

# THE ECLIPSE RETAIL/RESTAURANT AVAILABLE

6600 N. Military Trail | Boca Raton, FL





## 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** 7,142  
**3-Mile** 77,538  
**5-Mile** 256,531



### Daytime Population

**1-Mile** 21,077  
**3-Mile** 135,499  
**5-Mile** 335,969



### Average HH Income

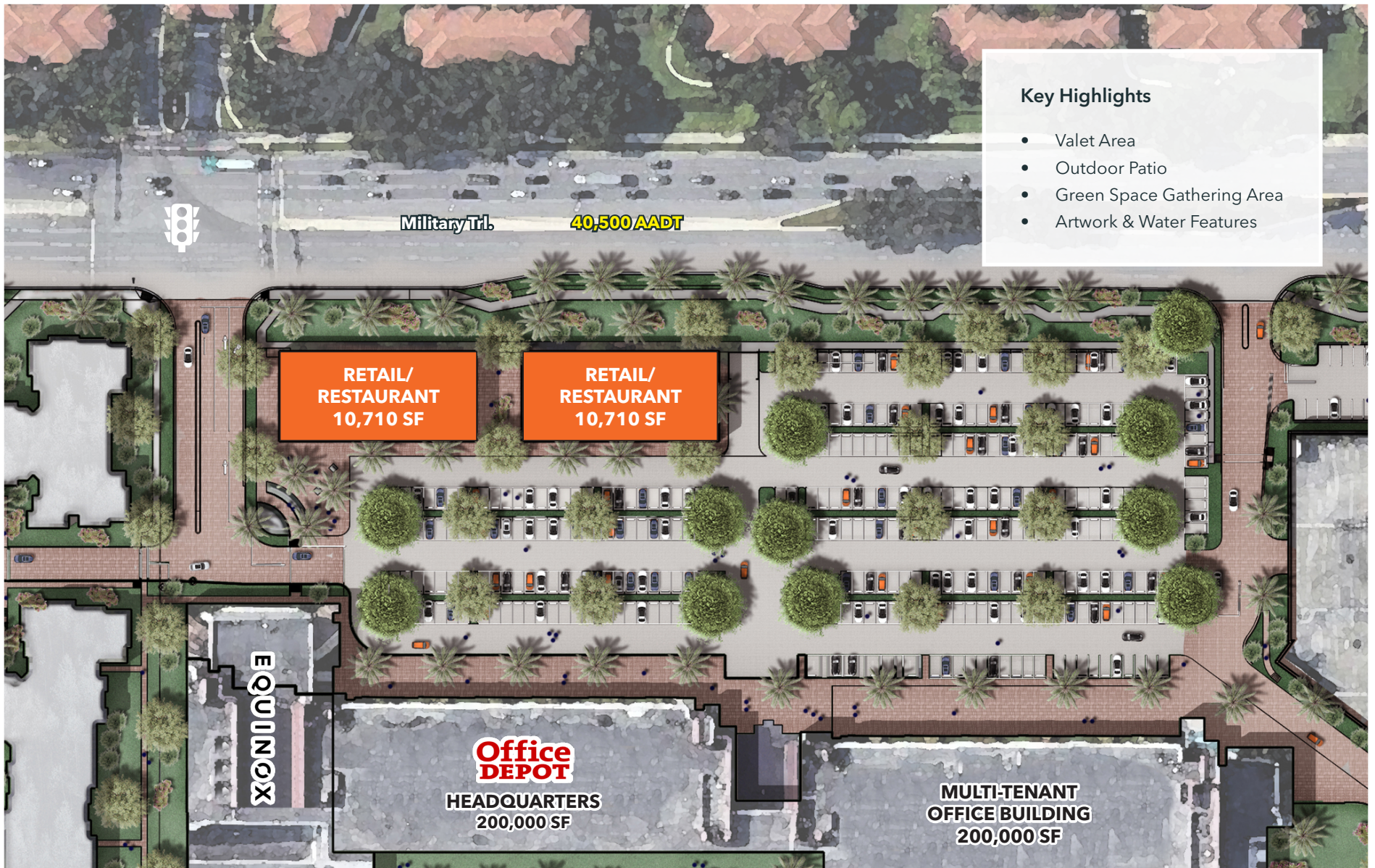
**1-Mile** \$201,837  
**3-Mile** \$162,626  
**5-Mile** \$149,410



### Households

**1-Mile** 3,349  
**3-Mile** 34,705  
**5-Mile** 120,691

# SITE PLAN



## Key Highlights

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

# 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

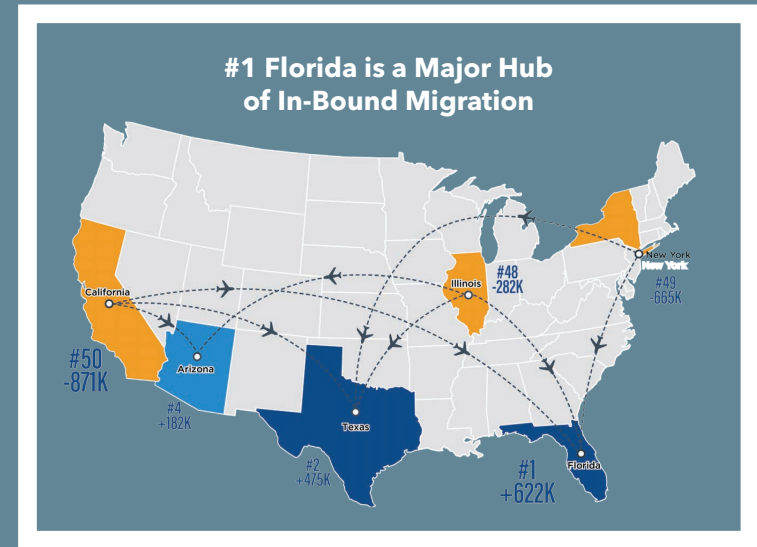


# RESIDENTIAL RENDERINGS



# 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 a 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.



### New Out-of-Market Relocations

## 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

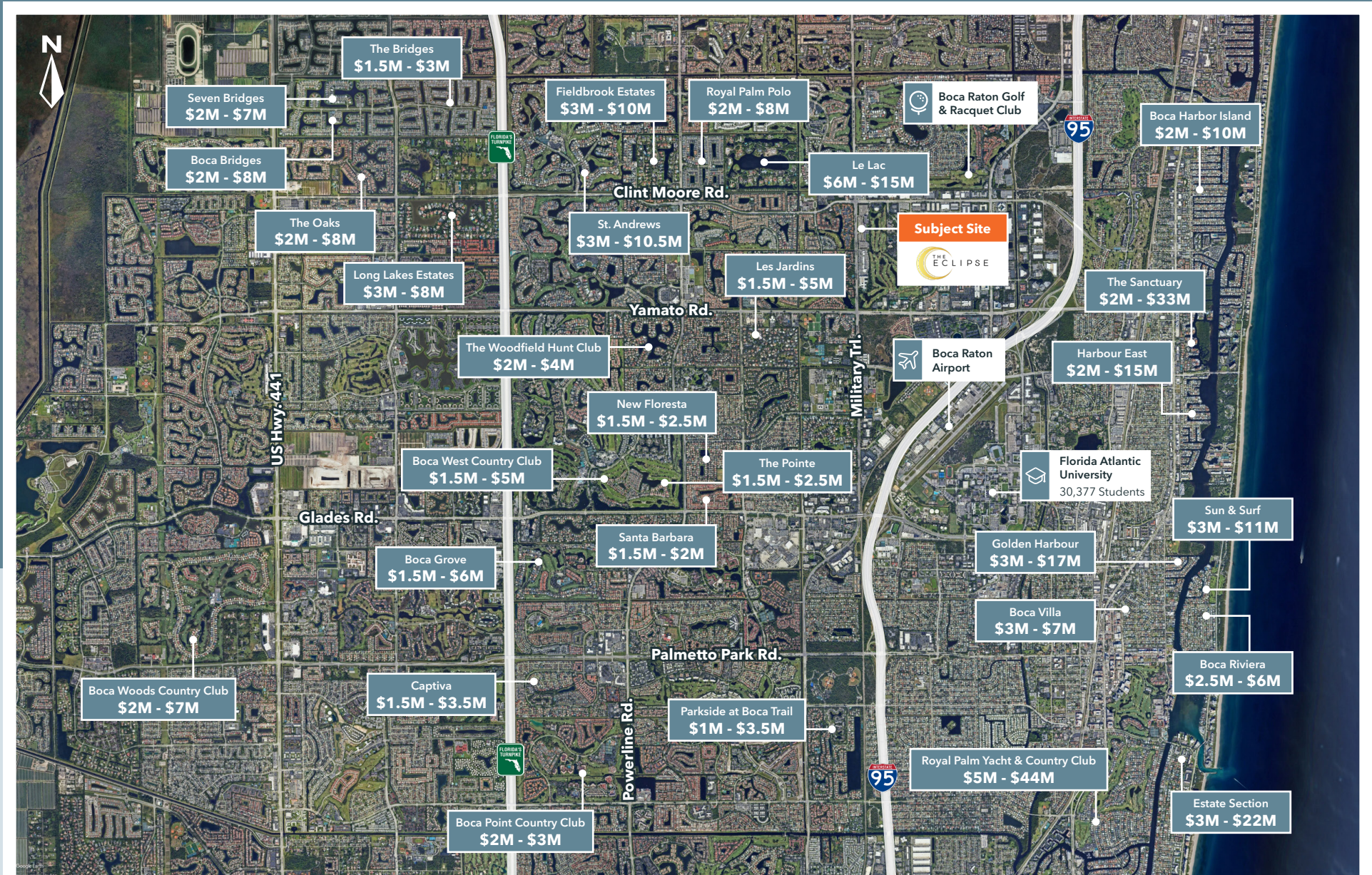
**Newell Brands**  
350 Employees

# SURROUNDING RETAIL





# SURROUNDING RESIDENTIAL



# THE ECLIPSE

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6600 N. Military Trail | Boca Raton, FL



Zach Feldman | Vice President of Leasing  
Zfeldman@pebbent.com | 561-601-4474