

## NEW ENGLAND DEVELOPMENT

# PALM BEACH OUTLETS

*West Palm Beach, Florida*

### PROJECT DETAILS

**Project Type:**  
Outlet Center

**GLA:**  
460,000 sf

**Address:**  
1801 Palm Beach Lakes Blvd.  
West Palm Beach  
Florida 33401  
Palm Beach County

PALM BEACH  
**Outlets**

**Palm Beach Outlets features over 100 stores including brand favorites Saks Fifth Avenue OFF 5TH, Ann Taylor Factory Store, Banana Republic Factory Store, Brooks Brothers Factory Outlet, J.Crew | crewcuts Factory, Nautica, Nike Factory Store, Talbots, Tommy Hilfiger, Under Armour and Vera Bradley.**

Located directly off Interstate 95 on Palm Beach Lakes Boulevard in West Palm Beach, Palm Beach Outlets is the only outlet shopping destination within 55 miles of its site. Ideally located off Interstate 95 on Palm Beach Lakes Boulevard in West Palm Beach, Palm Beach Outlets is the only outlet shopping center within a 55 mile radius. It is one of the region's most visited shopping destinations. The center serves the unmet shopping needs of millions of residents and the 7.35 million annual visitors to Palm Beach County.

### LOCATION

- Ideally located on Palm Beach Lakes Boulevard just off Interstate 95 at Exit 71
- Superb visibility with one-half mile of unobstructed frontage on Interstate 95
- Average Daily Traffic on Interstate 95: 214,000
- No other outlet shopping within 55 miles
- Approximately 7.35 million annual visitors to Palm Beach County.

### KEY TENANTS

Saks Fifth Avenue OFF 5TH, Brooks Brothers Factory Store, Calvin Klein, J.Crew | crewcuts Factory, Ann Taylor Factory Store, Banana Republic Factory Store, Talbots, Under Armour





AERIAL VIEW

## Aerial view & location

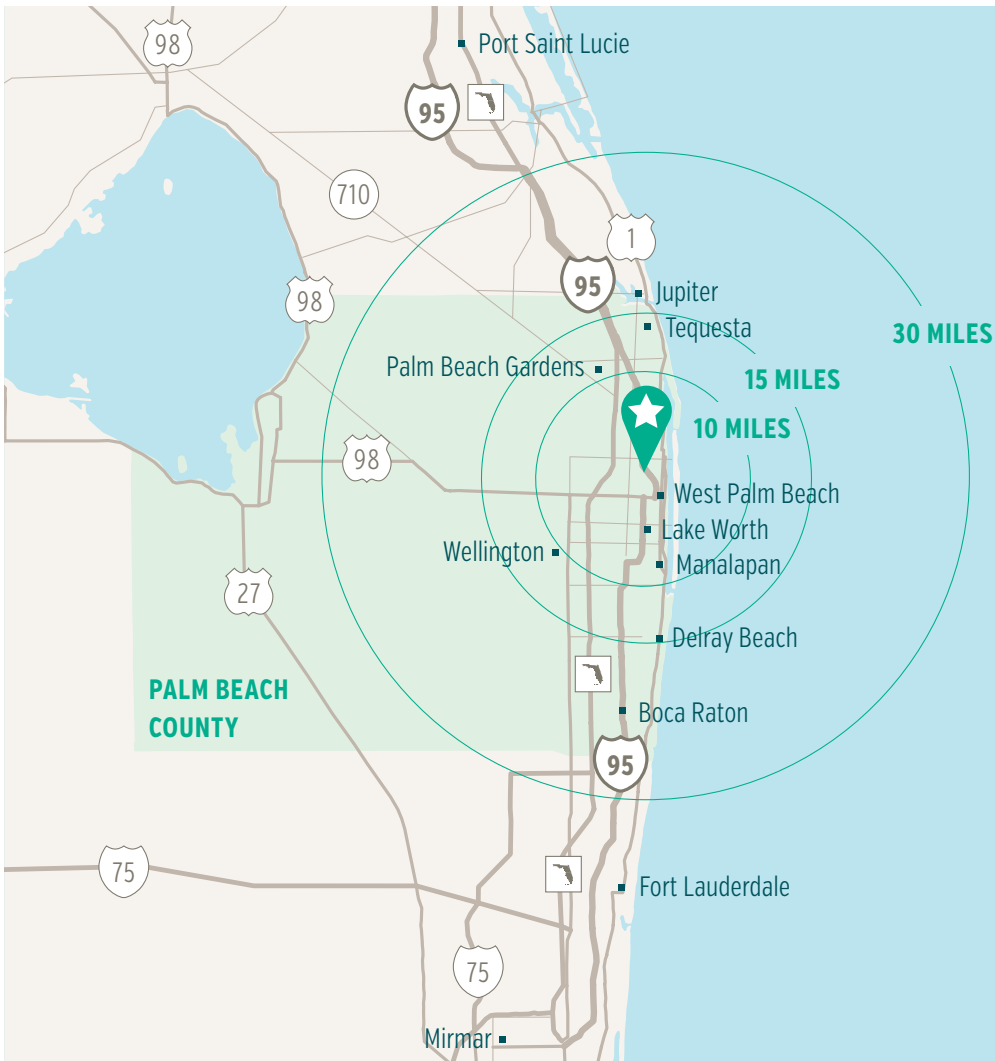
### SITE

- Approximately 460,000 square feet of outlet shopping
- 80 acre site includes 300,000 sf Marketplace at the Outlets
- Excellent access and visibility from Interstate 95

### AVERAGE DAILY TRAFFIC

- Interstate 95: 214,000
- Palm Beach Lakes Boulevard: 40,500
- Congress Avenue: 16,300





**TRADE AREA**

**COMPETITION - DISTANCE TO NEAREST OUTLET CENTERS**  
 Palm Beach County is currently not well served by another outlet shopping center.

<b>Saw Grass Mills</b>	55 miles
<b>Vero Beach</b>	75 miles
<b>Dolphin Mall</b>	80 miles
<b>Orlando</b>	175 miles

**AVERAGE HOUSEHOLD INCOME OF AFFLUENT TOWNS WITHIN 30 MILES**

<b>Jupiter Island</b>	\$315,833
<b>Manalapan</b>	\$301,820
<b>Palm Beach</b>	\$234,498
<b>Boca Raton</b>	\$121,324
<b>Palm Beach Gardens</b>	\$114,606

# Demographics

**DEMOGRAPHICS**

- Over 1.5 million people living within 30 miles makes this a prime location for outlet shopping.
- Palm Beach County has a population of over 1.4 million.
- Approximately 150,000 people own vacation homes in Palm Beach County, adding to the year-round population figures.
- Palm Beach County is Florida's wealthiest county and is one of the fastest growing metros in the country.

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**2016 TRADE AREA DEMOGRAPHICS\***

	10 miles	15 miles	20 miles	30 miles	50 miles
Population	630,972	978,783	1,168,382	1,572,899	3,405,169
Households	250,835	390,855	479,801	654,851	1,366,141
Average Household Income	\$73,918	\$81,456	\$82,583	\$87,270	\$81,438
Number of Businesses	32,918	46,981	55,888	80,935	177,936
Daytime Population	524,855	748,707	900,780	1,294,592	2,733,017

\*Based on year-round population

## TOURISM

- 7.35 million visitors annually
- More room nights—4.4 million in all—were booked in Palm Beach County in 2016, an increase of 2.3 percent from 2015.
- In 2016, 3 new hotels opened in West Palm Beach adding over 1,000 rooms to the 16,000 rooms that existed in Palm Beach County prior to 2016. As many as 2,400 additional rooms are planned.
- Leisure travelers spend, on average 3.5 nights and \$1,400 per stay
- Average visitor's income is \$94,000/year
- The Bright Line Fast Speed Train will start running in Fall 2017, bringing passengers from Miami and Fort Lauderdale to downtown West Palm Beach.

# Tourism



Palm Beach County is home to many of Florida's finest resort hotels, including the Boca Raton Resort and Club, The Breakers, Four Seasons Resort Palm Beach, and Eau Palm Beach Resort & Spa.



With 160 world-class public and private golf courses, Palm Beach County is well known as Florida's Golf Capital®.



Palm Beach County hosts the annual FTI Winter Equestrian Festival and has the largest concentration of sport horses anywhere in the world.



A \$144M Spring Training Facility for the Houston Astros and Washington Nationals opened for Spring Training in February 2017. A new Team Hotel opens in 2018 adjacent to Palm Beach Outlets.



Palm Beach County has numerous annual events, including the Palm Beach International Boat Show, the Delray Beach International Tennis Championships, and the American International Fine Art Fair, to name a few.



Palm Beach County, known as "Florida's Cultural Capital", has premier performance venues such as the Kravis Center for the Performing Arts and the Norton Museum of Art.

## NEW ENGLAND DEVELOPMENT

75 Park Plaza  
Boston, Massachusetts 02116  
617.965.8700  
NEDevelopment.com

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