SHOPS AT DONALD ROSS VILLAGE

PALM BEACH GARDENS, FL

OFFERED FOR SALE: **$5,320,000 | 5.00% CAP**

4530 DONALD ROSS RD | PALM BEACH GARDENS, FL

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

SOUTHWEST AERIAL

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

NORTHWEST AERIAL

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

SITE PLAN

SHOPS AT DONALD ROSS VILLAGE

PALM BEACH GARDENS, FL

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Shops at Donald Ross Village in Palm Beach Gardens, FL. This two-tenant retail center features NNN leases with 3% and 4% annual rent escalations, 7.6 years of WALT and an end-cap drive-thru. Palm Beach Gardens is one of Florida's most affluent and sought-after markets with a $213,655 AHHI and $1.2 million average home value.

TROPHY SOUTH FL RETAIL ASSET

ANCHORED BY LUXURY MIXED-USE DEVELOPMENT

AFFLUENT DEMOGRAPHIC

UNIQUELY PASSIVE OWNERSHIP

END CAP DRIVE-THRU

NOI	$265,998
YEAR 1 CAP RATE	5.00%
YEAR 5 CAP RATE	5.75%
PRICE	$5,320,000

ASSET SNAPSHOT

ADDRESS	4530 Donald Ross Rd. Palm Beach Gardens, FL 33418
BUILDING SIZE (GLA)	4,000 SF
PARCEL SIZE	0.22 Acres
YEAR BUILT	2017
OCCUPANCY	100%
EXPENSE REIMBURSEMENTS	NNN
WEIGHTED AVERAGE LEASE TERM	7.63 Years
WEIGHTED AVERAGE ANNUAL RENT GROWTH	**3.55%**
NOI	$265,998
YEAR 1 CAP RATE	5.00%
YEAR 5 CAP RATE	**5.75%**
ASKING PRICE	$5,320,000

69,385 PEOPLE IN 3 MILE RADIUS

$213,655 AHHI IN 3 MILE RADIUS

66,000 VPD AT INTERSECTION OF DONALD ROSS RD. & MILITARY TRAIL

INVESTMENT HIGHLIGHTS

TROPHY SOUTH FL RETAIL ASSET
Rare opportunity to acquire a multi-tenant retail asset along Donald Ross Rd. (66,000 VPD at intersection) where barriers to entry are extremely high and assets rarely come available for sale

ANCHORED BY LUXURY MIXED-USE DEVELOPMENT
Anchored by Donald Ross Village, a best-in-class luxury mixed-use development boasting Michelin-starred restaurants and very strong sales performance

UNIQUELY PASSIVE OWNERSHIP
Donald Ross Village owner handles common area maintenance, making this a uniquely passive investment more comparable to single-tenant net lease offerings

LANDLORD-FRIENDLY LEASE STRUCTURE
Leases allow for reimbursement of all operating expenses including professional management and administration fees

AFFLUENT DEMOGRAPHIC
$213,655 AHHI and $1,200,000 average home value in 3 miles

END-CAP DRIVE-THRU
Dunkin' sales are well above average and end-cap drive-thru improves residual value and demands higher rental rates

DEPRECIATION
Fee simple ownership allows for depreciation, boosting after-tax returns

INFLATION HEDGE
Weighted average annual rental growth of 3.55% provides an excellent hedge against inflation

SUNSHINE STATE
Florida leads the nation in population and capital migration, and Florida owners benefit from no state income tax and a business-friendly political climate

RENT ROLL

TENANT	GUARANTEE	SQUARE FOOTAGE	% OF TOTAL SF	COMMENCEMENT DATE	LEASE EXPIRATION	REMAINING LEASE TERM	ANNUAL RENT	RENT PSF	RENT INCREASES	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Dunkin	HZ Coffee Group, LLC (105 stores)	2,000	50.0%	2017	12/31/2031	4.3 Years	$145,998	$73.00	4.0% Annual	CAM, Taxes, Insurance, and Management/ Admin Fee. 7% non-cumulative annual cap on controllable CAM items.	1 X 5 Years
Best You Med Spa*	Personal	2,000	50.0%	Estimated 11/26/2026	Estimated 11/30/2036	10 Years	$120,000	$60.00	3.0% Annual	CAM, Taxes, Insurance, and a Management Fee not to exceed 15% of base rent. 5% cumulative cap on controllable CAM items.	2 X 5 Years
CENTER TOTAL / AVERAGE		**4,000**	**100.0%**			**7.6 Years**	**$265,998**	**$66.50**	**3.55%**		

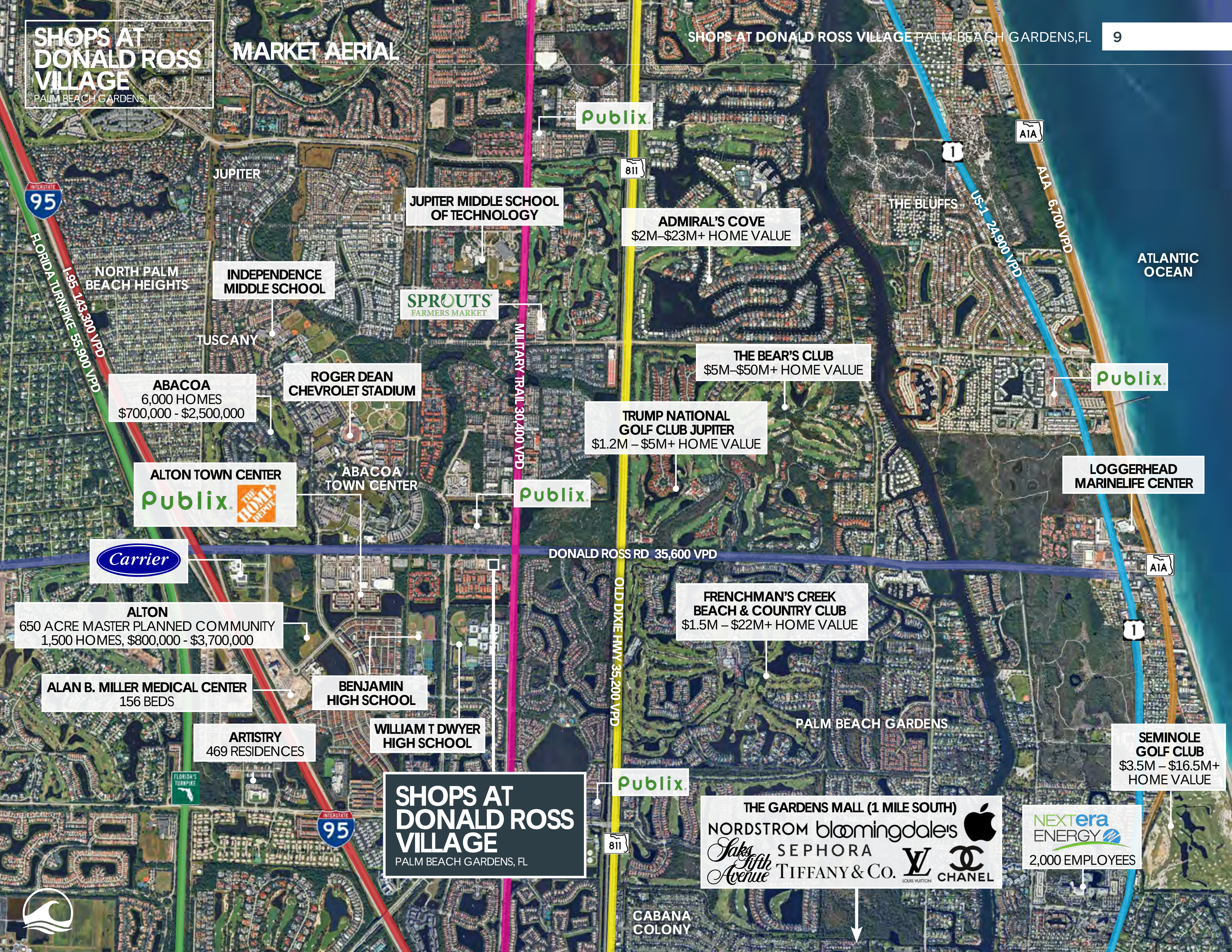
Best You Med Spa is under construction and plans to open in November

CASH FLOW

Income		PSF
Base Rent	$265,998	$66.50
Expense Reimbursements	$54,043	$13.51
Effective Gross Income	**$320,041**	
Expenses		
CAM*	$2,876	$0.72
Insurance	$15,170	$3.79
RE Taxes	$32,997	$8.25
Management / Administration	$3,000	$0.75
Total Operating Expenses	**$54,043**	**$13.51**
NET OPERATING INCOME	**$265,998**	**$66.50**

**CAM consists of minor landscaping around building only. Donald Ross Village center owner maintains everything outside of parcel boundary.*

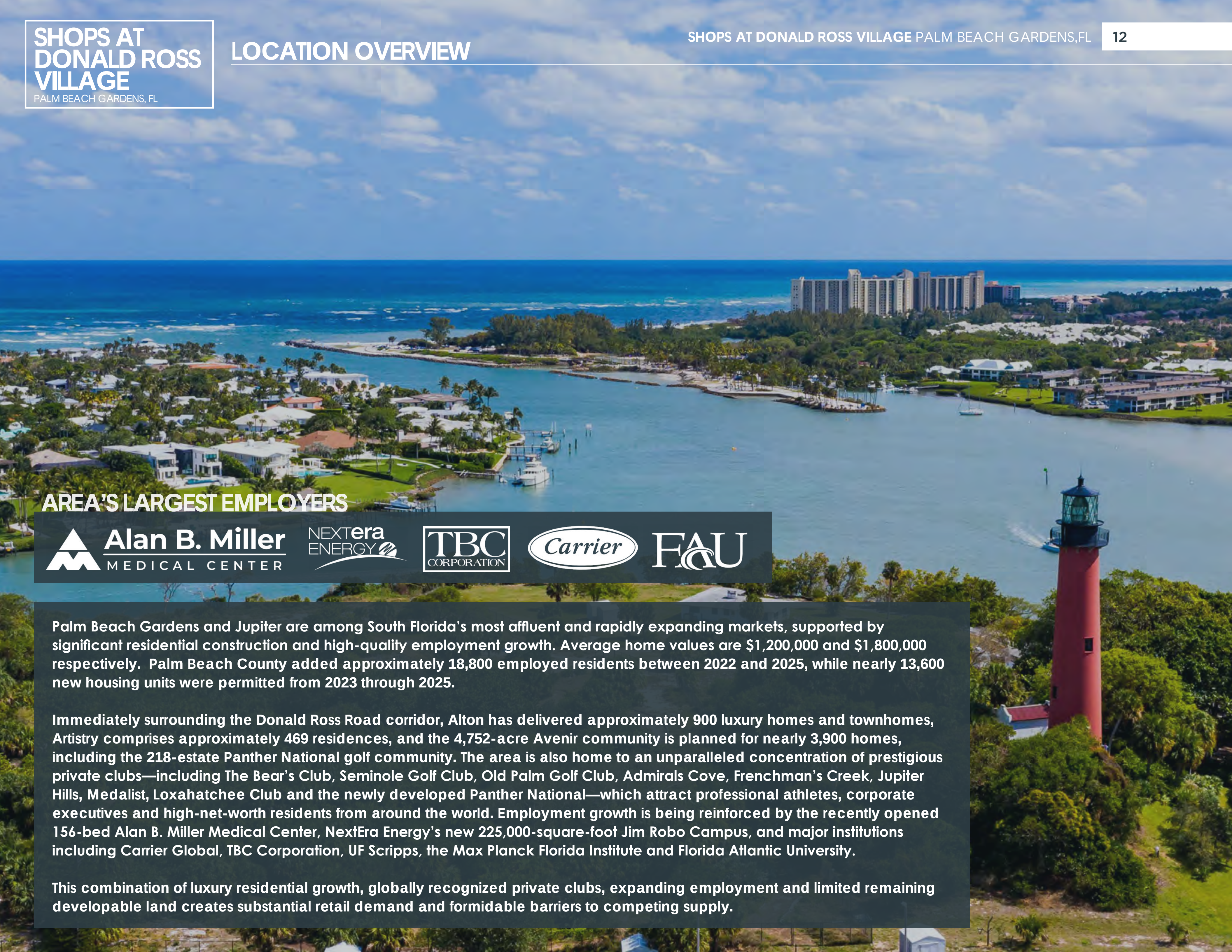

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL
IMMEDIATE TRADE AREA
ABACOA INSTITUTE FOR HEALTHY LIVING
THE HERBERT WERTHEIM UF SCRIPPS INSTITUTE FOR BIOMEDICAL INNOVATION & TECHNOLOGY
MAX PLANCK FLORIDA INSTITUTE
FAU
ABACOA PLAZA
Publix
tropical SMOOTHIE CAFE
URGENT CARE JUPITER MEDICAL CENTER
WELLS FARGO
PARKSIDE DR 10,300 VPD
CENTRAL BLVD 17,600 VPD
MILITARY TRAIL 30,400 VPD
DONALD ROSS RD 35,600 VPD
CHASE
MILLER'S ALE·HOUSE
Walgreens
CVS
verizon
LONGHORN STEAKHOUSE
HOMEWOOD SUITES by Hilton
EVERGRENE
$675,000 TO $1.5M HOME VALUE
LEGENDS AT THE GARDENS CONDO
CIELO
156 TOWNHOMES
Publix
PETSMART
LA|FITNESS
THE HOME DEPOT
DONALD ROSS VILLAGE
CYCLEBAR
PALM BEACH SPORTS CLUB
COOLINARY
ALTON RD 8,700 VPD
ATLANTICO AT ALTON APARTMENTS
BENJAMIN HIGH SCHOOL
1,321 STUDENTS
1 MILE
8,212
PEOPLE
$209,604
AHHI
3 MILES
69,385
PEOPLE
$213,655
AHHI
5 MILES
151,683
PEOPLE
$189,462
AHHI
SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL


SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL
MARKET AERIAL
Publix
811
JUPITER
95
JUPITER MIDDLE SCHOOL OF TECHNOLOGY
ADMIRAL'S COVE
$2M–$23M+ HOME VALUE
THE BLUFFS
A1A
1
US-1 24,900 VPD
A1A 6,700 VPD
ATLANTIC OCEAN
FLORIDA TURNPIKE 55,900 VPD
I-95 143,300 VPD
NORTH PALM BEACH HEIGHTS
INDEPENDENCE MIDDLE SCHOOL
SPROUTS FARMERS MARKET
TUSCANY
MILITARY TRAIL 30,400 VPD
THE BEAR'S CLUB
$5M–$50M+ HOME VALUE
Publix
ABACOA
6,000 HOMES
$700,000 - $2,500,000
ROGER DEAN CHEVROLET STADIUM
TRUMP NATIONAL GOLF CLUB JUPITER
$1.2M – $5M+ HOME VALUE
ALTON TOWN CENTER
Publix
THE HOME DEPOT
ABACOA TOWN CENTER
Publix
LOGGERHEAD MARINELIFE CENTER
Carrier
DONALD ROSS RD 35,600 VPD
A1A
ALTON
650 ACRE MASTER PLANNED COMMUNITY
1,500 HOMES, $800,000 - $3,700,000
OLD DIXIE HWY 35,200 VPD
FRENCHMAN'S CREEK BEACH & COUNTRY CLUB
$1.5M – $22M+ HOME VALUE
1
ALAN B. MILLER MEDICAL CENTER
156 BEDS
BENJAMIN HIGH SCHOOL
WILLIAM T DWYER HIGH SCHOOL
ARTISTRY
469 RESIDENCES
PALM BEACH GARDENS
SEMINOLE GOLF CLUB
$3.5M – $16.5M+ HOME VALUE
SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL
Publix
THE GARDENS MALL (1 MILE SOUTH)
NORDSTROM
bloomingdale's
Saks Fifth Avenue
SEPHORA
TIFFANY & Co.
LOUIS VUITTON
CHANEL
NEXTera ENERGY
2,000 EMPLOYEES
95
811
CABANA COLONY

AERIAL PHOTO

SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

AERIAL PHOTO



SHOPS AT DONALD ROSS VILLAGE
PALM BEACH GARDENS, FL

LOCATION OVERVIEW

AREA'S LARGEST EMPLOYERS

Alan B. Miller Medical Center | NextEra Energy | TBC Corporation | Carrier | FAU

Palm Beach Gardens and Jupiter are among South Florida's most affluent and rapidly expanding markets, supported by significant residential construction and high-quality employment growth. Average home values are $1,200,000 and $1,800,000 respectively. Palm Beach County added approximately 18,800 employed residents between 2022 and 2025, while nearly 13,600 new housing units were permitted from 2023 through 2025.

Immediately surrounding the Donald Ross Road corridor, Alton has delivered approximately 900 luxury homes and townhomes, Artistry comprises approximately 469 residences, and the 4,752-acre Avenir community is planned for nearly 3,900 homes, including the 218-estate Panther National golf community. The area is also home to an unparalleled concentration of prestigious private clubs—including The Bear's Club, Seminole Golf Club, Old Palm Golf Club, Admirals Cove, Frenchman's Creek, Jupiter Hills, Medalist, Loxahatchee Club and the newly developed Panther National—which attract professional athletes, corporate executives and high-net-worth residents from around the world. Employment growth is being reinforced by the recently opened 156-bed Alan B. Miller Medical Center, NextEra Energy's new 225,000-square-foot Jim Robo Campus, and major institutions including Carrier Global, TBC Corporation, UF Scripps, the Max Planck Florida Institute and Florida Atlantic University.

This combination of luxury residential growth, globally recognized private clubs, expanding employment and limited remaining developable land creates substantial retail demand and formidable barriers to competing supply.

TENANT SUMMARY

DUNKIN'

Founded in 1950, Dunkin' is the largest coffee-and-doughnuts brand in the United States and one of the world's most recognized quick-service restaurant concepts. The company operates more than 14,200 restaurants across nearly 40 global markets, supported by a highly franchised, convenience-oriented operating model and strong consumer demand across breakfast and beverage dayparts. Dunkin' is part of Inspire Brands, whose portfolio includes Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's and SONIC and generated approximately $33.4 billion in global system sales in 2025. Dunkin's menu of coffee, espresso beverages, doughnuts, breakfast sandwiches and snacks generates frequent customer visits and positions the brand as a strong daily-needs traffic driver. The subject lease is guaranteed by HZ Coffee Group, LLC, an experienced 105-unit Dunkin' operator.

HZ Coffee Group, LLC is an affiliate of HZ Restaurant Group, one of the nation's largest privately held multi-brand restaurant operators. Founded under the Dhanani family enterprise, the organization's operating history dates to 1976 and its current portfolio comprises approximately 600 restaurants across 23 states, including 393 Popeyes, 105 Dunkin', 43 La Madeleine and 12 Baskin-Robbins locations. The group's substantial scale, geographic diversification and experience operating leading national restaurant brands provide meaningful support for the subject lease guaranty.

DUNKIN QUICK FACTS	
FOUNDED:	1950
HEADQUARTERS:	Canton, MA
# OF LOCATIONS:	14,200
OWNERSHIP:	Private (Inspire Brands)
TOTAL EMPLOYEES:	284,000+
2025 SYSTEM SALES:	$14.5 Billion

BEST YOU MEDSPA

Best You Med Spa is a premier medical aesthetics practice founded and operated by husband-and-wife team Josh and Alyssa Bazar. Headquartered in Wrentham, Massachusetts, the practice generates approximately $5 million in annual revenue, has earned more than 1,500 five-star Google reviews and employs a team of five licensed injectors and three aestheticians. Co-Founder and Clinical Director Alyssa Bazar, PA-C, is a board-certified physician assistant licensed in both Massachusetts and Florida with more than six years of prior clinical leadership experience, while Co-Founder and CEO Josh Bazar brings 11 years of consumer marketing, sales and brand-building experience from the Home Shopping Network. Best You offers a comprehensive range of injectable, facial, laser, skin-rejuvenation and wellness treatments supported by a patient-first approach and a strong organic following, including more than 20,000 followers for Alyssa's @TheLipInjector platform. The Palm Beach Gardens location represents the company's strategic South Florida flagship and will benefit from the founders' established local ties and the market's affluent, appearance- and wellness-focused customer base. The previous tenant was also a Med Spa and was so successful at this location that they needed more space and recently relocated to a 10,000 SF space 3 miles south.

BEST YOU MED SPA QUICK FACTS	
FOUNDED:	2021
HEADQUARTERS:	Wrentham, MA
# OF LOCATIONS:	2
OWNERSHIP:	Private
FIVE-STAR REVIEWS:	1,500+

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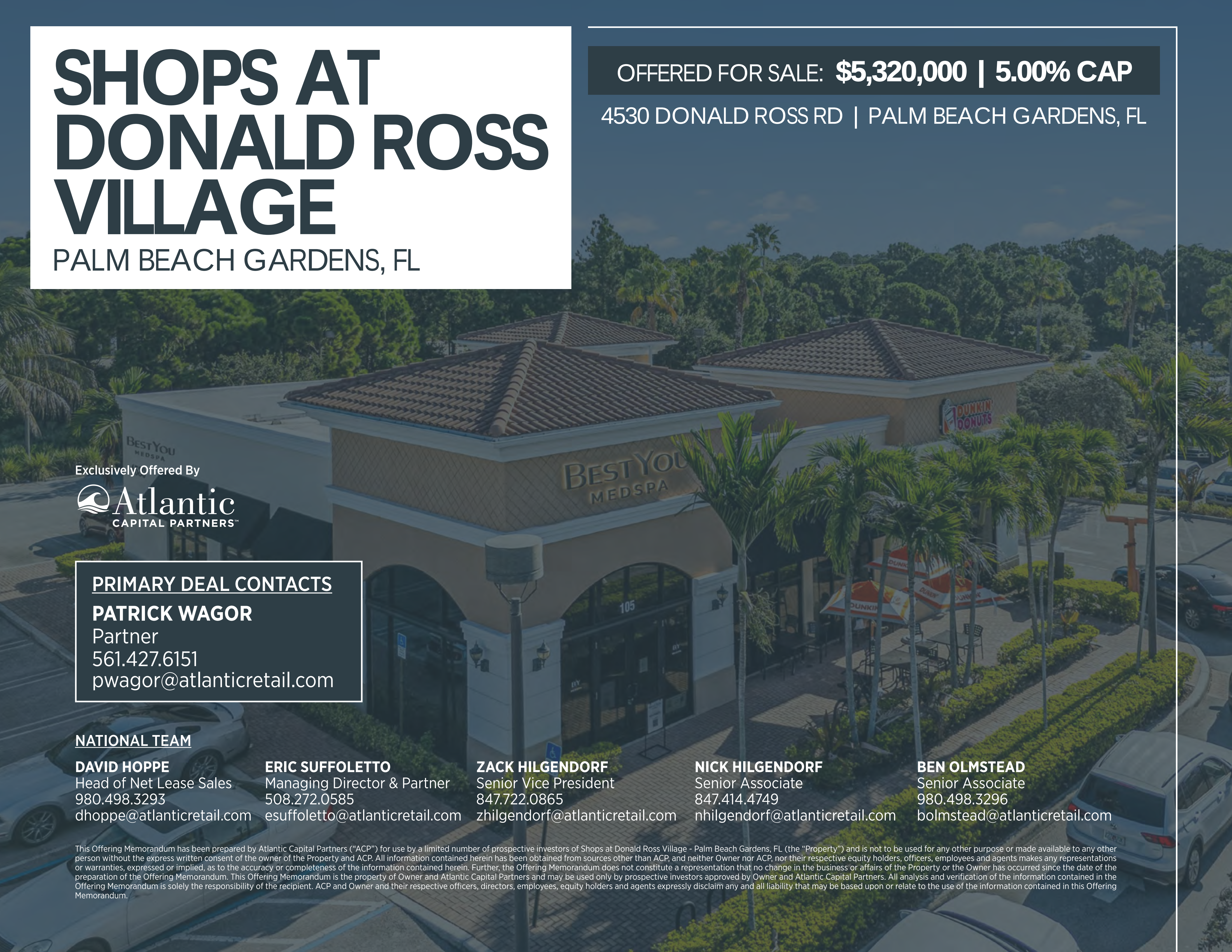

Exclusively Offered By

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