

**NEW ENGLAND
DEVELOPMENT**

PALM BEACH OUTLETS

West Palm Beach, Florida

PROJECT DETAILS

Project Type:
Outlet Center

GLA:
460,000 sf

Address:
1751 Palm Beach Lakes Blvd.
West Palm Beach
Florida 33401
Palm Beach County

PALM BEACH
Outlets

Palm Beach Outlets is an unparalleled retail destination located immediately off Interstate 95 on Palm Beach Lakes Boulevard in West Palm Beach, Florida. The only outlet shopping center within a 55-mile radius, Palm Beach Outlets is one of the region's most visited shopping destinations. The center serves the shopping needs of millions of residents and the 7.9 million annual visitors to Palm Beach County. Some of the area's newest attractions, including the Ballpark of the Palm Beaches, just five miles from Palm Beach Outlets, continue to have a positive impact on the center.

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: 213,000
- No other outlet shopping within 55 miles
- Approximately 7.9 million annual visitors to Palm Beach County.

KEY TENANTS

Saks Fifth Avenue OFF 5TH, Ann Taylor Factory Store, Banana Republic Factory Store, Brooks Brothers Factory Store, Calvin Klein, Cole Haan, Guess Factory, J.Crew | crewcuts Factory, Nautica, Nike Factory Store, Polo Ralph Lauren Factory Store, Talbots, Tommy Hilfiger, True Religion, Under Armour





AERIAL VIEW

Aerial view & location

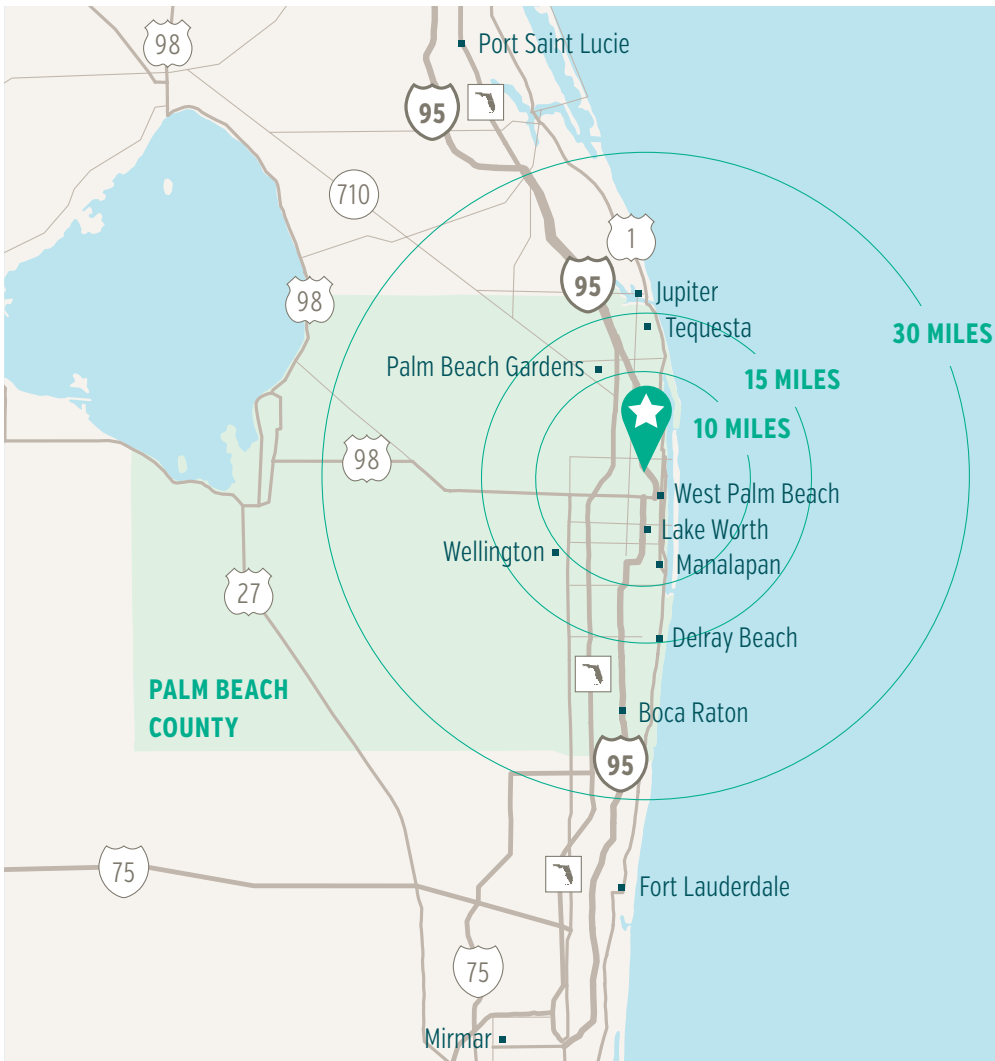
SITE

- 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: 213,000
- Palm Beach Lakes Boulevard: 43,500
- Congress Avenue: 20,900





TRADE AREA

COMPETITION - DISTANCE TO NEAREST OUTLET CENTERS

Palm Beach County is currently not well served by another outlet shopping center.

| | |
|-----------------------|-----------|
| Sawgrass Mills | 55 miles |
| Vero Beach | 75 miles |
| Dolphin Mall | 80 miles |
| Orlando | 175 miles |

AVERAGE HOUSEHOLD INCOME OF AFFLUENT TOWNS WITHIN 30 MILES

| | |
|---------------------------|-----------|
| Palm Beach | \$278,535 |
| Jupiter Island | \$239,439 |
| Manalapan | \$198,271 |
| Boca Raton | \$127,837 |
| Palm Beach Gardens | \$117,770 |

Demographics

DEMOGRAPHICS

- Over 1.6 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 one of Florida's wealthiest counties.

2017 TRADE AREA DEMOGRAPHICS*

| | 10 miles | 15 miles | 20 miles | 30 miles | 50 miles |
|--------------------------|----------|----------|-----------|-----------|-----------|
| Population | 636,193 | 995,509 | 1,191,943 | 1,604,990 | 3,474,374 |
| Households | 248,573 | 390,930 | 480,727 | 658,090 | 1,368,619 |
| Average Household Income | \$76,969 | \$83,985 | \$84,934 | \$90,092 | \$84,129 |
| Number of Businesses | 31,972 | 45,393 | 53,970 | 77,634 | 170,006 |
| Daytime Population | 529,739 | 758,595 | 912,852 | 1,310,171 | 2,753,857 |

*Based on year-round population

2017 PALM BEACH COUNTY TOURISM STATISTICS

- There were 7.9 million visitors, an increase of 7.3% over 2016.
- 4.6 million hotel room nights were booked in 2017, an increase of 4.9% over 2016.
- There are 2,681 new hotel rooms in the pipeline.
- Visitors spent a record-high \$4.7 billion, capping 8 years in a row of visitor spending growth.
- The Brightline Fast Speed Train brings passengers from Miami and Fort Lauderdale to downtown West Palm Beach.

Source: Discover the Palm Beaches

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.



The \$144 million Ballpark of the Palm Beaches, the Spring Training Facility for the Houston Astros and Washington Nationals, is just five miles from 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

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