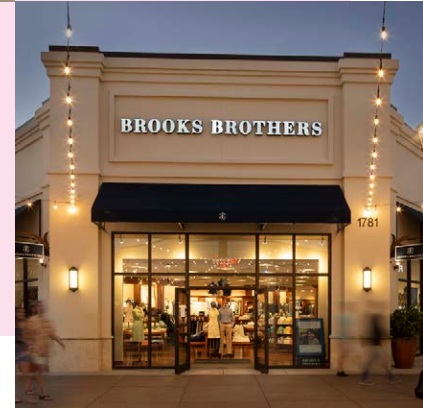




# PALM BEACH FLORIDA

NEW ENGLAND  
DEVELOPMENT





Featuring over 100 stores including brand favorites:

- Saks OFF 5TH
- Ann Taylor Factory
- Banana Republic Factory
- Brooks Brothers Factory Store
- Calvin Klein
- Coach Outlet
- Cole Haan Outlet
- J.Crew Factory | crewcuts
- kate spade new york
- Lacoste Outlet
- Michael Kors Outlet
- Nike Factory Store
- Original Penguin
- Polo Ralph Lauren
- Tommy Hilfiger
- Tumi Outlet Store
- Under Armour Factory House
- Vera Bradley Factory Outlet Store



1.6 MILLION  
RESIDENTS

*Live within 30  
miles of the site*



\$103,507  
ANNUALLY

*Average household  
income within 30  
miles of the site*



8.2 MILLION  
VISITORS

*Annually to Palm  
Beach County*



55 MILES  
AWAY

*Distance to closest  
outlet center*

# OPPORTUNITY

Palm Beach Outlets features **over 100 stores** including brand favorites Saks OFF 5TH, Ann Taylor Factory, Banana Republic Factory, Brooks Brothers Factory Store, Calvin Klein, Coach Outlet, Cole Haan Outlet, J.Crew Factory | crewcuts, kate spade new york, Lacoste Outlet, Michael Kors Outlet, Nike Factory Store, Original Penguin, Polo Ralph Lauren, Tommy Hilfiger, Tumi Outlet Store, Under Armour Factory House, and Vera Bradley Factory Outlet Store. **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 more than **8.2 million annual visitors** to Palm Beach County.

The site is an unparalleled retail destination. Palm Beach Outlets is adjacent to Marketplace at the Outlets, the region's number one power center development with approximately **20 of the nation's most popular brands**, including Bed Bath & Beyond, DSW Designer Shoe Warehouse, HomeGoods, Marshalls, Nordstrom Rack, Old Navy, PetSmart, T.J. Maxx, Ulta Beauty, and Whole Foods Market.

Some of the area's newest attractions, including the Spring Training facility for the Houston Astros and Washington Nationals just five miles from Palm Beach Outlets, continue to have a positive impact on the center.



MICHAEL KORS  
OUTLET

Saks  
OFF  
5TH

LACOSTE



J.CREW  
FACTORY



POLO RALPH LAUREN

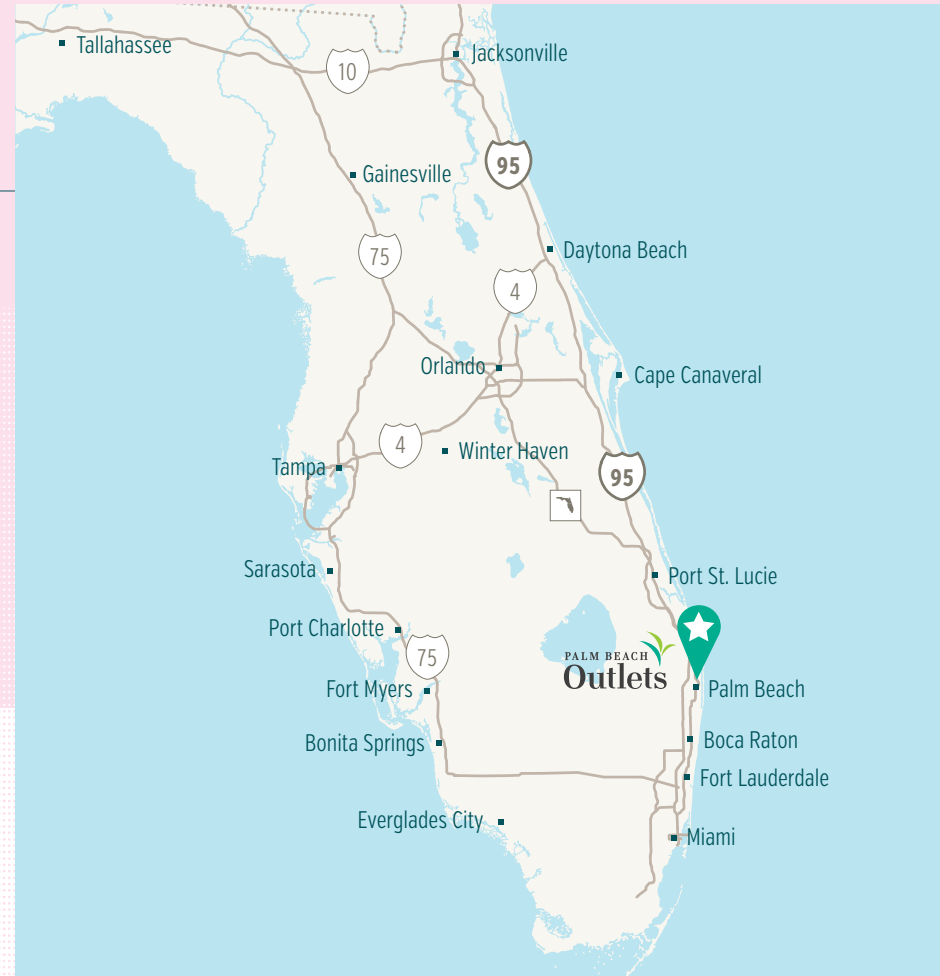
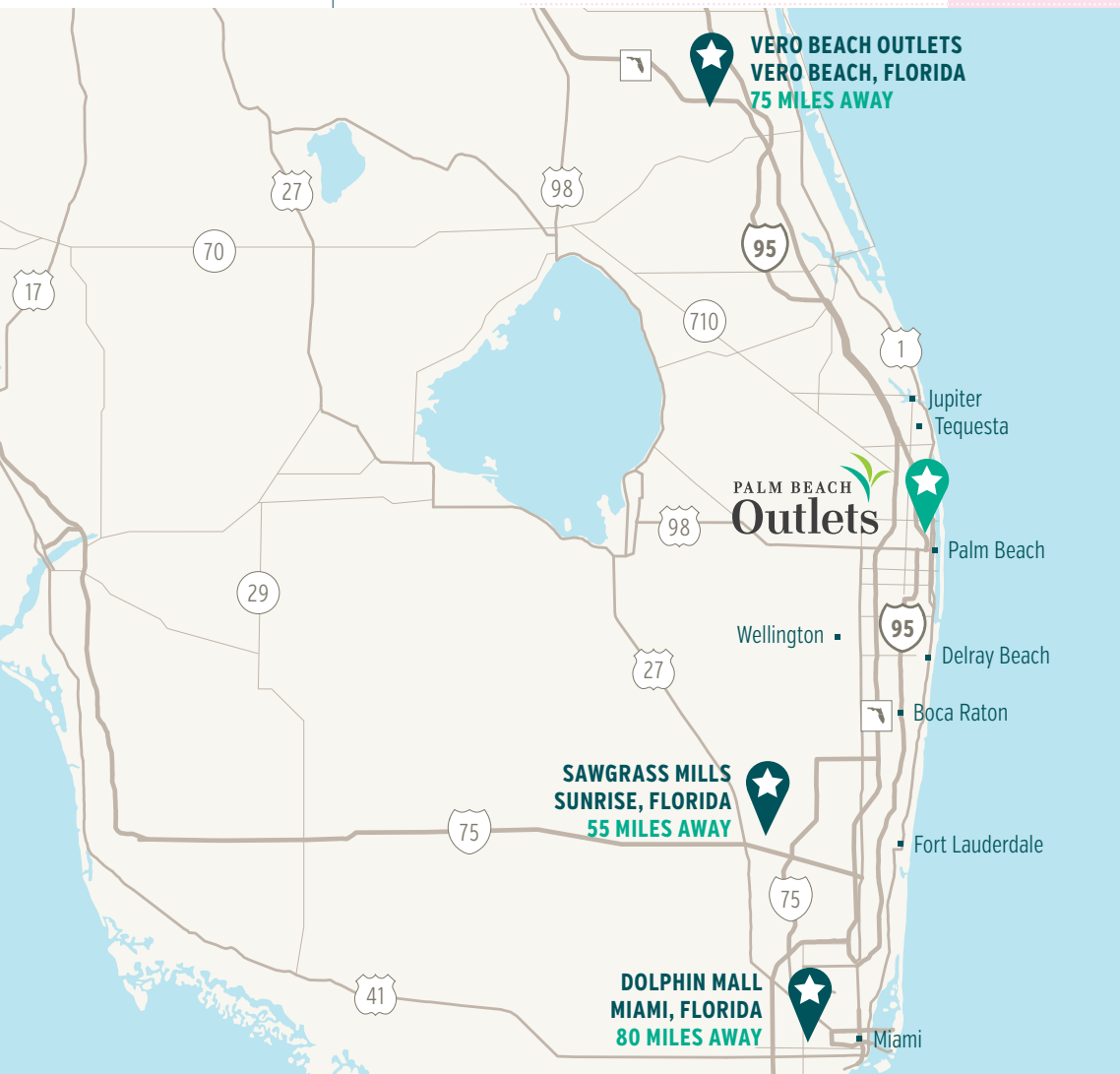
Nike  
FactoryStore

kate spade  
NEW YORK

TUMI

# LOCATION

## *Outlet Center Competition*



*The nearest outlet shopping center is 55 miles away from Palm Beach Outlets.*

Avenues of entrance

Avenues of egress

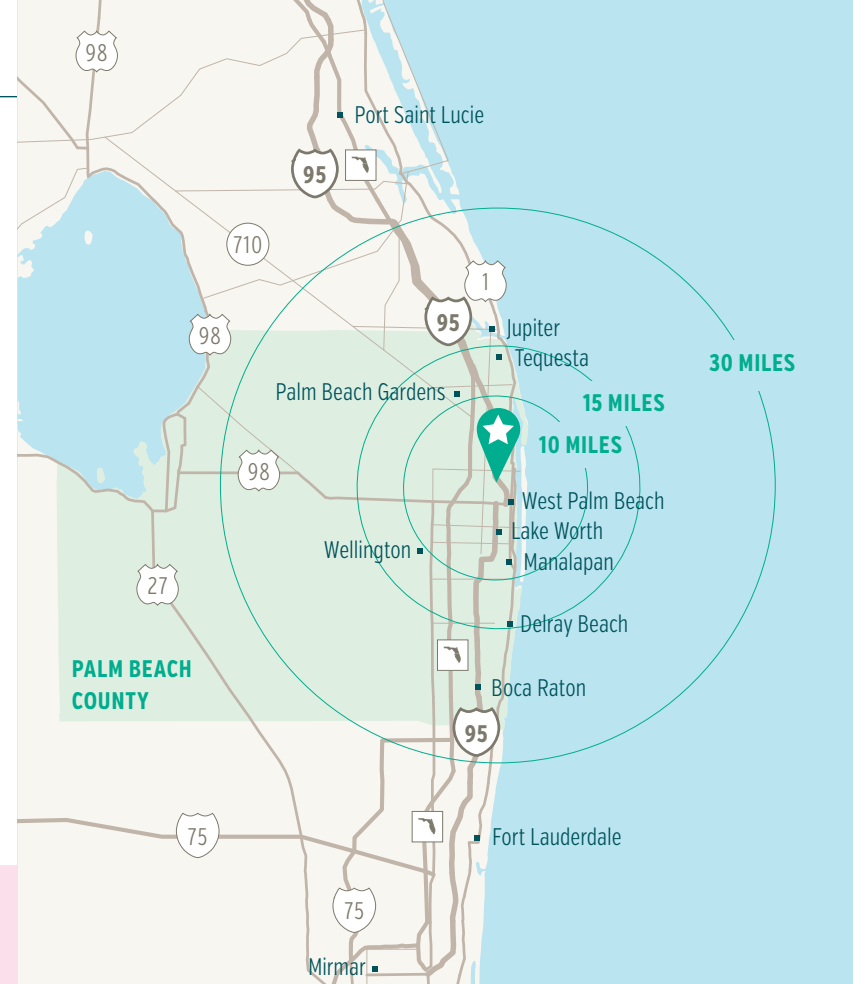


# Residential Market

Palm Beach Outlets benefits from strong demographics: Over 1.5 million people make Palm Beach County their permanent home and the seasonal influx of approximately 150,000 second-home owners dramatically increases this base population for nearly six months of the year. Over 1.6 million people live within 30 miles of Palm Beach Outlets and have an average household income of \$103,507.

## DEMOGRAPHIC ANALYSIS

Population	10 Miles	15 Miles	30 Miles
2021 Estimated Population	641,669	1.01 M	1.63 M
2026 Projected Population	670,394	1.06 M	1.73 M
Historical Annual Growth 2010 to 2021	1.1%	1.1%	1.3%
2021 adj. Daytime Demographics Age 16 Years or Over	553,981	818,021	1.44 M
2021 Median Age	41.2	42.3	44.8
<b>Income</b>			
2021 Estimated Average Household Income	\$87,985	\$95,393	\$103,507
2021 Estimated Median Household Income	\$68,253	\$74,145	\$77,799
<b>Households</b>			
2021 Estimated Households	252,051	397,395	670,563
2026 Projected Households	257,942	409,787	695,284
<b>Education (Age 25+)</b>			
2021 Estimated Some College	17.9%	18.4%	18.4%
2021 Estimated Associates Degree Only	9.3%	9.6%	9.0%
2021 Estimated Bachelors Degree Only	19.7%	21.2%	23.4%
2021 Estimated Graduate Degree	11.5%	12.8%	14.7%
<b>Business</b>			
2021 Estimated Total Business	47,383	71,451	124,987
2021 Estimated Total Employees	336,941	471,247	837,352



## AVERAGE HOUSEHOLD INCOME OF AFFLUENT TOWNS WITHIN 30 MILES

Town	Average Household Income
Palm Beach	\$356,536
Jupiter Island	\$234,552
Manalapan	\$254,196
Boca Raton	\$153,696
Palm Beach Gardens	\$138,861

# DEMOGRAPHICS

# TOURISM

## National and International Tourism Destination

### 2019 PALM BEACH COUNTY TOURISM STATISTICS

- 8.22 million visitors
- 11th consecutive year of visitation growth
- \$7.5 billion in economic impact generated through visitation
- 13 hotels with 1,715 rooms opening 2019-2022
- The Brightline express train brings passengers from Miami and Fort Lauderdale to downtown West Palm Beach

Source: Discover the Palm Beaches



**\$5.06  
BILLION**

Direct visitor  
spending



**4.5 MILLION  
HOTEL NIGHTS**

Room nights booked  
in Palm Beach  
County



There are 160 world-class public and private golf courses and 47 miles of unspoiled beaches in Palm Beach County.



Palm Beach County has premier performance venues such as the Kravis Center for the Performing Arts and the Norton Museum of Art.



Palm Beach County is home to the annual Winter Equestrian Festival which is the world's largest and longest-running equestrian sports event.



The Ballpark of the Palm Beaches is a 160-acre Spring Training facility for the Houston Astros and Washington Nationals and is just 5 miles away. The new team hotel is adjacent to Palm Beach Outlets.



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



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


“NEARLY 1,500 NEW ROOMS ARE SCHEDULED TO COME ON LINE, INCLUDING MORE THAN 800 THIS YEAR.”

*Palm Beach Post* ▪ February 2020



## **NEW ENGLAND DEVELOPMENT**

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**IN PARTNERSHIP WITH:**  **CLARION  
PARTNERS**