

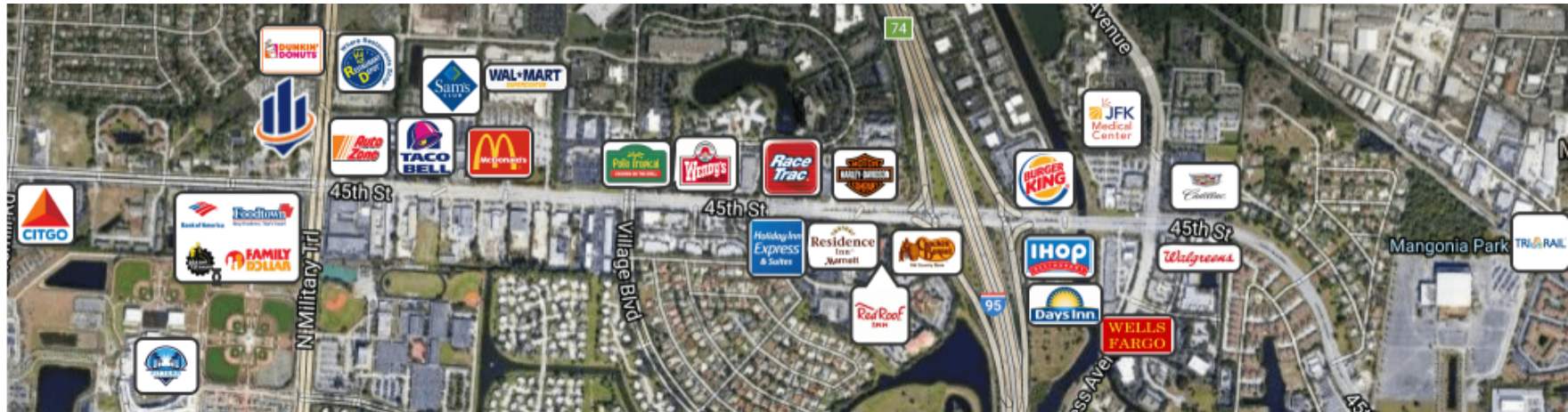
PRIME CORNER RETAIL DEVELOPMENT

45th Street & Military Trail
West Palm Beach, Florida



Robert Hamman | Senior Advisor | 561.346.2310 | robert.hamman@svn.com

Property Summary



OFFERING SUMMARY

Lease Type:	Ground Lease
Lease Rate:	Negotiable
Lease Term:	Negotiable
Total Project Size:	10.5± Acres
Traffic Count:	43,000 AADT [2018]

PROPERTY OVERVIEW

Fences are Up and Demolition is Underway. Brand New Retail Development Opportunity on 10.5± acres located on the northwest quadrant of 45th Street and Military Trail. Various retail pads available, ranging from 2,700-20,000± SF. This is the last undeveloped corner at this intersection which, has a traffic count of 43,000 and access points from Military Trail and 45th Street. Call Today to Personalize Your Retail Pad Next to Wawa. Call Now to Start Lease Negotiations.

Located 350± yards to the south on Military Trail, is the 160-acre FITTEAM Ballpark of the Palm Beaches. This ballfield is the spring training complex for the Houston Astros and Washington Nationals. The property includes a City Park with a playground, splash park, four lighted basketball courts, and a 1.8-mile walking trail.

PROPERTY HIGHLIGHTS

- 58,000± SF retail space available
- Limited retail market competition within sub-market
- Ideal for a grocery store, bank, quick service restaurant, urgent care, gas station, drugstore, dental, etc

Site Plan Overlay

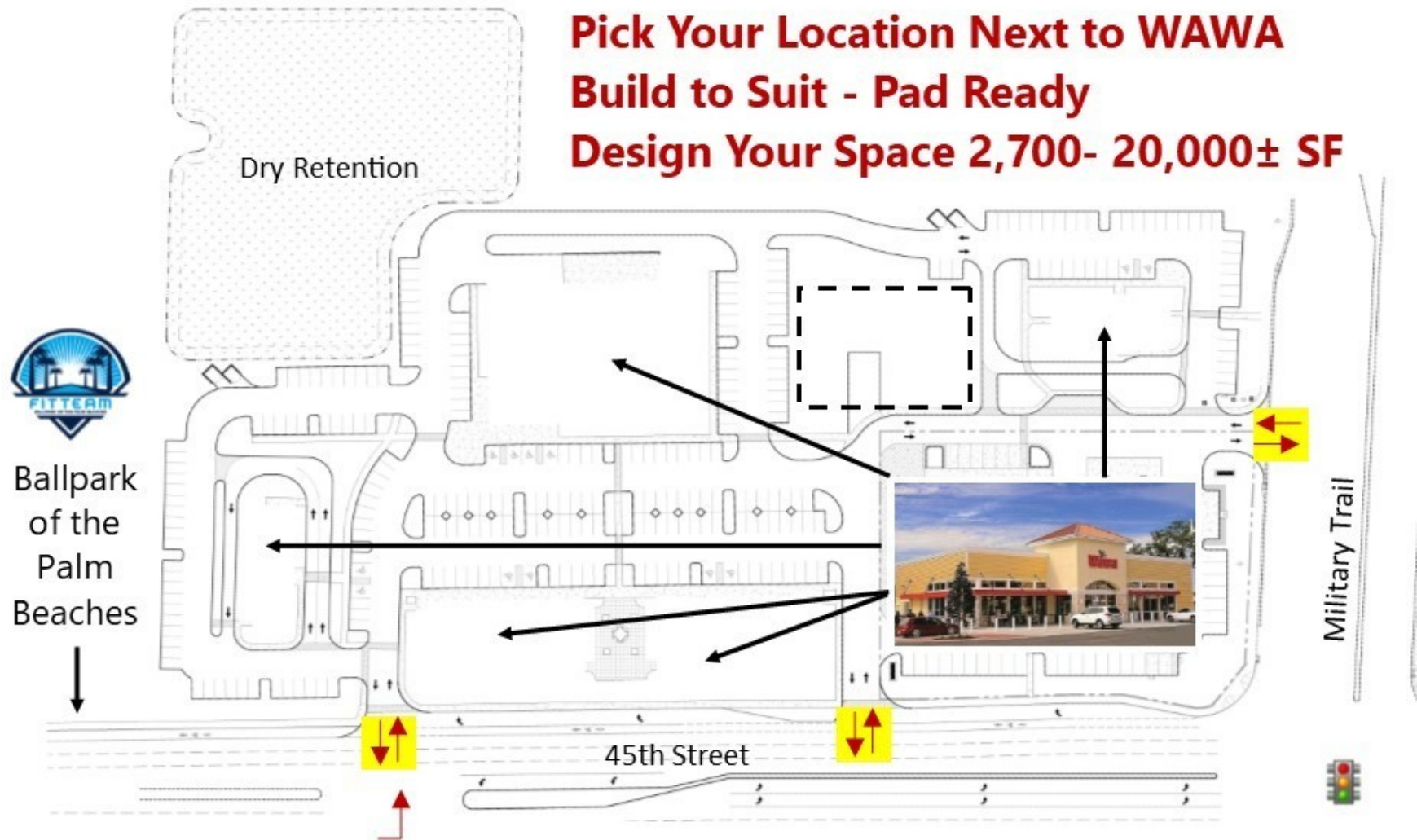


PRIME RETAIL DEVELOPMENT - PADS AVAILABLE SOON | 5701 N. MILITARY TRAIL WEST PALM BEACH, FL 33407

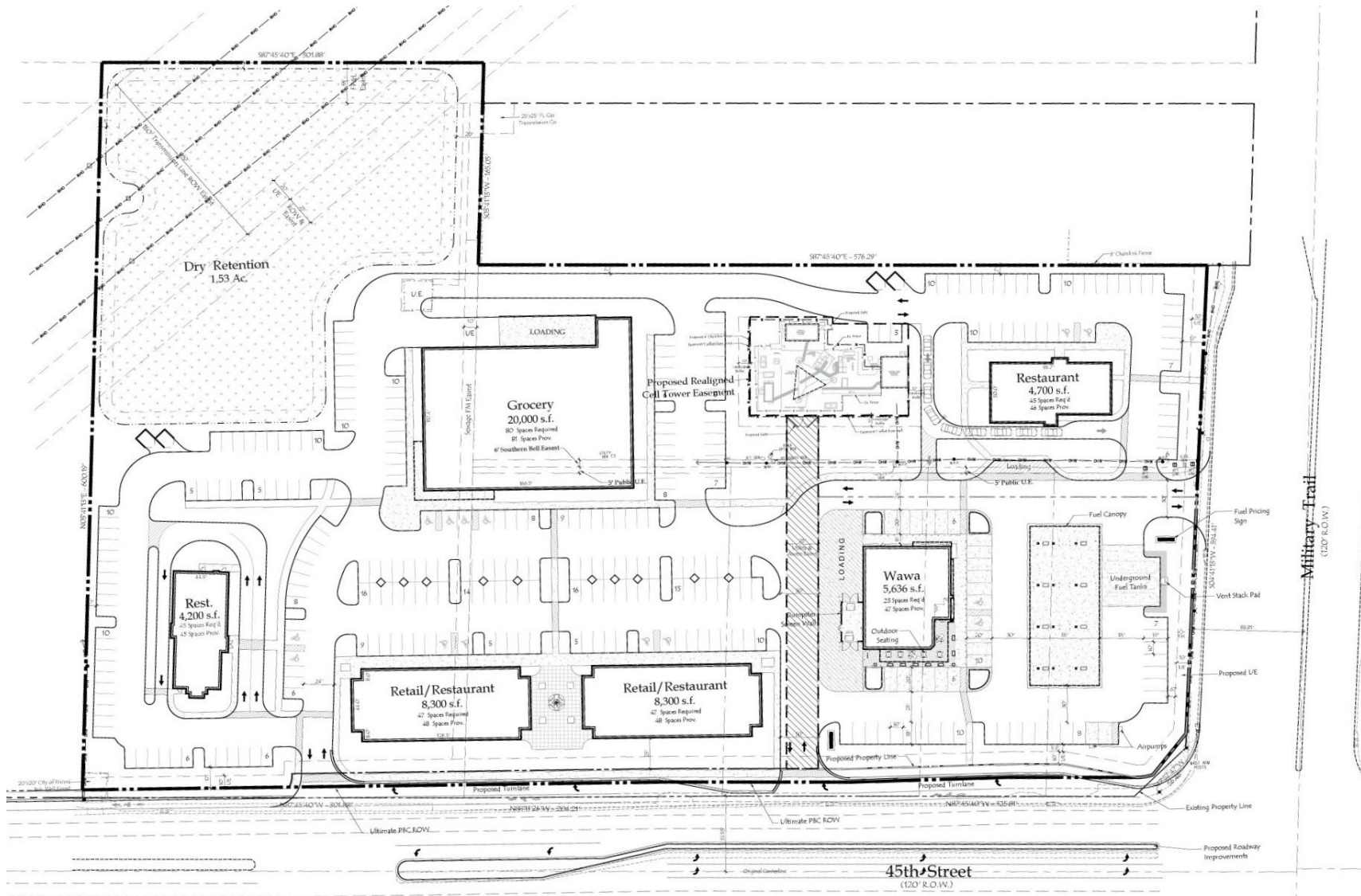
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Site Plan



Site Plan

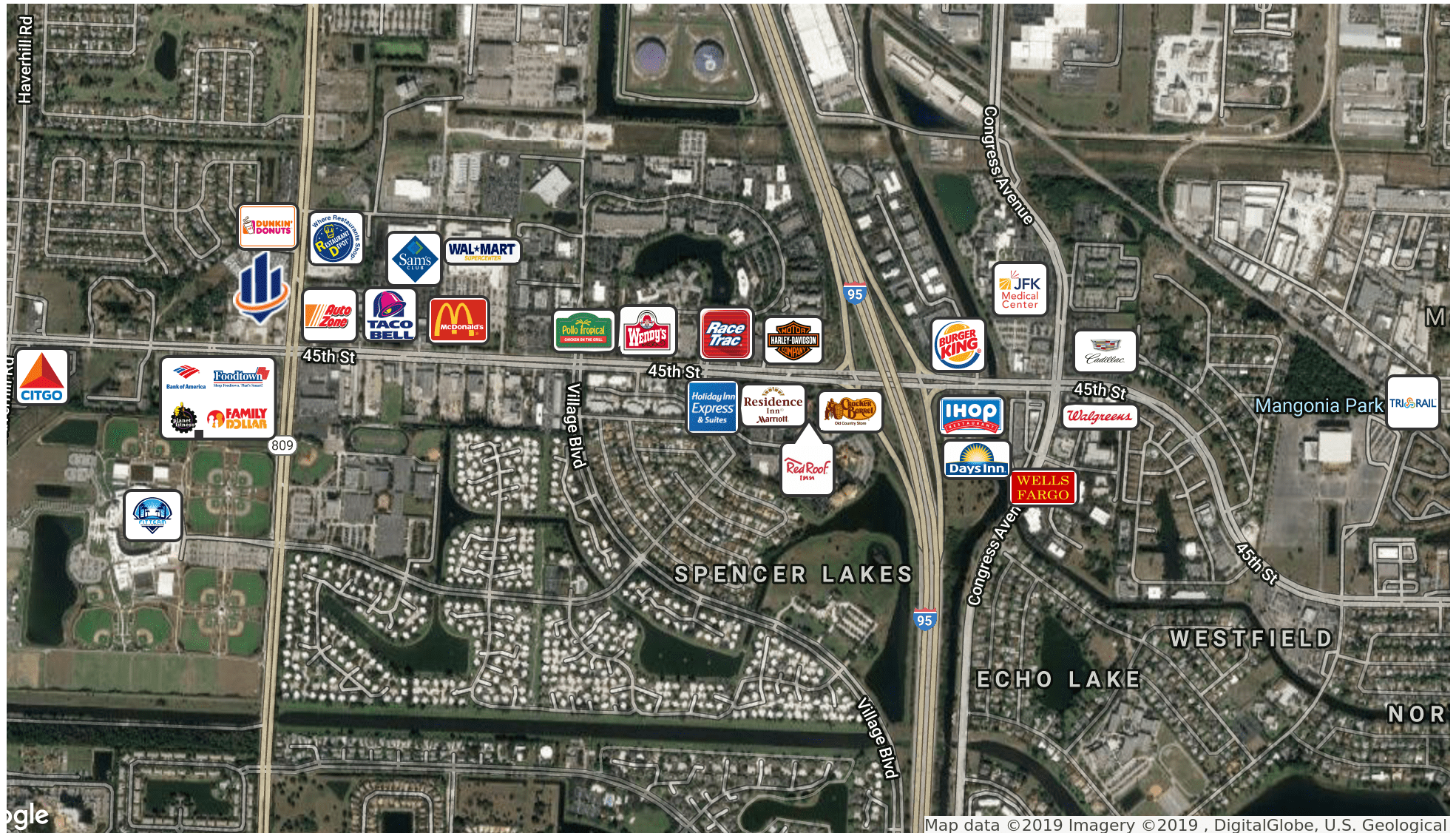


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Retail Map



Location Map



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Aerial View



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FITTEAAM Ballpark Of The Palm Beaches



The Ballpark of the Palm Beaches is the Spring Training complex for the Houston Astros and Washington Nationals. Visit www.fitteamballpark.com for more information.

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Wawa Profile



Company:	Wawa	Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey.
Founded:	1964	Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, Pa, in 1902. The milk business was a huge success, due to its quality, cleanliness and “certified” process.
Total Revenue:	\$10,600,000,000	As home delivery of milk declined in the early 1960s, Grahame Wood, George’s grandson, opened the first Wawa Food Market in 1964 as an outlet for dairy products.
Net Income:	\$208,147,924 (2017)	
Headquarters:	Wawa, Pennsylvania	Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 850 convenience retail stores (over 600 offering gasoline), Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Florida, and Washington, D.C.
Website:	www.wawa.com	The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies , freshly brewed coffee , hot breakfast sandwiches , built-to-order specialty beverages , and an assortment of soups, sides and snacks .
<ul style="list-style-type: none">Wawa's stores—located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, and Florida—sell more than 60 million made-to-order hoagies annually.Wawa sells enough coffee—195 million cups—to fill Shamu's tank more than 11 times. The signature coffee was introduced in the 1970s.		Our Logo: "Wawa" is a Native American word for the Canada Goose that was found in the Delaware Valley over 100 years ago. Our original Dairy farm was built on land located in a rural section of Pennsylvania called Wawa. That's why we use the goose

WHY PALM BEACH COUNTY?



THE FACTS

- Palm Beach County is larger in land area than two states: Rhode Island and Delaware. It is Florida's second-largest county in area, covering over 2,000 square miles.
- Palm Beach County is approximately 60 miles north of Miami and 150 miles southeast of Orlando. The Atlantic Ocean borders the eastern half of the county, creating 47 miles of beaches, stretching from north to south. The northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.
- Within the County, which is also known as The Palm Beaches, are 39 distinct cities and towns. The largest is West Palm Beach, which has a population of 108,689. Boca Raton is second with 94,576 residents, followed by Boynton Beach, 75,995; Delray Beach, 67,249; Jupiter, 64,301; and Wellington, 63,206.

Access

- By Plane: Ranked one of the most convenient, stress-free airports in the country, Palm Beach International Airport (PBI) is located just 2.5 miles from top resorts, pristine beaches, the Palm Beach County Convention Center and Convention Center Hotel, and West Palm Beach's thriving downtown district. PBI has nearly 200 daily non-stop arrivals and departures to more than 25 destinations in the US, Canada and the Caribbean on 13 domestic and international airlines. PBI serves over six million passengers each year, and was voted sixth best airport in the U.S. by the readers of the prestigious Conde Nast Traveler magazine in 2016. It was voted in the top 5 medium size airports, receiving the 2016 Traveler's Choice Award from TripAdvisor and was the top 5 Highest Ranked Airports for Ease and Accessing Parking and Getting to the Terminal according to Airport Revenue News (2016). PBI was also named the best TSA checkpoint in the U.S. according to a J.D. Power survey and was featured for this in a Conde Nast Traveler article. (<http://www.cntraveler.com/stories/2016-01-28/the-best-and-worst-tsa-checkpoints-in-the-us>)
- By Car: Travelers can follow either Interstate 95 or Florida's Turnpike, which run the length of the county and feature multiple exits at or near major streets. U.S. 441, U.S. 1, and coastal highway S.R. A1A also run through the county.
- By Rail: Passengers can travel on the Brightline, a new express train service that connects Miami, Ft. Lauderdale, and West Palm Beach in about an hour. Service from Miami to Orlando will take about 3 hours.

Accommodations

- With more than 17,000 hotel rooms throughout the county, visitors are able to choose properties based on their desired location of interest, such as directly nestled along the coast with enchanting views of the Atlantic Ocean, overlooking the beauty of the Intracoastal Waterway, and within walking distance of charming towns or vibrant historic districts.

Lakes Beaches Waterways

- 47 miles of pristine Atlantic coast beaches
- 125 peaceful waterways
- Direct access to the Florida Everglades, best explored by airboat or paddle tours
- The nation's best bass fishing in the 730 square miles of Lake Okeechobee
- Proximity to the Gulf Stream provides comfortable ocean temperatures for divers and snorkelers to explore more than 20 reefs and an abundance of deep-water wrecks
- Palm Beach County's Parks and Recreation Department operates 79 parks, including two water parks. County parks include more than 8,000 acres of land for exploration and over 200,000 acres of Natural areas, preserves, and management areas.

Sports

- The Palm Beaches are Florida's Golf Capital® and the spring training home to the St. Louis Cardinals and Miami Marlins, who train at Roger Dean Stadium in Jupiter. Class A Florida State League games are played here throughout the summer.
- The Ballpark of The Palm Beaches is the spring training facility for the Washington Nationals and the Houston Astros, along with their many fans. The state-of-the-art, two-team facility offers a fan-friendly layout with a 6,500-seat stadium as its centerpiece. The Astros and Nationals training areas each feature a sixfield layout that is inviting and easily navigated by fans.
- There are more than 1,000 private and public tennis courts throughout the county for all skill levels. The Delray Beach Tennis Center, an 8,200-seat stadium, accommodates the annual International Tennis Championships in January and February.
- The National Croquet Center, located in West Palm Beach, is the largest of its kind in the world, boasting a 19,000-square-foot clubhouse and accommodates tournaments, basic instruction, private parties and events.
- Florida Atlantic University is home to the annual Boca Raton Bowl, the NCAA Mid-American Conference championship game.
- Polo season takes place annually January through April, and the Inter-national Polo Club in Wellington is host to some of the biggest names and tournaments in the world. The Palm Beaches are considered the world's winter equestrian capital.
- The Winter Equestrian Festival (WEF) held at the Palm Beach International Equestrian Center (PBIEC) is the largest and longest-running circuit in horse sport, a 12-week show jumping competition for hunters, jumpers, and equitation held annually from January through April. WEF is produced and managed by Equestrian Sport Productions, LLC.(ESP), a wholly owned subsidiary of Wellington Equestrian Partners, which also owns and operates the PBIEC.
- Saltwater and freshwater fishing enthusiasts alike enjoy some of the best fishing opportunities in North America. Other outdoor sports enjoyed year-round are tennis, softball, soccer, bicycling, in-line skating, shuffleboard, boating, swimming, snorkeling and scuba diving, surfing, wind surfing and kite boarding, beach volleyball, water skiing, kayaking and canoeing.

Agriculture

- Palm Beach County leads the nation in the production of sugarcane, fresh sweet corn, and sweet bell peppers. It leads the state in the production of rice, lettuce, radishes, Chinese vegetables, specialty leaf, and celery.
- Agriculture output for Palm Beach County ranks highest in the state, nearly doubling the next largest county, Miami-Dade. The agriculture industry in Palm Beach County consists of roughly 1,400 farms with over \$1 billion in sales of crops and a \$10 billion economic impact.
- Palm Beach County had an estimated \$1.38 billion in total agricultural sales for 2014-15.

Education

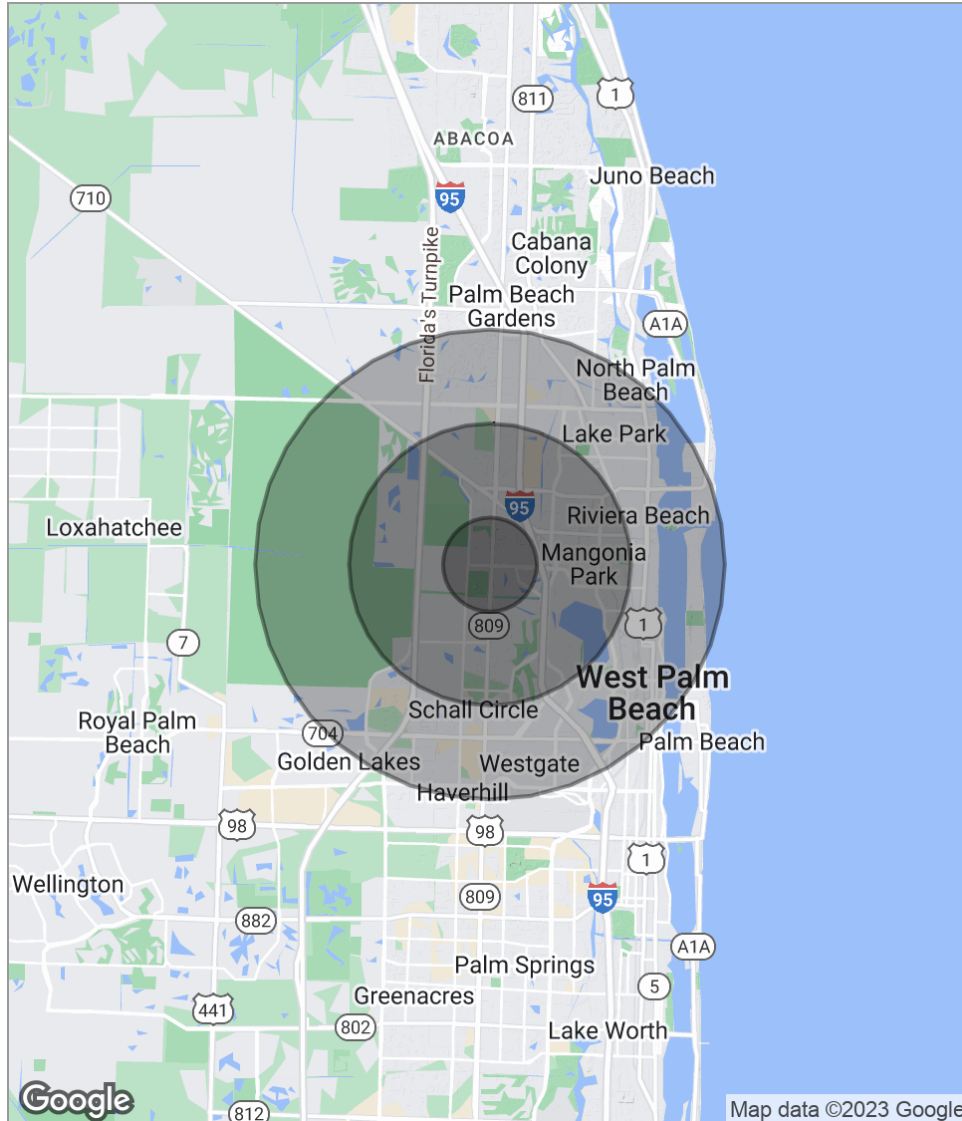
- The School District of Palm Beach County has the highest graduation rate of Florida's largest school districts and is home to over 330 award-winning programs.
- The District has 1,284 business partners in all industries, including banking, bio-tech, utilities, engineering, retail, medical, communication, hospitality, and construction
- Dreyfoos School of the Arts ranked 78th and Suncoast High ranked 53rd on the list of the top 100 national high schools according to Newsweek magazine (2016).

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	9,548	69,283	196,214
Median age	34.7	37.2	38.9
Median age (male)	32.4	35.2	37.7
Median age (female)	36.5	38.6	40.1
Total households	3,655	27,555	80,049
Total persons per HH	2.6	2.5	2.5
Average HH income	\$56,339	\$60,050	\$60,233
Average house value	\$201,547	\$197,096	\$209,192
Total Population - White	3,970	32,586	102,695
% White	41.6%	47.0%	52.3%
Total Population - Black	4,706	31,096	77,397
% Black	49.3%	44.9%	39.4%
Total Population - Asian	311	1,864	4,033
% Asian	3.3%	2.7%	2.1%
Total Population - Hawaiian	0	218	426
% Hawaiian	0.0%	0.3%	0.2%
Total Population - American Indian	6	130	612
% American Indian	0.1%	0.2%	0.3%
Total Population - Other	417	2,502	8,414
% Other	4.4%	3.6%	4.3%
Total Population - Hispanic	1,260	8,366	29,347
% Hispanic	13.2%	12.1%	15.0%

Source: U.S. Census Bureau, 2010-2014 ACS

Demographics Map



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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Average HH income	\$56,339	\$60,050	\$60,233
Average house value	\$201,547	\$197,096	\$209,192
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	13.2%	12.1%	15.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	41.6%	47.0%	52.3%
Black	49.3%	44.9%	39.4%
Asian	3.3%	2.7%	2.1%
Hawaiian	0.0%	0.3%	0.2%
American Indian	0.1%	0.2%	0.3%
Other	4.4%	3.6%	4.3%

* Demographic data derived from 2020 ACS - US Census



810 Saturn Street, Suite 24 Unit B
Jupiter, FL 33477
561.346.2310