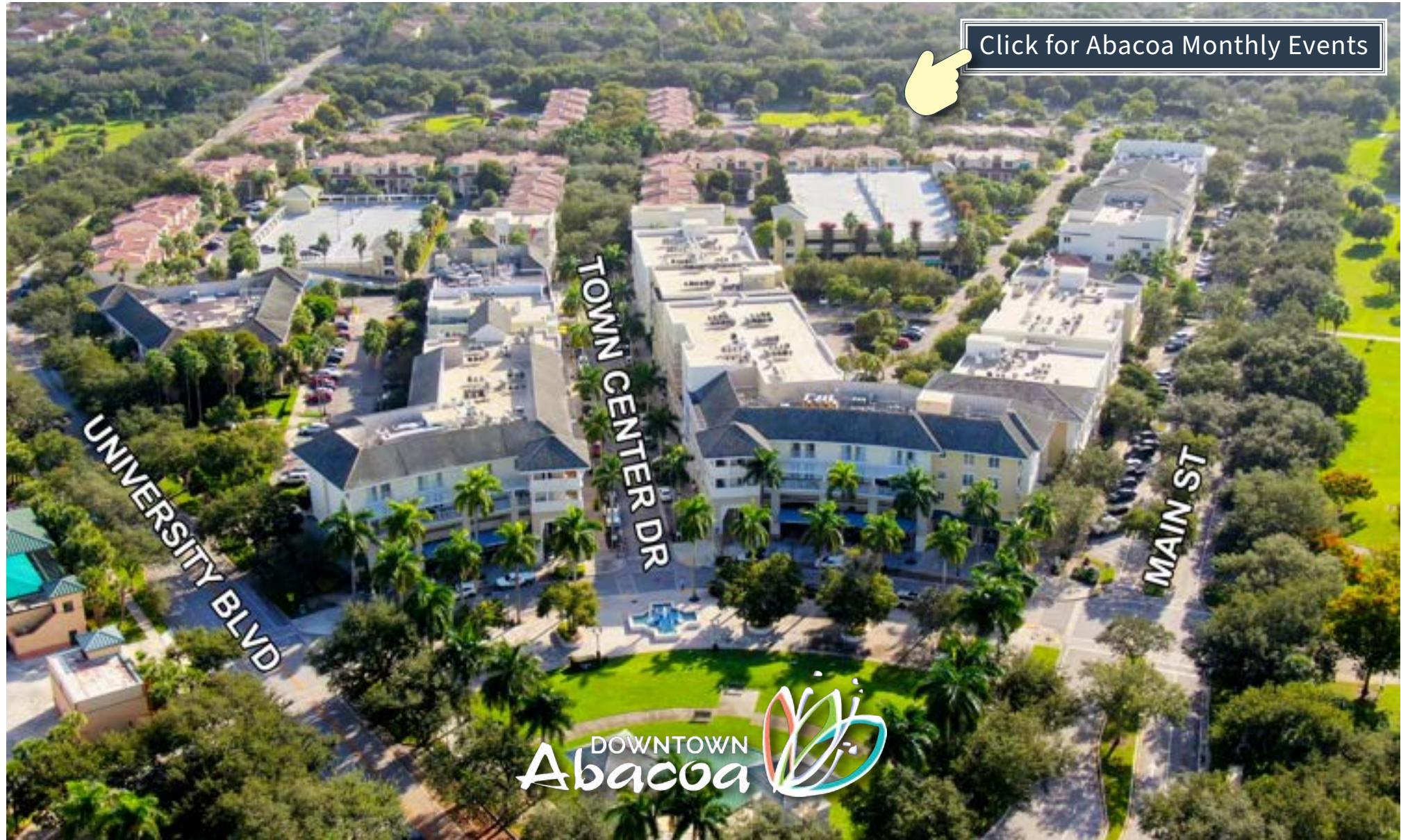


ABACOA TOWN CENTER | A TRUE LIVE • WORK • PLAY ENVIRONMENT

1200 Town Center Drive | Jupiter, FL



LIGHTHOUSE
REALTY SERVICES

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HIGHLIGHTS

- **Premier town-center destination** featuring upscale retail, dining, office, and entertainment anchored by a community amphitheater hosting year-round concerts, festivals, and town-sponsored events, driving consistent evening and weekend traffic.
- Adjacent to Roger Dean Stadium, home of MLB Spring Training and year-round youth and tournament baseball, generating significant seasonal and recurring visitation.
- Emerging life sciences and innovation hub: Approximately 2 million square feet of planned and existing biotech, medical, and office development within 1 mile, anchored by Max Planck and the former Scripps Research Institute campus.
- University of Florida expansion underway: In 2022, UF acquired Scripps' three research buildings and an additional 70+ acres, reinforcing long-term employment growth and daytime population in the immediate area.
- Strong built-in customer base with 14,000+ daytime employees and students within close proximity to the center.
- Dense and growing residential environment: within a ~1-mile to 2-mile radius of the Town Center, including homeowners and tenants with above-average household incomes with
- Abacoa data indicating over 20,000 occupied housing units in the immediate mix (with about 75 % owner-occupied), reflecting strong local population stability.
- Affluent Jupiter trade area, nationally recognized for its quality of life and as a hub for professional golf, with 16 courses nearby and numerous professional athletes residing in the community.
- Limited comparable inventory: One of the few true, walkable downtown environments in northern Palm Beach County, offering a rare opportunity for tenants seeking visibility, density, and experiential synergy.

Future Healthcare Anchor - Alan B. Miller Medical Center

- Just south in Palm Beach Gardens, a new \$430 million, seven-story hospital campus is under construction with 2026 delivery. Featuring 150+ inpatient beds, comprehensive medical services, and adjacent medical office space, this project will bring significant employment, daily traffic, and healthcare demand to the submarket, enhancing the long-term vitality and patronage for retail, dining, services, and residential growth around Abacoa.

TOP REASONS TO BE AT ABACOA TOWN CENTER

True Downtown Environment

- One of the only walkable, master-planned town centers in northern Palm Beach County, blending retail, office, dining, residential, and entertainment into a vibrant live-work-play destination.

Built-In & Growing Customer Base

- Supported by 14,000+ daytime employees and students, plus 20,000 surrounding residential units within a 2-mile radius, creating consistent weekday and evening demand.

Event-Driven Foot Traffic

- Year-round concerts, festivals, and community events at the on-site amphitheater, combined with proximity to Roger Dean Stadium, drive repeat visitation and destination traffic.

Affluent Jupiter Trade Area

- Located in one of Palm Beach County's most desirable and affluent submarkets, with strong household incomes, high education levels, and limited competing downtown inventory.



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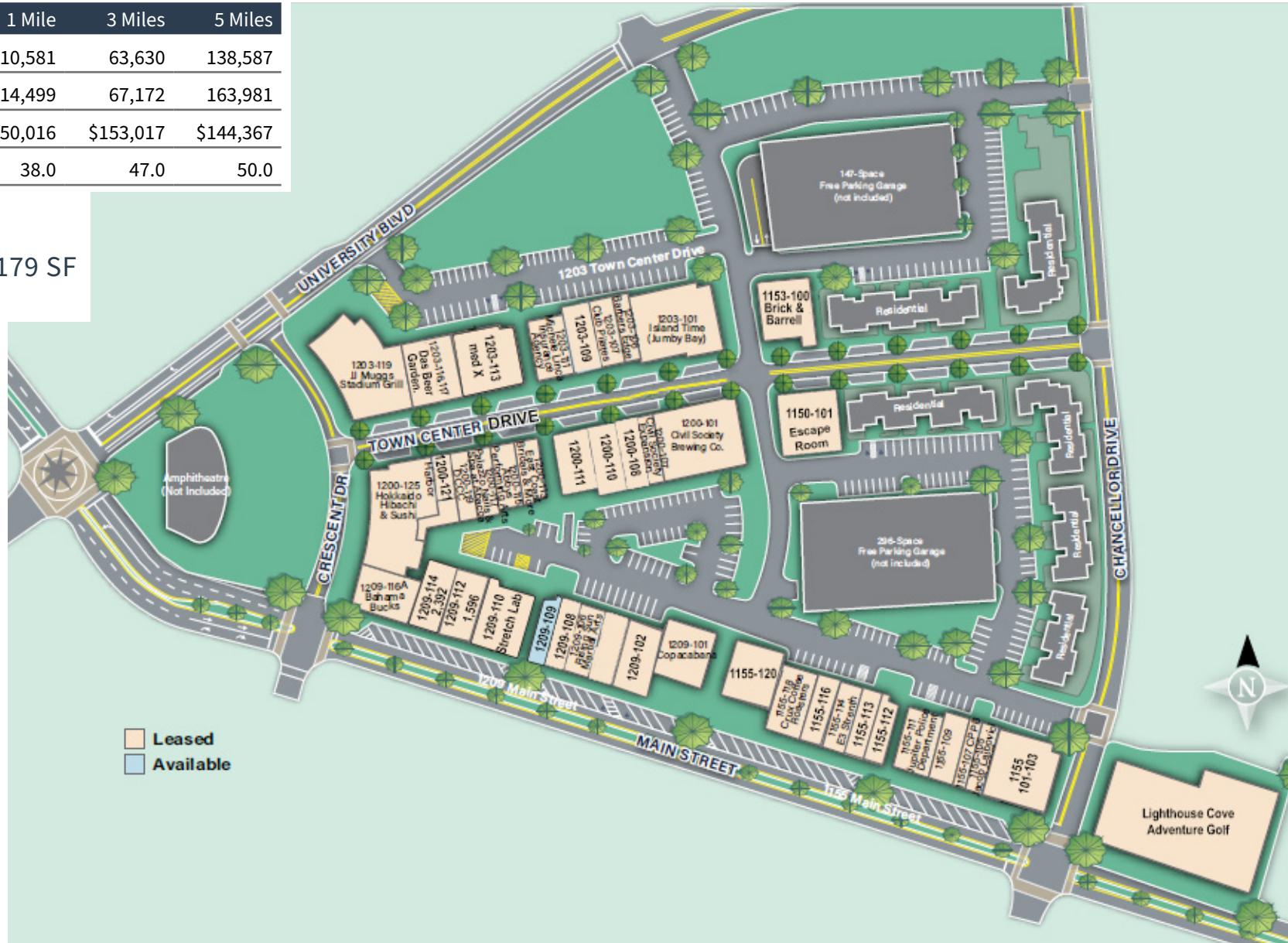
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| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 10,581 | 63,630 | 138,587 |
| Daytime Population | 14,499 | 67,172 | 163,981 |
| Average Income | \$150,016 | \$153,017 | \$144,367 |
| Median Age | 38.0 | 47.0 | 50.0 |

AVAILABLE SPACES

SUITE 1209-109 - 1,179 SF

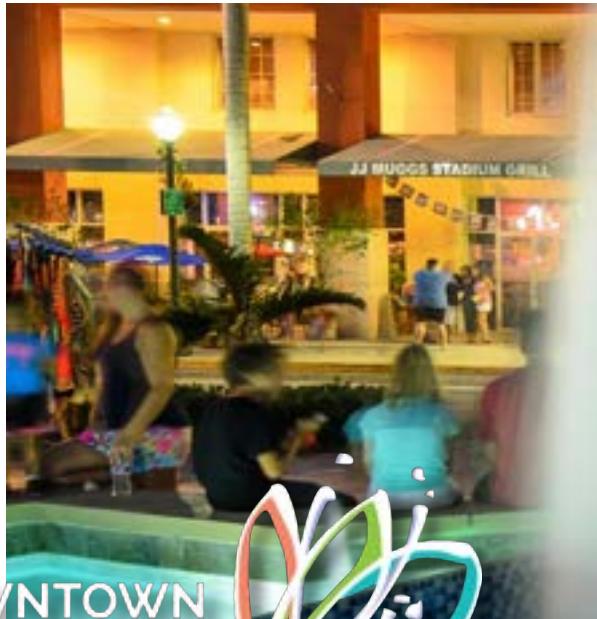


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