIPTION

The property is located on the south side of Indiantown Road, about 3/4 miles west of Military Trail, in the Shoppes of Jupiter Creek. Easy access to U.S. Highway One, I-95 and Florida's Turnpike.

Retailer Map

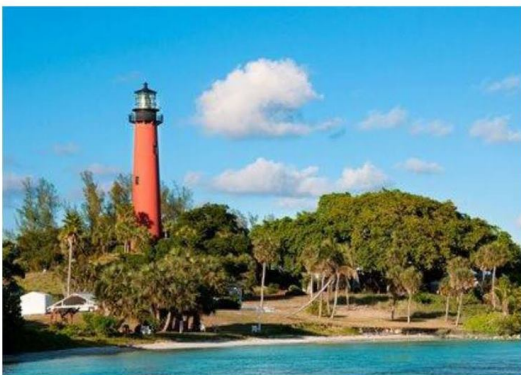


Jupiter Overview



Jupiter Highlights

- Jupiter was rated as the 9th Happiest Seaside Town in America by Coastal Living in 2012.
- Jupiter is centrally located with easy access to Fort Lauderdale and Miami, which are located to the south.
- Orlando, the theme park, attraction and amusement capital of the world, is located 2 hours to the north.



Jupiter is considered the Gateway to South Florida. Located just 20 minutes from the Palm Beach International Airport, Jupiter is at the northern end of Palm Beach County. According to the 2010 census, Jupiter had a total population of 55,156 within the town area of 21.1 square miles. Between 2000-2010, the population of Jupiter was 40.2%.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.

Also located in Jupiter, is the Scripps Research Institute, a non-profit biomedical research organization. In 2014, the Jupiter campus is expected to have more than 60 faculty and 550 staff.

The German-base Max Planck Society chose Jupiter as its first Institute located in the United States. The Max Planck Florida Institute focuses on brain function and neural circuits.



Why Palm Beach County?

Palm Beach County is the third most populous county in the state of Florida with a population of 1,345,652 (year round).

Located in Southeast Florida, the 2,000-square-mile region is the largest county southeast of the Mississippi River and is larger than two U.S. states- Rhode Island and Delaware.

Palm Beach County has more golf courses than any other county in the country with more than 160 public and private golf courses – from executive to championship level – designed by the best names in the industry, and with something for golfers of every skill level.

Palm Beach County consists of 38 cities and towns.

The center of the county is approximately 60 miles north of Miami and 150 miles southeast of Orlando.

The Atlantic Ocean touches the eastern half of the county with coastal and beach areas ranging for 47 miles from north to south.

The Northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.

Palm Beach County contains more 1,000,000 square feet of meeting space and 16,000 rooms in more than 200 hotels – 18 with more than 5,000 square feet of space each.

Western Palm Beach County leads the nation in the production of sugar and sweet corn.

Eighteen percent of all sugar in the United States is produced here. Sugar cane covers some 400,000 acres or about one-third of the county's overall land mass.

Palm Beach County is home to more than 200 theaters, museums, arts centers, indoor and outdoor performance stages, and other cultural venues and is considered among the world's most celebrated cultural destinations.

In addition to its pristine beaches, Palm Beach County has 125 waterways perfectly suited for kayaking, boating, paddleboarding and every other imaginable water sport; Direct access to The Florida Everglades and its unique exploration via airboat tours and the best bass fishing in the 730 square miles of Lake Okeechobee.

Palm Beach International Airport was voted the third best airport in the U.S. and sixth best in the world by Conde Nast Traveler readers. CheapFlights.com also recognized the airport on the 2011 list of "Top 101 Affordable U.S. Airports."

The Port of Palm Beach is the 4th busiest container port of Florida's 15 deep water ports, and it is the 20th busiest container port in the United States. It is also the only South Florida port with on-dock rail. Five miles of port-owned track that is directly linked to the Florida East Coast Rail Company (FEC) and switches to the CSX and NFS.

As the Winter Equestrian Capital of the World, the Winter Equestrian Festival in Wellington takes place every January through April, while the International Polo Club Palm Beach features high-goal competitions through the January-April.

Demographics Report

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total households | 4,056 | 25,252 | 38,943 |
| Total persons per hh | 2.7 | 2.5 | 2.4 |
| Average hh income | \$78,751 | \$98,008 | \$106,475 |
| Average house value | \$383,938 | \$429,350 | \$450,552 |

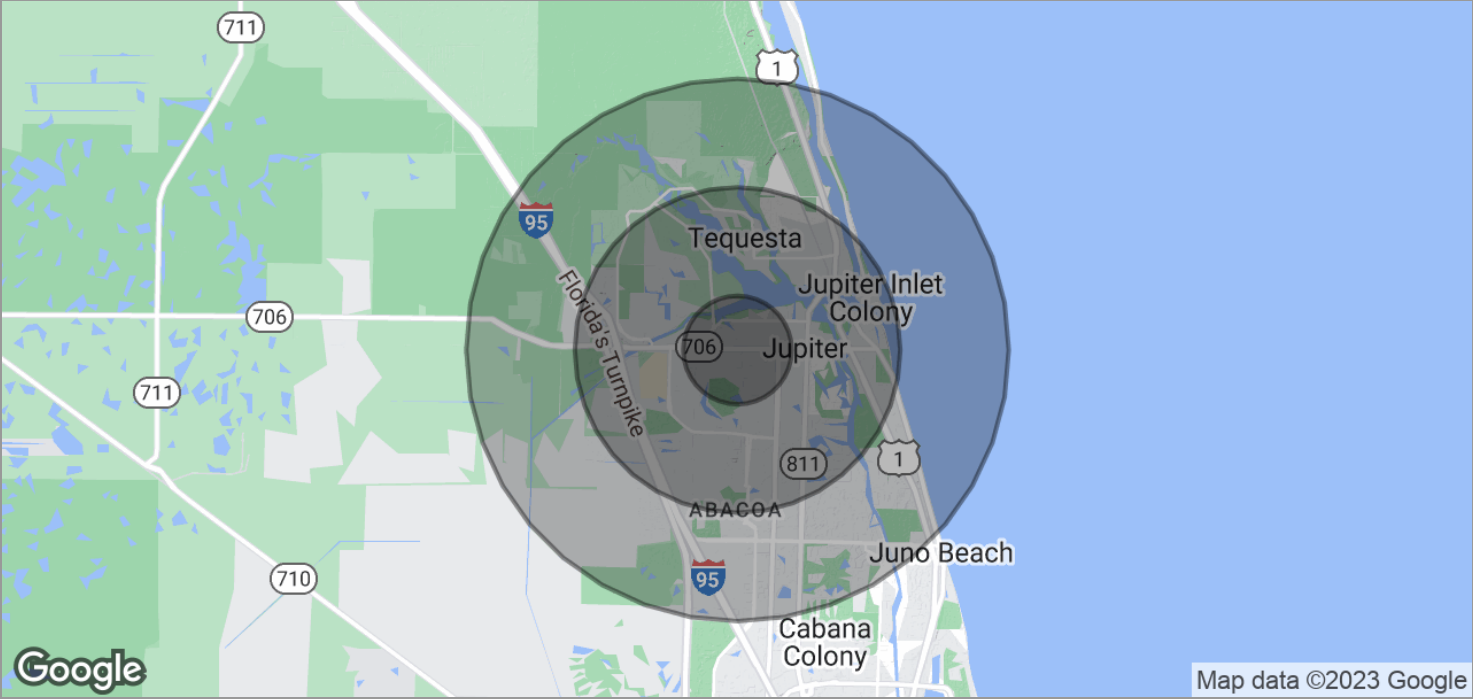
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 10,784 | 63,794 | 94,688 |
| Median age | 37.7 | 41.6 | 44.7 |
| Median age (male) | 37.4 | 41.5 | 44.8 |
| Median age (female) | 37.0 | 41.7 | 44.6 |

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total population - White | 9,054 | 56,616 | 85,530 |
| % White | 84.0% | 88.7% | 90.3% |
| Total population - Black | 298 | 1,835 | 2,438 |
| % Black | 2.8% | 2.9% | 2.6% |
| Total population - Asian | 128 | 1,351 | 1,948 |
| % Asian | 1.2% | 2.1% | 2.1% |
| Total population - Hawaiian | 0 | 0 | 0 |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| Total population - Indian | 6 | 121 | 156 |
| % Indian | 0.1% | 0.2% | 0.2% |
| Total population - Other | 1,169 | 2,966 | 3,356 |
| % Other | 10.8% | 4.6% | 3.5% |

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total population - Hispanic | 3,148 | 9,435 | 11,337 |
| % Hispanic | 29.2% | 14.8% | 12.0% |

* Demographic data derived from 2020 ACS - US Census

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 10,784 | 63,794 | 94,688 |
| MEDIAN AGE | 37.7 | 41.6 | 44.7 |
| MEDIAN AGE (MALE) | 37.4 | 41.5 | 44.8 |
| MEDIAN AGE (FEMALE) | 37.0 | 41.7 | 44.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,056 | 25,252 | 38,943 |
| # OF PERSONS PER HH | 2.7 | 2.5 | 2.4 |
| AVERAGE HH INCOME | \$78,751 | \$98,008 | \$106,475 |
| AVERAGE HOUSE VALUE | \$383,938 | \$429,350 | \$450,552 |