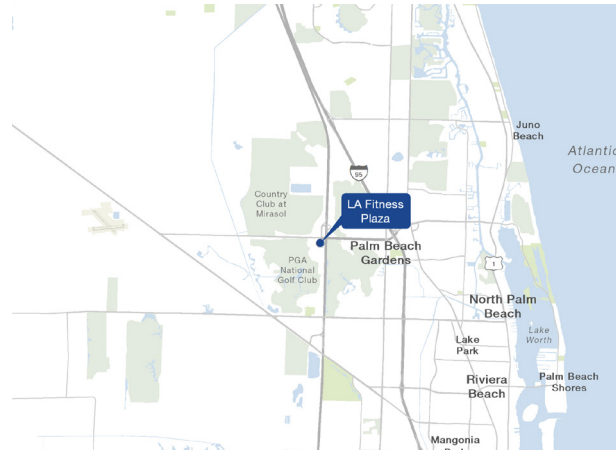




CENTER HIGHLIGHTS

- Anchored by LA Fitness
- Excellent street exposure at the intersection of PGA Boulevard & Fairway Drive
- Immediate on-/off-ramp access to the Florida Turnpike
- 408,000 people within a 10-minute drive time
- Located at the entrance to PGA National Resort & Spa and is surrounded by Mirasol, Old Palm and Ballen Isles golf course communities.
- Strong daytime traffic due to close proximity to office buildings and Bascom Palmer Eye Institute.
- LA Fitness Plaza is located in one of the most affluent areas in South Florida.
- +.25 acres land lease with drive-thru potential



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	51,576	131,245	403,463
Population Growth (thru 2021)	9.0%	8.4%	7.2%
Average Household Income	\$108,843	\$103,100	\$87,883
Bachelor's Degree or Higher	44.0%	43.0%	42.5%
Households	23,275	56,375	170,989
Median Home Value	\$349,455	\$313,517	\$247,697



UNIT	TENANT	SF
7026	THE GREEN TURTLE CAR WASH	968
23	EBISU JAPANESE RESTAURANT	2,100
25	PGA NAILS	1,050
26	KITCHEN AND BATH SHOP	2,400
28-29	PGA PROPERTY OWNERS ASSOC.	3,180
30-31	HURRICANE GRILL & WINGS	2,750
32-33	AVAILABLE	2,400
34	GOLDEN WOK	1,050
35	LA FITNESS	41,255
36	AVAILABLE	1,200
37-38	BOULEVARD PAINTS	2,400
39	EYE EXPRESSIONS	960
40	AVAILABLE	1,790
41	PALM BEACH SALON	1,590
42	FUNXION PHYSICAL THERAPY	1,590
43-47	ILLUSTRATED PROPERTIES	5,550
48-49	PINCH A PENNY	2,100
50	BROOKLYN WATER BAGEL	2,405
52	PLANT BASED MAFIA	1,725
55	JAFFE VETERINARY	1,750
56	MACARONMAESTRO	1,307
57	QUANTUM FLOORS	1,410
58	PGA DENTAL ASSOCIATES	2,880
60	ASHDAN'S YOGURT CAFE	1,050
61A	CUCINA ITALIANA	1,750
61B	HWANG'S MARTIAL ARTS	3,008
62	MOON GOLF	10,024
63-65	AVAILABLE	4,100

