

THE ECLIPSE

RETAIL/RESTAURANT AVAILABLE

6600 N. Military Trail | Boca Raton, FL



PEBB ENTERPRISES

SINCE 1973





PROPERTY HIGHLIGHTS

- Anchored by a new 37,000 SF Equinox Fitness Club.
- Strong daytime population with 1.6M workers in 3 miles as well as Lynn University and FAU.
- Military Trail sees 40,500 vehicles per day.
- Average household income over \$185,000.
- 400,000 SF of office within the project and 1,200+ employees on site.
- One of the most affluent cities in Florida.
- Project sits between the Congress and Yamato I-95 interchange.
- 500 high-end condos within the project.

SITE OVERVIEW



AREA DEMOGRAPHICS



Population

1-Mile 7,067
3-Mile 77,212
5-Mile 254,382



Daytime Population

1-Mile 22,931
3-Mile 140,444
5-Mile 339,824



Average HH Income

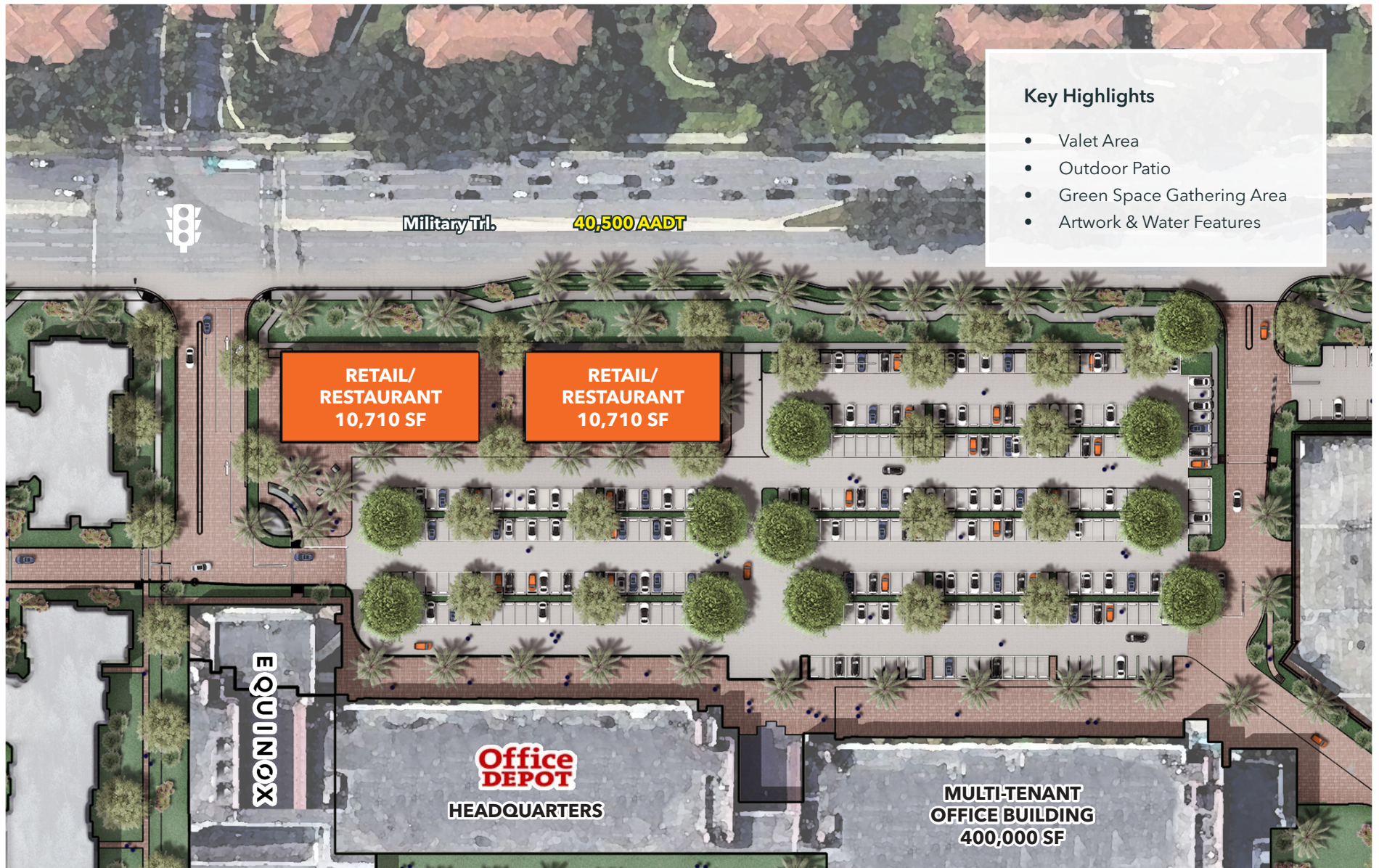
1-Mile \$185,214
3-Mile \$147,627
5-Mile \$133,530



Households

1-Mile 3,291
3-Mile 34,412
5-Mile 118,801

SITE PLAN



IMMEDIATE RETAIL



On-Site/Within the Property

- 500 Luxury Condos
- Equinox Fitness Club
- 400,000+ SF of on-site daytime office population.
- Cross-access with Fresh Market next door.



EQUINOX FITNESS CLUB RENDERINGS

The Only Equinox Fitness Club in Boca Raton, FL

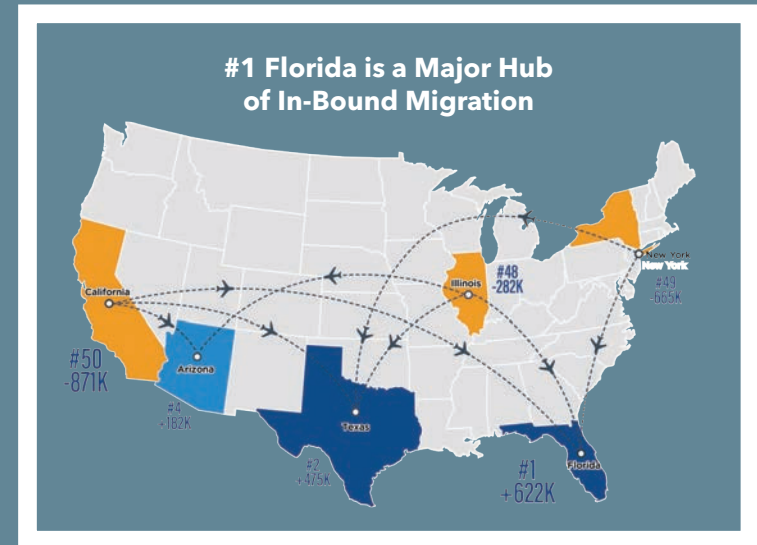


RESIDENTIAL RENDERINGS



AREA HIGHLIGHTS

- The Property is surrounded by upscale, gated communities, including Polo Club at Boca Raton, Pheasant Walk, Bocaire Country Club, Le Lac Luxury Estates, Broken Sound Club, Boca Delray Golf and Delaire Country Club. Housing values in these communities range from \$440,000 to \$9.5M. The average household income within the trade area is \$171,000.
- The trade area is experiencing a wave of multifamily development that will add significantly to the center's customer base and drive sales in the future. There are 3,269 residential units under construction or planned within an 3-mile radius.
- Over 8.5M SF of office and industrial space. The daytime employment within 2-miles totals 67,000 and this population is a strong driver of customer traffic to the center, particularly during weekdays.
- Other nearby demand drivers include Lynn University (1.6 miles south; 3,500 students) and Florida Atlantic University's main campus (3 miles to the southeast; 30,000 students).
- Currently, Boca Raton Innovation Campus (BRIC) is the largest single-owner office campus in South Florida with 1.7M SF on a 123-acre site. It's ownership group obtained a zoning change in October 2023 from the City of Boca Raton allowing for the development of 1,243 residential units along with a 140-room hotel and 85,000 SF of medical offices.



TOP EMPLOYERS

Boca Raton Regional Hospital
3,135 Employees

Office Depot Headquarters
2,000 Employees

City of Boca Raton
1,810 Employees

NCCI Headquarters
800 Employees

Johnson Controls
741 Employees

IBM Corporation
600 Employees

Florida Atlantic University
5,059 Employees

ADT Headquarters
500 Employees

US Foods
374 Employees

Newell Brands
350 Employees

New Out-of-Market Relocations

The map illustrates the 'Subject Site' (The Eclipse) located at the intersection of US Highway 95 and N. Dixie Hwy. The site is surrounded by various commercial and retail areas, including:

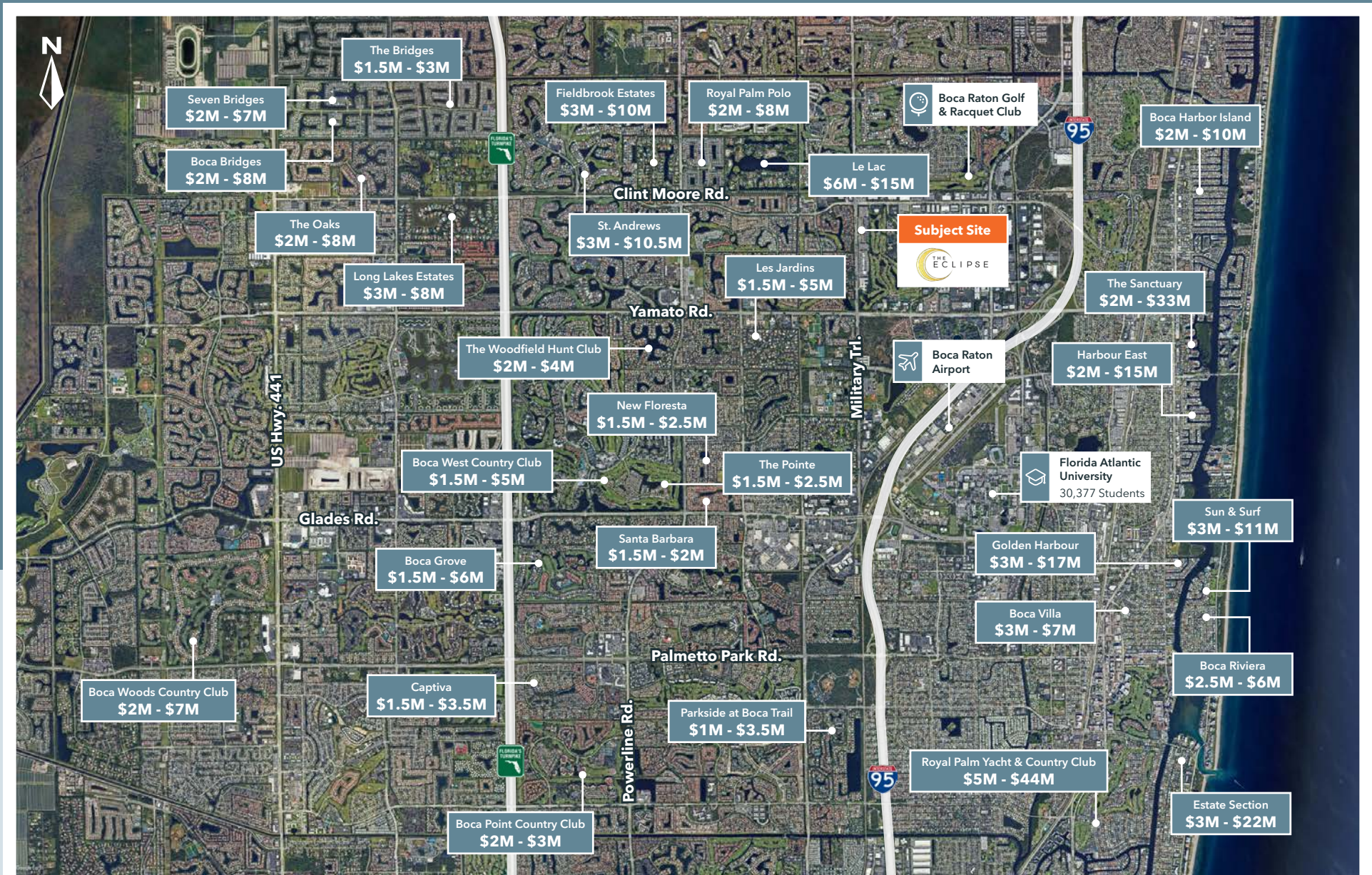
- Plaza at Delray:** Features retailers like Target, Dollar Tree, HomeGoods, Publix, TJ Maxx, Bath & Body Works, LA Fitness, Ulta, Michael's, Marshalls, and Ross.
- Delray Place:** Features retailers like Trader Joe's, Nordstrom Rack, Pet Supermarket, J.Crew Factory, and Barnes & Noble.
- Polo Club Shops:** Features Publix and Pet Supermarket.
- Regency Court:** Features Publix and Pet Supplies Plus.
- Park Place:** Features The Fresh Market, Bento, Habit Burger Grill, Poké, FK, JUCE, Prezzo, and Cyclebar.
- Town Center at Boca Raton:** Features Neiman Marcus, Bloomingdale's, Macy's, and Off 5th.
- Lakeside Centre:** Features Publix, HomeGoods, and Marshalls.
- University Commons:** Features Whole Foods, Barnes & Noble, and Nordstrom Rack.
- Mizner Park:** Features IPIC.

The map also shows the location of the 'Subject Site' relative to the 'Plaza at Delray' and 'Delray Place' shopping centers. The map includes a north arrow in the bottom right corner.

SURROUNDING OFFICE



SURROUNDING RESIDENTIAL



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