THE ECLIPSE

RETAIL/RESTAURANT AVAILABLE

6600 N. Military Trail | Boca Raton, FL

PEBB ENTERPRISES
SINCE 1973

THE ECLIPSE

VERTICAL
REAL ESTATE

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

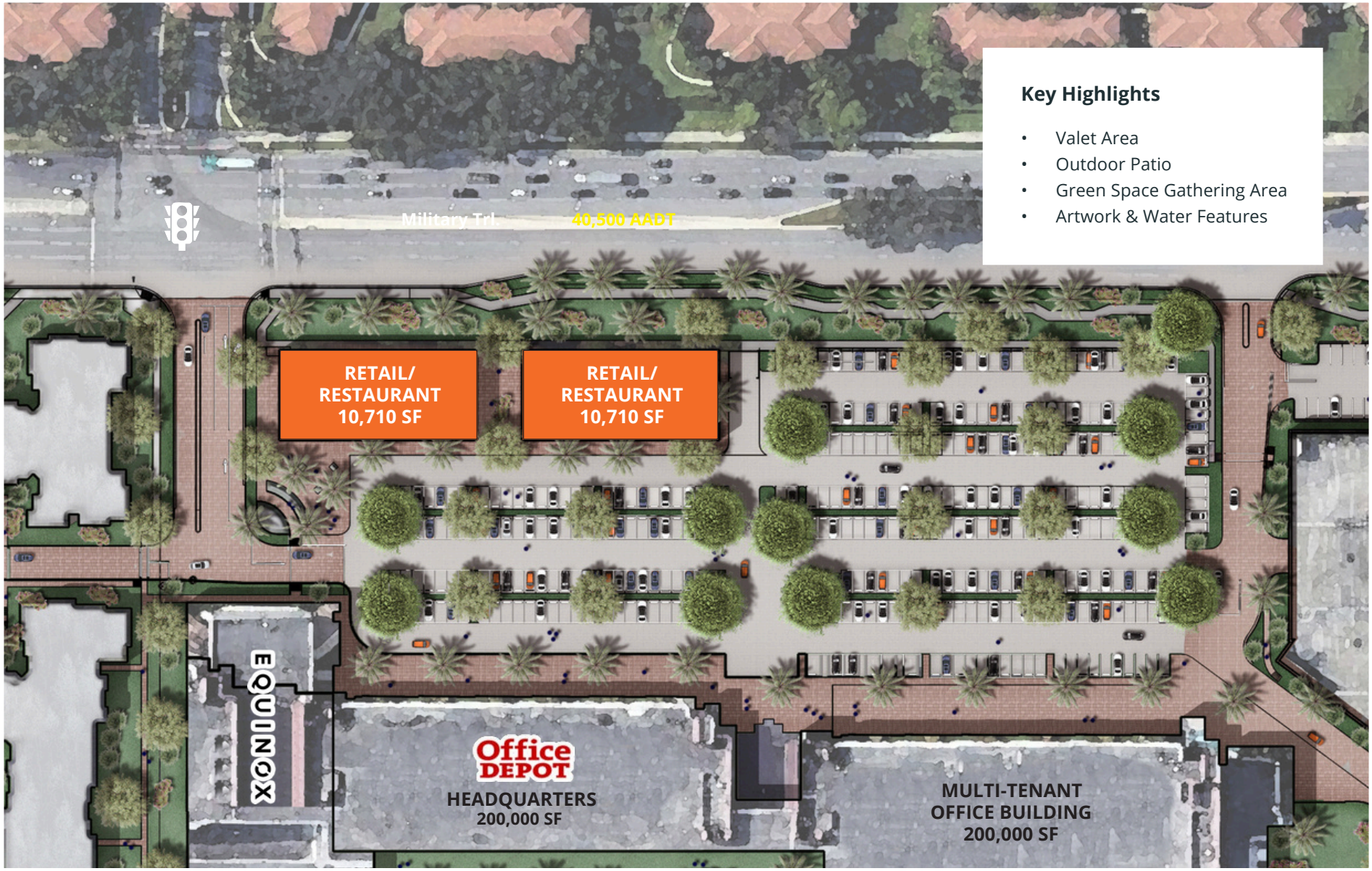
Population
1-Mile 7,067
3-Mile 77,212
5-Mile 254,382

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



Key Highlights

- Valet Area
- Outdoor Patio
- Green Space Gathering Area
- Artwork & Water Features

IMMEDIATE RETAIL

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.

#1 Florida is a Major Hub of In-Bound Migration

New Out-of-Market Relocations

Point72
NewDay USA
Goldman Sachs
MP MILLENNIUM PARTNERS
VIRTU FINANCIAL
SANDERS CAPITAL
ELLIOTT
BENEFIT STREET PARTNERS
NEP Norwest Equity Partners
DIGITALBRIDGE

TOP EMPLOYERS

Florida Atlantic University
5,059 Employees

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

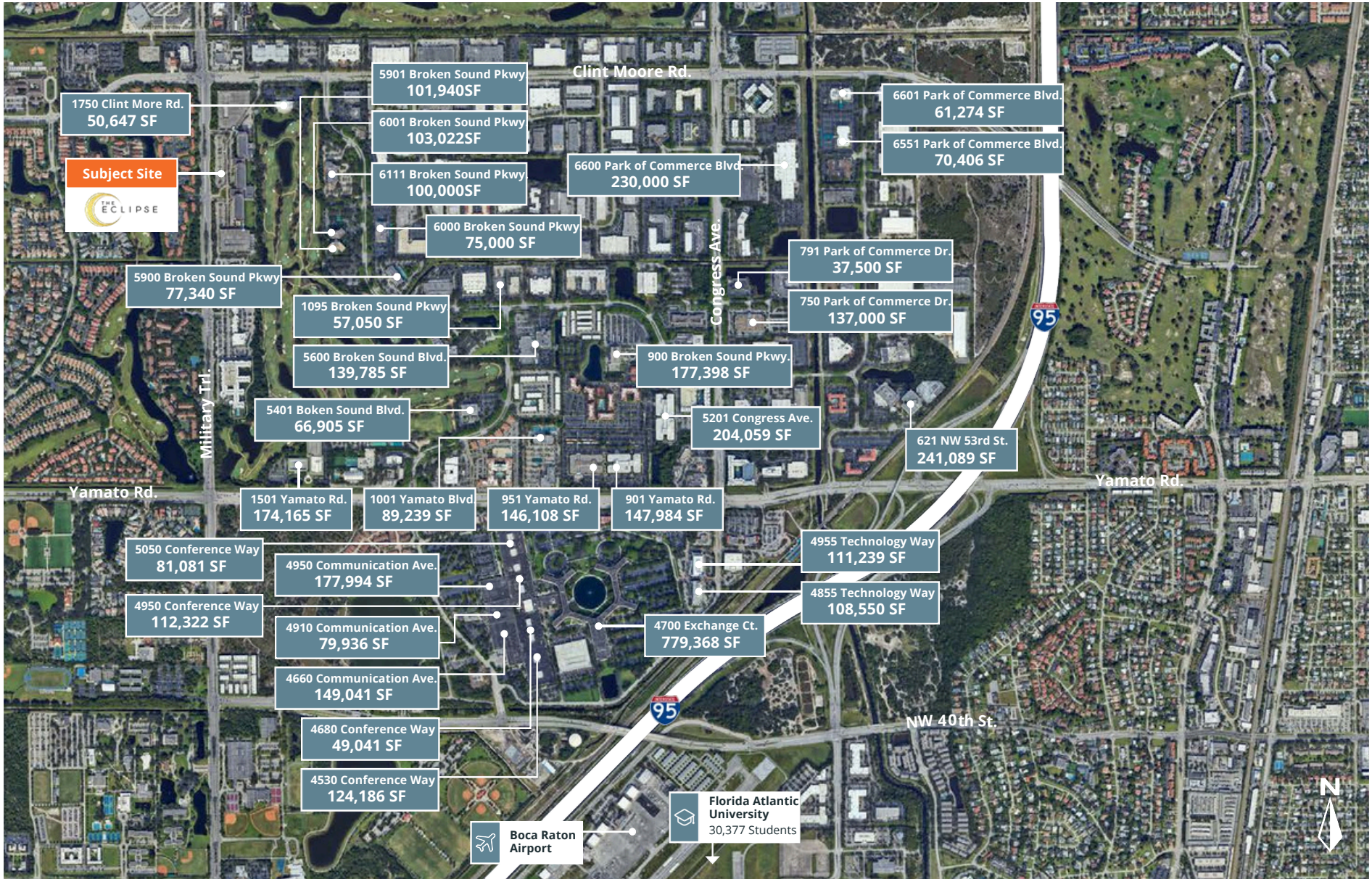
ADT Headquarters
500 Employees

US Foods
374 Employees

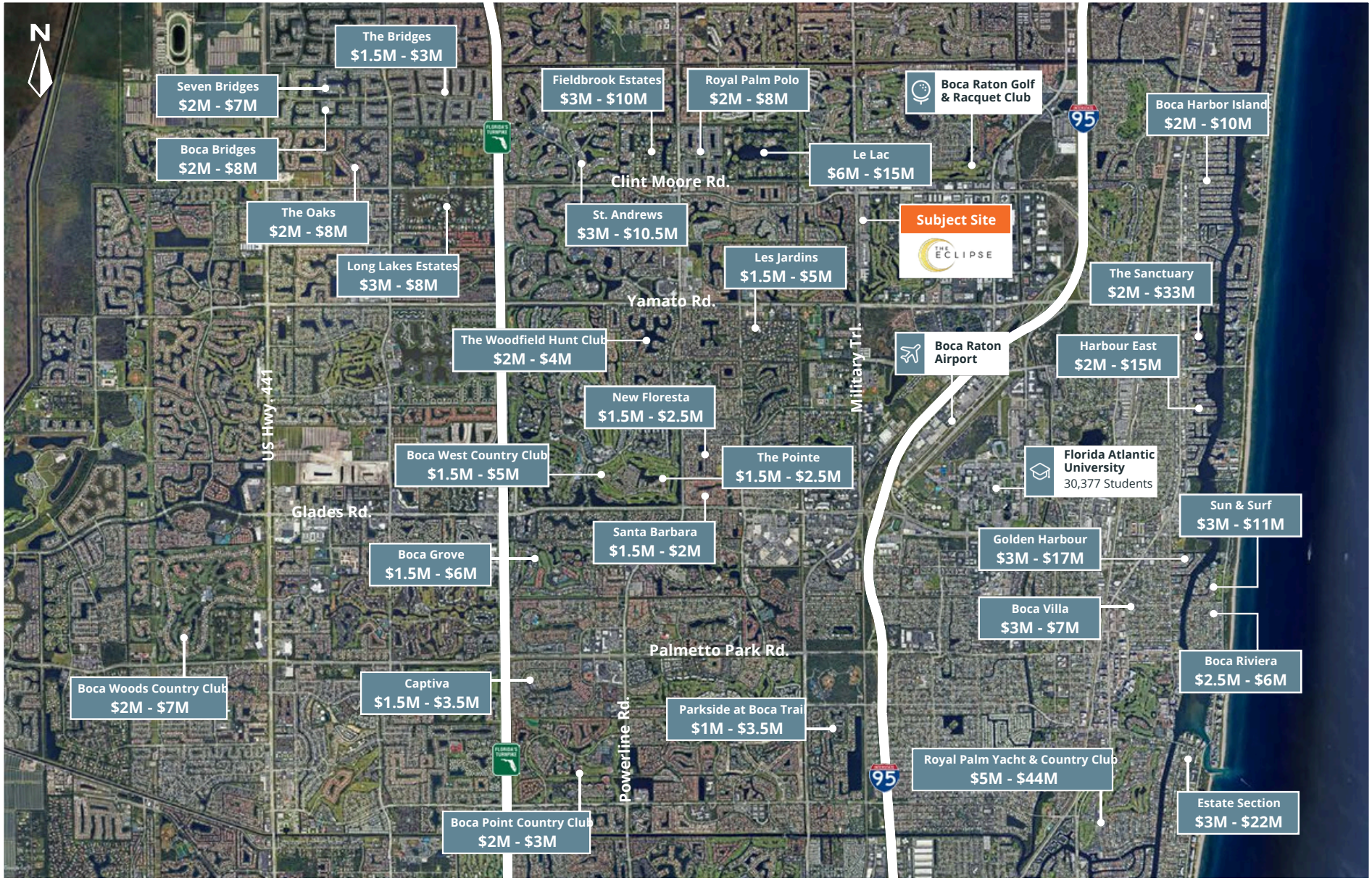
Newell Brands
350 Employees

SURROUNDING RETAIL

SURROUNDING OFFICE



SURROUNDING RESIDENTIAL



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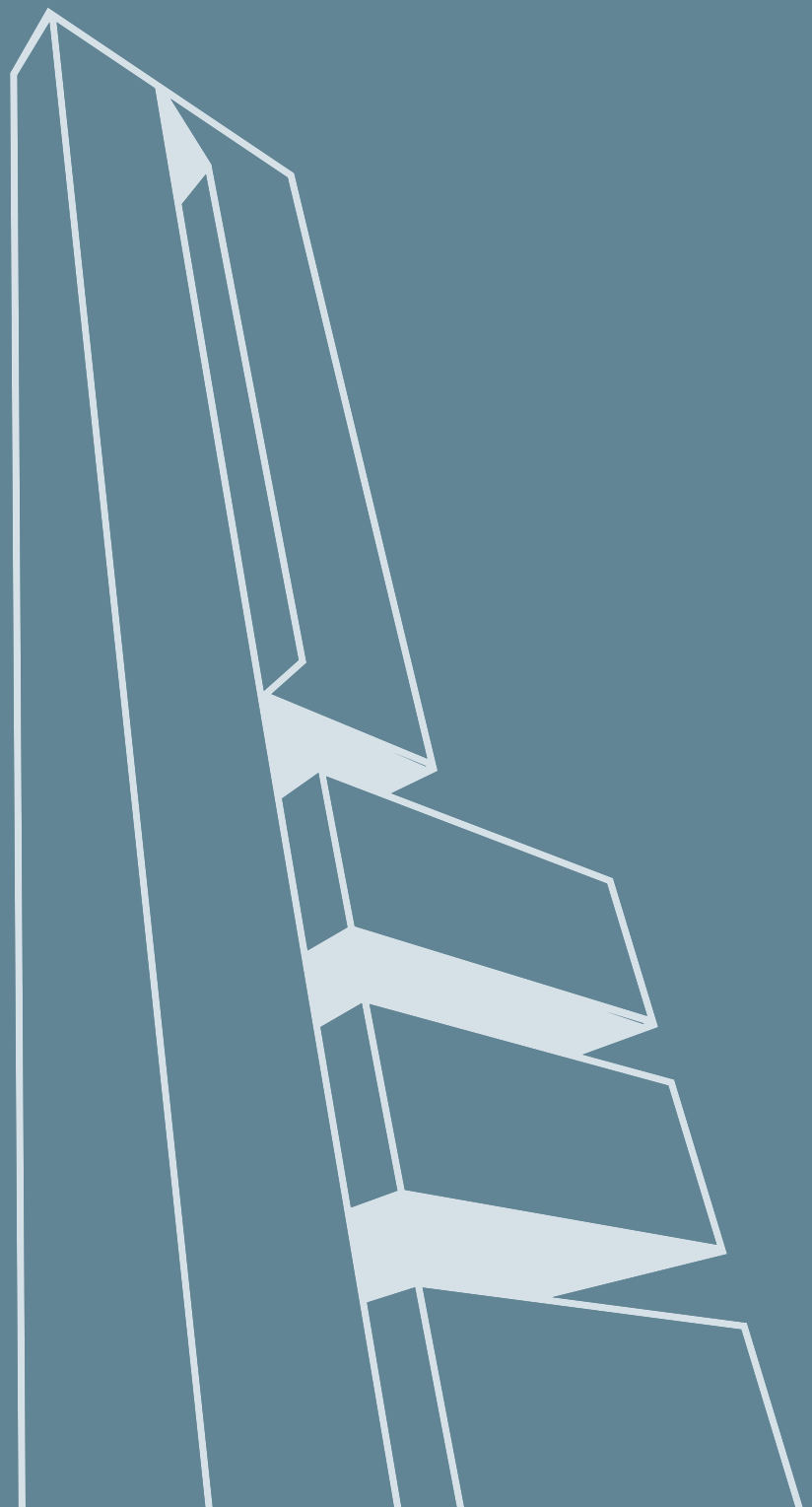

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Jenny Schuemann | VP of Leasing, Senior Director
jschuemann@pebbent.com | 954.790.1514

VERTICAL
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Daniel A. Cardenas | Principal
Daniel@verticalremia.com | 305-793-8982

Michael Sullivan | Principal
Michael@verticalremia.com | 305-606-3070

Sam Singer | Senior Associate
Sam@verticalremia.com | 786-390-9034