

Offering Memorandum



Boca Raton, Florida (Palm Beach MSA)

**Prime
Boca Raton
Location**

**Available
to Purchase
With Adjacent
Shopping Center
– Contact Listing
Agent for More
Information**

Property Rendering



**Building Undergoing
Extensive Remodel – Tenant
Opening Soon**



**New Developments Adding
Thousands of New Homes
Within Walking Distance**



**Part of the Palm Beach
County Metro Area With
Nearly 1.5 Million Residents**



**Average HH Income in
One Mile is \$138,223, and
\$114,962 in Three Miles**



OFFERING SUMMARY

7800 Glades Road, Boca Raton, FL 33434	
Price:	\$5,849,000
Cap Rate:	5.30%
Rentable Square Feet:	5,000
Annual Rent:	\$310,000
Land Area:	Approx. 1.29 Acres
Year Built/Renovated:	1988/2024

LEASE SUMMARY

Tenant:	Bank OZK
Website:	www.OZK.com
Lease Term:	10 Years
Lease Type:	Modified NNN*
Option Periods:	4, 5-Year Options
Rent Increases:	12% in Yr 6, 10% Every 5 Yrs Thereafter
Maintenance Requirements*:	Click Here for Lease Provisions
Commencement:	May 22, 2024
Lease Expiration:	May 21, 2034

*Roof is being replaced and will have a warranty.

New, Long-Term Lease

- Bank OZK is Also Available to Purchase With Adjacent Shopping Center – Contact Listing Agent for More Information
- Located Immediately at the Intersection of Glades Road and Florida’s Turnpike, Ranked Among the Busiest Intersections in South Florida, Experiencing High Traffic Volumes on a Consistent Basis, With a Combined Traffic Count of Approx. 160,000 Vehicles Daily | True Trophy Intersection
- Situated in Boca Raton, FL, Known as One of the Wealthiest Communities in the Country, This Property Benefits from its Prestigious Location in a Highly Desirable and Affluent Area
- New, 10-Year Lease With 12 Percent Rent Increase in Year Six, and 10 Percent Every Five Years Thereafter
- Building is Currently Undergoing Extensive Renovations, Including the Installation of a New Roof and Significant Architectural Upgrades
- Opening Targeted for Q4 2024 | Rent Commenced in May 2024
- Bank OZK Conducts Banking Operations With Over 240 Offices in Eight States Including Arkansas, Georgia, Florida, North Carolina, Texas, New York, California and Mississippi
- Company Had \$34.24 Billion in Total Assets as of December 31, 2023

RENT SCHEDULE	ANNUAL RENT	MONTHLY	CAP RATE
Lease Years 1–5:	\$310,000	\$25,833	5.30%
Lease Years 6–10:	\$347,200	\$28,933	5.94%

OPTION PERIODS	ANNUAL RENT	MONTHLY	CAP RATE
Option 1, Years 11–15:	\$381,920	\$31,827	6.53%
Option 2, Years 16–20:	\$420,100	\$35,008	7.18%
Option 3, Years 21–25:	\$462,110	\$38,509	7.90%
Option 4, Years 26–30:	\$508,310	\$42,359	8.69%

High Traffic, Retail Corridor

- High Traffic Area, Located on Glades Road, One of the Major East-West Arterial Roads in Boca Raton Serving as a Primary Thoroughfare Connecting Residential Neighborhoods, Shopping Centers, Schools, and Businesses – With a Daily Traffic Count Over 49,000 Vehicles
- Located Immediately at the Intersection of Glades Road and Florida's Turnpike, Ranked Among the Busiest Intersections in South Florida, Experiencing High Traffic Volumes on a Consistent Basis, With a Combined Traffic Count of Approx. 160,000 Vehicles Daily | True Trophy Intersection
- Close Proximity to the Ramps To/From Interstate 95, With More Than 225,000 Vehicles Daily
- Population Over 100,000 Within Three Miles of Subject Property, and Over 250,000 in Five Miles
- The Average Annual Household Income is \$138,223 in One Mile and Projected to Reach \$151,494 by 2028
- Residential Developments Boosting Population Growth in the Area:
 - » **Located at the Entrance to Boca Grove:**
 - Approx. 450 Homes
 - Home Prices Range Between \$924,900 – \$5,975,000
 - » **Directly Across the Street from Main Entrance to Boca West:**
 - 6,000+ Residents Across 55 Residential Neighborhoods
 - #4 of Top 150 Platinum Country Clubs in the U.S.
 - One of the Top 15 Best Country Clubs in the World
 - Four Championship Golf Courses on 1,400 Acres
 - » **1.5 Miles from Lotus Palm:**
 - Approx. 525 New Homes
 - Home Prices Start at \$1.2 Million
 - » **Less Than Two Miles from Lotus Edge:**
 - 655 New Construction Homes
 - Home Prices Range Between \$1.4 – \$3 Million
 - Construction Starting May 2024

Traffic & Retail Continued...

- Numerous Elementary, Middle and High Schools Within Five Miles of the Subject Property, Serving More Than 24,000 Students in the Area
- Surrounding National Brands Include Lowes, The Home Depot, Publix Supermarket, The Fresh Market, Aldi, Sprouts Farmers Market, Target, Walmart Supercenter, T.J. Maxx, Hobby Lobby, Big Lots, Old Navy, Best Buy, Office Depot, Dick's Sporting Goods, Ross, Party City, LA Fitness, Orange Theory Fitness, Rooms To Go, Macy's Furniture Gallery, Marshalls, HomeGoods, DSW, Pet Supermarket, PetSmart, Burlington, Bank of America, TD Bank, Chase Bank, Benihana Japanese Steakhouse, Bonefish Grill, Chili's Grill & Bar, Miller's Ale House, Papa John's Pizza, McDonald's, Chipotle, Chick-fil-A, T-Mobile, Verizon, 7-Eleven, Starbucks, Walgreens, Hilton Suites, Holiday Inn Express and Many More



Surrounding Area | Points of Interest

- 2.5 Miles from Boca Town Center Mall, Considered a Significant Retail Destination in South Florida, Offering a Wide Selection of Stores and Amenities – Anchored by Macy’s, Saks Fifth Avenue, Bloomingdale’s, and the Container Store
- 3.5 Miles from Lynn University, a Private University Serving Over 3,500 Students Representing 101 Countries and 46 U.S. States and Territories
- Four Miles from Florida Atlantic University’s Main Campus, Which Serves More Than 30,000 Undergraduate and Graduate Students, With Over 3,000 Faculty and Staff Across Six Campuses Located Along the Southeast Florida Coast – Ranked as a Top Public University by *U.S. News and World Report*
- 4.5 Miles from Boca Raton Airport, a State-Owned Public-Use Airport
- Five Miles from Palm Beach State College, Serving 31,816 Students and Employing 2,393 Staff Members Across Five Campuses
- Five Miles from Baptist Health Boca Raton Regional Hospital, the Largest Medical Facility in Boca Raton With 400 Beds, Over 2,100 Employees and More Than 800 Physicians on Staff
- Six Miles from Mizner Park, Downtown Boca Raton – Boca Raton’s Affluent Downtown Features High-End Shopping, Residences, and Entertainment
- Six Miles from Everglades University, an Accredited, Private Not-for-Profit University Serving Over 1,400 Students
- Eight Miles from Delray Medical Center, a 536-Bed Acute Care Hospital on a 42-Acre Campus With 1,600 Employees and 600 Doctors Serving the Communities of Southern Palm Beach County and N. Broward County

Boca Raton, FL | Palm Beach Metro Area

- Palm Beach is the Third-Most Populous County in Florida, With Nearly 1.5 Million People, and is Expected to Add More Than 45,000 Citizens Through 2026
- Situated Along the Southeastern Coast of Florida, Palm Beach County Encompasses 47 Miles of Atlantic Coastline
- The Average Annual Household Income is \$138,223 in One Mile and Projected to Reach \$151,494 by 2028
- Boca Raton is Home to Numerous Corporate Headquarters, Including Fortune 500 Companies and Major Employers, Which Contribute to the City’s Economic Vitality and Job Opportunities
- Historically, the Palm Beach County Economy has Benefited from an Expanding Population That Supports Strong Growth in the Real Estate, Construction and Services-Related Sectors
- The Palm Beach County Tourism Industry Plays a Significant Role in the Local Economy, Generating Billions of Dollars in Revenue and Supporting Thousands of Jobs
- More Than Seven Million People Visit Palm Beach County Each Year from All Over the World to Experience the Diverse Offerings of Palm Beach County
- The Immediate Area is Known for its Many Golf Courses, Country Clubs and Vacation Resorts – Home to 164 Picturesque Golf Courses
 - » One Mile from Boca Rio Golf Club
 - » Two Miles from Boca Lago Golf & Country Club
 - » 2.5 Miles from Boca West Country Club
 - » Three Miles from Southwinds Golf Course
 - » Four Miles Boca Woods Country Club
 - » Four Miles from The Club at Boca Pointe
 - » 4.5 Miles from Woodfield Country Club
 - » Five Miles Osprey Point Golf Course





www.OZK.com

Bank OZK (Nasdaq: OZK) is among the nation's strongest bank institutions while providing innovative financial solutions delivered by expert bankers with a relentless pursuit of excellence. Bank OZK roots date back to its establishment in 1903 as a small community bank in Jasper, Ark. However, their modern-day history began in 1979 when another small-town bank, Bank of Ozark, was purchased by the Chairman and CEO, George Gleason. At the time, the bank had only two branches, 28 employees and \$28 million in assets.

Today, Bank OZK conducts banking operations in approximately 240 offices in eight states including Arkansas, Georgia, Florida, North Carolina, Texas, New York, California and Mississippi. The company has more than 2,700 employees and had \$34.24 billion in total assets as of December 31, 2023.

Over the past decade, Bank OZK has repeatedly been recognized as one of the top performing financial institutions in the country by industry-leading sources. In 2021, they were named as the #1 bank in the Bank Director Performance Powerhouse Study, a testament to their strength and stability. Since 2019, *Forbes* has named Bank OZK as one of "America's Best Banks" and the "World's Best Banks" every year.

[Investor Relations](#)

[Investor Presentation – February 2024](#)



Bank OZK is a respected and profitable banking organization, noted for its excellent loan and deposit growth, asset quality and earnings.

- ✓ Named one of the Top 25 Best U.S. Banks in asset size in Bank Director's 2023 RankingBanking Study.
- ✓ Forbes America's Best Banks 2019, 2020, 2021, 2022, 2023
- ✓ Forbes The World's Best Banks 2019, 2020, 2021, 2022, 2023
- ✓ Since 1979, George Gleason has served as Chairman and CEO.
- ✓ Charter dates back to 1903 in Jasper, Arkansas.
- ✓ Publicly traded on the Nasdaq Global Select Market, symbol OZK.
- ✓ All information prior to June 26, 2017 refers to Bank of the Ozarks, Inc.
- ✓ Changed name from Bank of the Ozarks to Bank OZK on July 16, 2018.



240+

LOCATIONS



2,700

EMPLOYEES



\$34.24B

2023 ASSETS



Nasdaq: OZK

PUBLICLY TRADED



OZK.com

WEBSITE



Little Rock, AR

HEADQUARTERS



CITY FISH MARKET

Also Available to Purchase With Boca Lake Center, Located on Adjacent Parcel

Boca Lake Center

 49,000 Daily



Glades Road

LOTUS EDGE
BOCA RATON

Party City
BagelWorks
Restaurants & Deli
Ridiculously Good Food

Smile Center
BOCA

Office DEPOT

VAC + MD

LOTUS PALM
BOCA RATON

MATTRESS FIRM

 110,900
Daily



 17,000
Daily




Ramp to/from FL's Turnpike



 49,000
Daily

Glades Road



 **Bank OZK**

Boca Lake Center

**Population
Over 250,000
Within 5 Miles
of Property &
Growing!**



**Saint Andrew's
School
1,285 Students**

**LOTUS EDGE
BOCA RATON**

- 655 New Homes
- Prices Range Between \$1.4 – \$3 Million
- Construction Starting May 2024

**Olympic Heights
Community
High School
2,307 Students**

**LOTUS PALM
BOCA RATON**

- 525 New Homes
- Prices Start at \$1.2 Million

Bank OZK

- 6,000+ Residents Across 55 Residential Neighborhoods
- #4 of Top 150 Platinum Country Clubs in the U.S.
- One of the Top 15 Best Country Clubs in the World
- Four Championship Golf Courses on 1,400 Acres

**56,000
Daily**

Glades Road



**Katz Hillel Day
School of Boca Raton
647 Students**

**49,000
Daily**

**160,000
Daily**

BOCA GROVE

**Katz Yeshiva
High School
482 Students**



- Approx. 450 Homes
- Prices Range Between \$924,900 – \$5,975,000



**110,900
Daily**

**Del Prado
Elementary School
769 Students**

THE FRESH MARKET
five BEL'W
Panera BREAD
DICK'S SPORTING GOODS
LAIFITNESS.
ME Massage Envy
The UPS Store
SUPERCUTS
Bank of America
CHASE
TD Bank

SPROUTS FARMERS MARKET
OLD NAVY
citibank
T-Mobile
Walgreens
McDonald's
BEST BUY
ENSTEIN BOBS BAGELS
STARBUCKS COFFEE

macy's furniture gallery
ROOMS TO GO

Orangetheory FITNESS
TJ-maxx
Michael's
Planet Smoothie
THE ORIGINAL PANCAKE HOUSE
CHASE
Saks OFF 5TH
Planet Smoothie
THE VITAMIN SHOPPE
JET'S PIZZA

Party City
VACOMD
MATTRESS FIRM
Office DEPOT
Burger King

Bank OZK

New Residential Development

New Residential Development

Luxury Residential Community & Country Club

Apt. Communities

Apt. Community

Existing Luxury Development

E6S FITNESS
Burlington Coat Factory
PET SMART
IHOP RESTAURANT

56,000 Daily

49,000 Daily

34,000 Daily

110,900 Daily

TARGET
ALDI
chili's
BIG LOTS!
CHUCK E. CHEESE'S
HOBBY LOBBY



LOWE'S
Pollo Tropical

REI CO-OP
NAKED TACO
SEPHORA
BONEFISH GRILL
Chick-fil-A
BURGERFI

PLATO'S CLOSET
DOLLAR TREE
AspenDental
ROSS DRESS FOR LESS
Wendy's
MILLER'S ALE-HOUSE
Carvel
Chevron

CITY FISH MARKET
Shell
Daily's
Hilton HOTELS & RESORTS

Walmart

THE HOME DEPOT
Publix
DSW DESIGNER SHOE WAREHOUSE
BENIHANA
PETCO
Pet Super market
ULTA BEAUTY
ABC SPIRITS
CHIPOTLE MEXICAN GRILL
PEI WEI

HomeGoods
Marshalls
Publix
SUBWAY
PAPA JOHN'S
Holiday Inn Express & Suites
7 ELEVEN

Lyons Road

Glades Road

Property Renderings



 Bank OZK



 **Bank OZK**



New flat clay tiles

New metal gutter and downspouts throughout

Entry portal re-calded with natural stone

New metal soffit with linear accent lights

Posts re-calded with natural stone

Existing stucco painted

Add additional curb for pedestrian protection

New black storefront assemblies

New gray textured pavers and new gray tile at existing planters



New flat clay tiles

New metal gutter and downspouts throughout

New black storefront assemblies

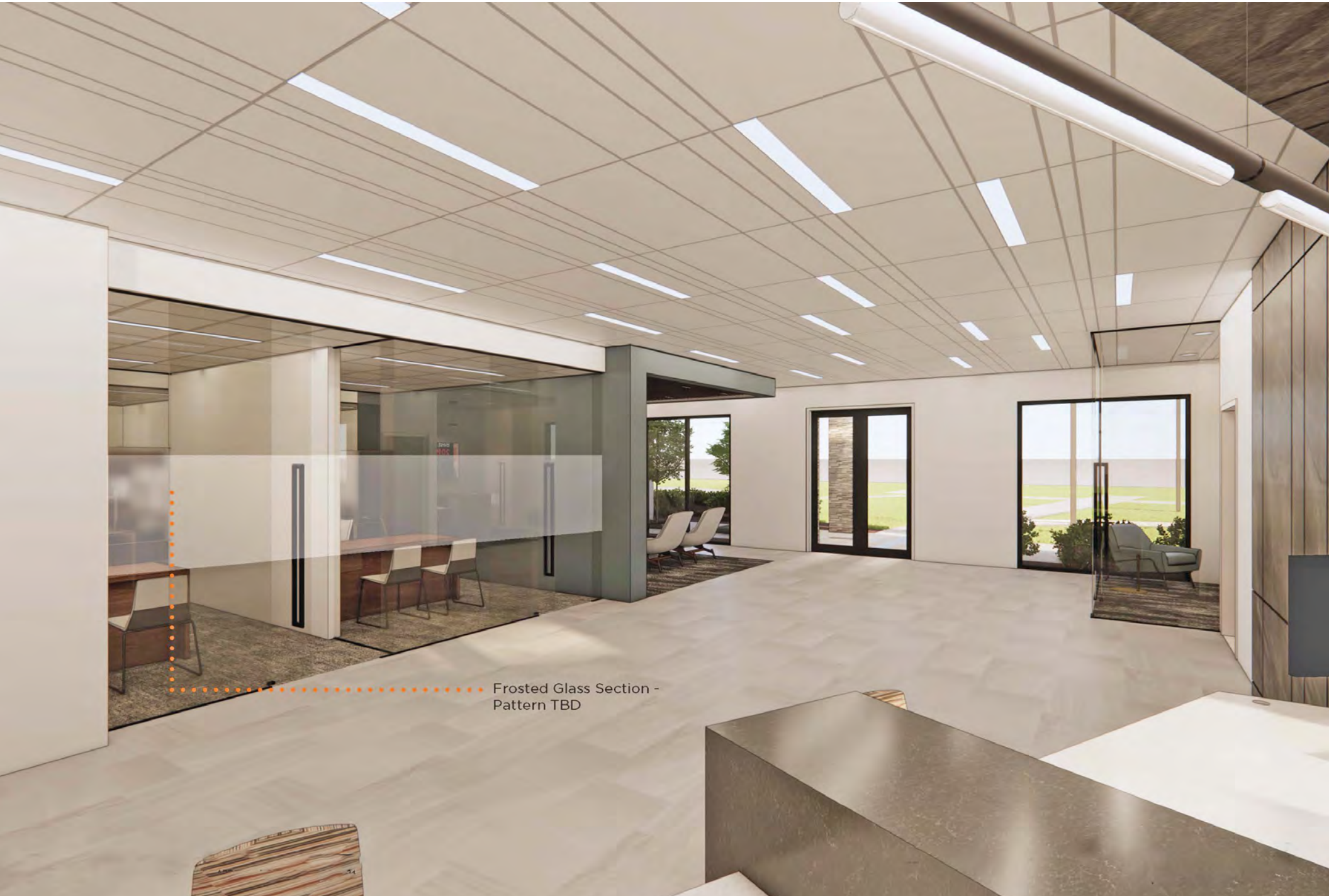
Existing stucco painted

New monument sign facing the road





Frosted Glass Section -
Pattern TBD



Frosted Glass Section -
Pattern TBD

Market Overview

Boca Raton, Florida | Palm Beach Metro



 Bank OZK

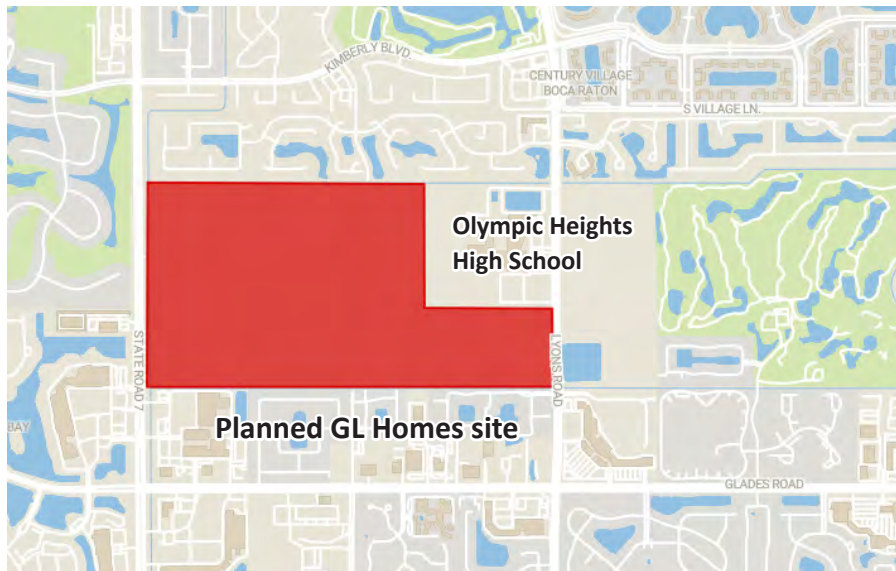
SOUTH FLORIDA SunSentinel

What's Being Built There? GL Homes begins work for more than 600 new homes in West Boca

November 10, 2023

Location? The 260-acre parcel is wedged between Lyons Road and State Road 7. Olympic Heights High School sits at the northeast corner of the property. Other neighborhoods, such as West Boca Estates and Boca Fontana, surround the site.

GL Homes to build up to 700 new homes in West Boca



What's planned? GL Homes' third Lotus community will feature between 650 to 700 single-family homes, with prices starting at \$1.4 million and rising to more than \$2.5 million. Like some of GL Homes' other residential communities, the high-end luxury homes will have a range of amenities as the developer ushers in its third contemporary-style community into West Boca. The official name has yet to be announced.

GL Homes has been trying to bring more modern architecture to the Boca Raton area, said Marcie DePlaza, the chief operating officer for the company.

"The architecture in Boca has historically been very Mediterranean," she said. "The trend was kind of moving toward the modern and more contemporary."

Amenities at Lotus Palm, also in West Boca, include a clubhouse, restaurant, pools, a fitness center, play zone for children, arcade, yoga garden and pickleball, so the amenities for the new Lotus community will be similar.

When will the project be completed? Pre-construction for the homes will begin during the first quarter of 2024, and home construction will then begin in late spring of 2024, DePlaza said.

GL Homes began clearing the site over the summer and are now working on the construction of infrastructure, like sewage and water.

"If you go there, it's just a lot of dump trucks and machinery and not very exciting," DePlaza said.

Seeing demand: West Boca already has two other Lotus communities, the first of which on Lyons Road and north of Clint Moore Road is sold out, and the second, Lotus Palm, located north of Glades Road at the end of Golf Course Road, is nearly sold out, DePlaza said.

[Click to Access Full Article](#)

SOUTH FLORIDA SunSentinel

GL Homes will bring 322 more luxury homes to West Boca. Here are the latest details.

January 30, 2024

Only a couple of months after GL Homes began work on its latest Lotus Edge residential community, Lotus Edge, in West Boca, the developer has received approval to move forward with plans to develop 322 more luxury townhomes right next to it.

During a Palm Beach County Zoning hearing on Jan. 25, county commissioners voted 4-2 to advance the project, which would plant the homes on about 70 acres east of Lyons Road and about a quarter-mile north of Glades Road.

Olympic Heights High School is sandwiched between the two communities.



GL Homes began clearing the site of what will become Lotus Edge, a residential community with more than 600 single family homes, in November, and now, the developer will soon begin clearing the site next to it, east of Olympic Heights High School and Lyons Road for 322 luxury townhomes.

Combined with the Lotus Edge homes, GL Homes is bringing nearly 1,000 high-end homes to some of the last remaining areas for residential development in the southwest part of the county.

These new homes also will feature a 16-foot-high wall around its perimeter.

The county's zoning commission approved the plan on Jan. 11, and county staff recommended approval of the project, too.

County staff analyzes projects on a certain set of standards including consistency with the county's comprehensive plan and land development code along with perceived compatibility of the surrounding areas and operations.

"There's absolutely no competent, substantial evidence in the record that would support a denial that I'm aware of," said Clifford Hertz, an attorney representing GL Homes, at the hearing. "The staff has recommended approval and said we've met all criteria."

...According to county documents, the overall project, which includes both the west and east residential plots, is expected to generate 8,820 net daily trips.

Congestion concerns about Lotus Edge also surfaced before its official announcement, but the developer said the community will have entries on Lyons Road and U.S. 441 to alleviate traffic pressure.

But ultimately, only one other commissioner, Sara Baxter, also voted against the project, and with minimal discussion, every other commissioner voted in favor of bringing in more homes.

Dates for construction and start of sales for the homes on the east parcel have yet to be released. But county documents state "the build out of the project is assumed to be by 2028."

Meanwhile, Lotus Edge, its west counterpart, sits on a 260-acre parcel near other neighborhoods such as West Boca Estates and Boca Fontana, with homes starting at \$1.4 million and rising to more than \$2.5 million. The community will officially open on Saturday.

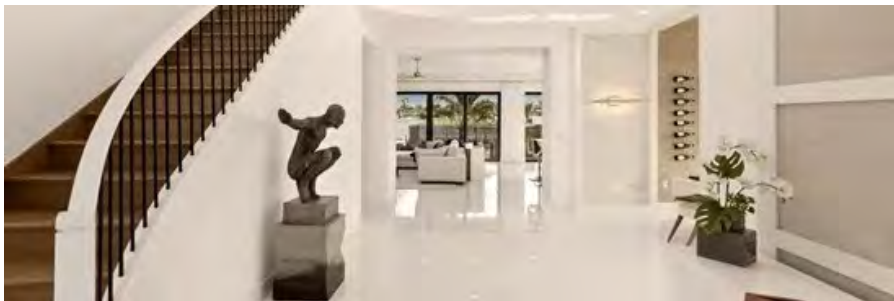
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Redefining Luxury: GL Homes' Next Chapter is at Lotus Edge

Tue, March 19, 2024

Palm Beach County, Florida – Redefining new home luxury with 100% contemporary home designs, GL Homes is introducing its expansion of the Lotus Brand - Lotus Edge. GL Homes's new development arrived in Boca Raton in February 2024, aiming to raise modern living standards with several unique floor plans that feature ultra-modern elevations. Lotus Edge was designed with present-day living in mind, offering sophistication and splendor to each home.



A luxuriously wide and airy home foyer with a view into the living area, featuring a modern glass-enclosed wine cellar on the right. The space is highlighted by an artistic stairway with dark wood steps, white risers, and sleek metal railings that lead upstairs, complemented by an elegant, expressive sculpture at the base. The high-gloss floor tiles reflect the natural light pouring in from the tall windows, creating a bright and welcoming entrance that embodies the cutting-edge luxury of Lotus Edge by GL Homes, soon to arrive in Boca Raton.

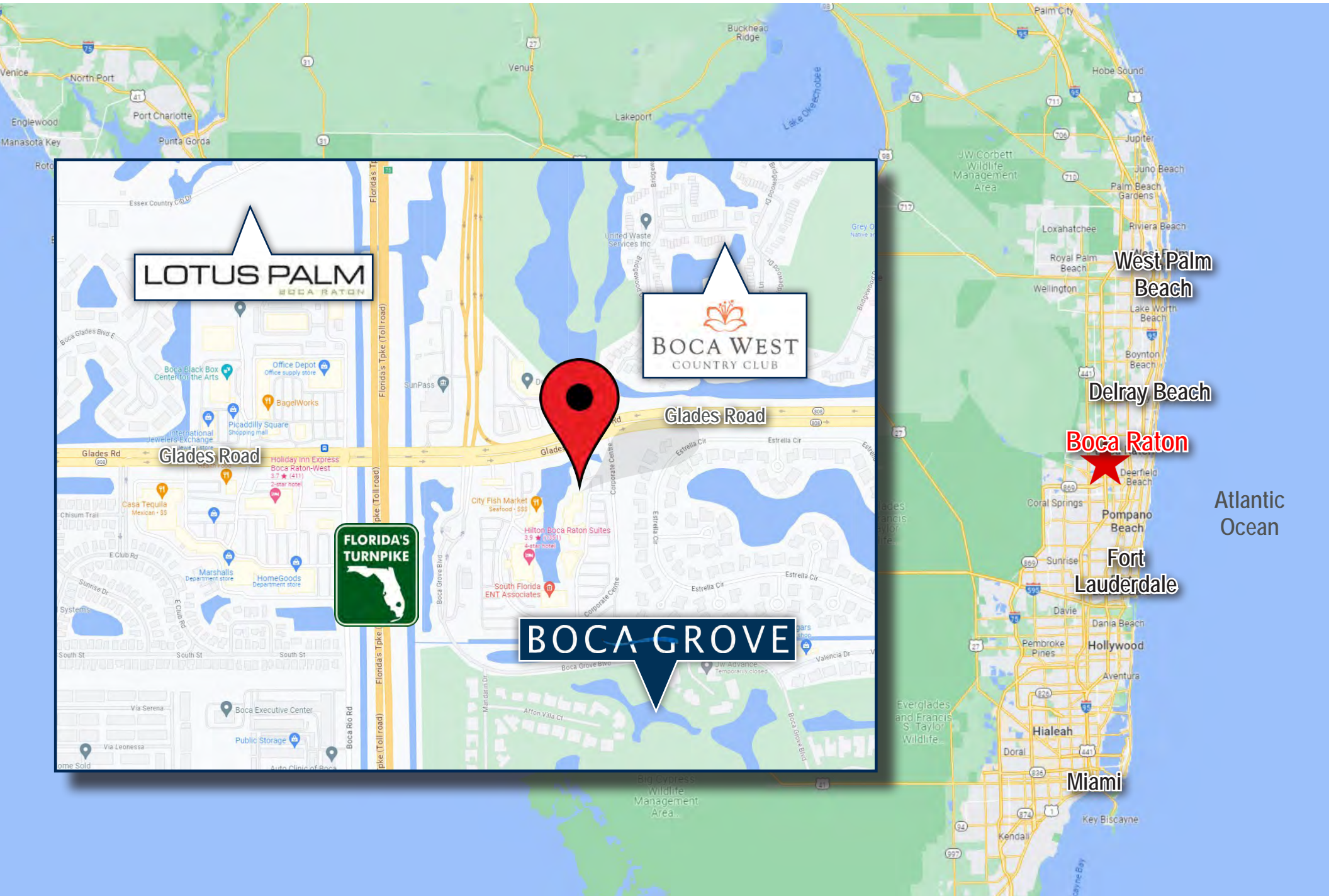
GL Homes' Lotus communities have been reimagining contemporary new home luxury since its launch in Boca Raton in 2019. The Lotus and Lotus Palm communities' success has established the Lotus brand as the pinnacle of modern luxury, and Lotus Edge pushes the boundaries of luxuriousness. With next-level modern home designs, GL Homes' Lotus Edge is Boca Raton's hottest spot for new luxury homes.

Beyond expansive floor plans and enhanced standard features, Lotus Edge highlights an ultramodern style that can be seen inside and out of each home, providing the epitome of luxurious living. Lotus Edge offers an incredible list of high-end features and selections for homebuyers to choose from when designing a new home, ensuring that dream homes are always built with the latest trends in contemporary living.

At the heart of Lotus Edge is GL Homes' values in quality and comfort. Setting higher luxury living standards, Lotus Edge features top-quality finishes, hardware, and materials ranging from premium flooring to ultramodern appliances. The upgrades to standard home features promise that Lotus Edge offers the best style and functionality. On top of premium home features, an impressive multimillion-dollar entry moment was designed for the community, and a state-of-the-art clubhouse showcasing brand-new, resort-style amenities.

Lotus Edge is conveniently located off Lyons Road near Glades Road, providing community members with easy access to all the favorable shopping, dining, and entertainment needed to enjoy life in one of the most sought-after Florida locations, which is also home to highly-rated schools with universities just a short distance away. Life in this desirable area also offers quick drives to beautiful beaches, scenic parks, and award-winning golf courses, making Lotus Edge the destination for a thriving style.

[Click to Access Full Article](#)



LOTUS PALM
BOCA RATON


BOCA WEST
COUNTRY CLUB

BOCA GROVE



West Palm Beach

Delray Beach

Boca Raton

Atlantic Ocean

Fort Lauderdale

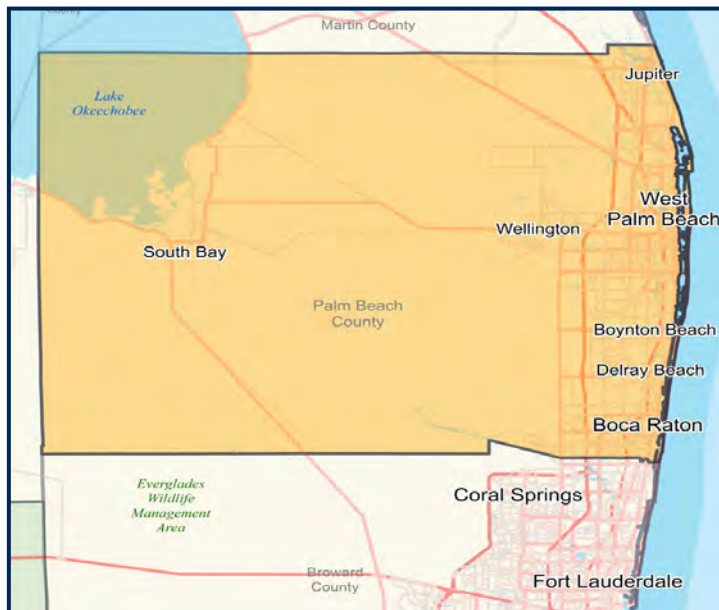
Hollywood

Hialeah

Miami

PALM BEACH COUNTY

Situated along the southeastern coast of Florida, Palm Beach County encompasses 47 miles of Atlantic coastline with extraordinary beaches and numerous golf courses that draw tourists and residents. The county is Florida’s third-most populous, with nearly 1.5 million people, and it is expected to add more than 46,000 citizens through 2027. West Palm Beach is the largest city, with roughly 115,000 people. Other prominent municipalities include Boca Raton, Boynton Beach and Delray Beach. The northern portion of Everglades National Park is located within the metro.



METRO HIGHLIGHTS



LARGE RETIREE POPULATION

Nearly a quarter of the local population base are residents ages 65 and older, fueling local consumer demand for entertainment and leisure options.



FAVORABLE TAX STRUCTURE

West Palm Beach has no state income tax and a low property tax rate, attracting residents to the metro. Growth is especially prevalent in the 20- to 34-year-old and 65-plus groups.



GROWING FINANCE SECTOR

South Florida’s significant growth in recent years has incentivized a number of financial firms to open offices in Palm Beach County. Headline names in this segment include Goldman Sachs, Colony Capital and BlackRock.

ECONOMY

- Historically, the Palm Beach County economy has benefited from an expanding population that supports strong growth in the real estate, construction and services-related sectors.
- Tourism plays an important role in the local economy, generating billions of dollars in revenue annually. Additionally, hospitality should constitute the fastest-growing employment segment as the sector continues to recover from the effects of the health crisis.
- Agriculture is also an important industry in the western portion of the region, where crops include winter vegetables, citrus, sugar cane and ornamental plants.

DEMOGRAPHICS



POPULATION

1.5M

Growth 2022-2027*
3.1%



HOUSEHOLDS

616K

Growth 2022-2027*
3.5%



MEDIAN AGE

45.4

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME

\$66,700

U.S. Median
\$66,400

*Forecast Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau



**Click to View
in Google
Maps...**

**...Or in
Google
Street View**



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	7,862	98,194	229,178
2022 Population	8,399	106,230	251,846
2027 Population	8,374	107,225	257,232
2022 Male Population	3,832	48,686	118,799
2022 Female Population	4,567	57,544	133,048
2022 Median Age	61.2	52.4	48.7

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$118,228	\$95,921	\$94,770
2022 Avg Household Income	\$138,223	\$114,962	\$118,269
2027 Avg Household Income	\$151,494	\$126,857	\$131,567
2010 Med. Household Income	\$70,405	\$57,277	\$58,709
2022 Med. Household Income	\$84,344	\$69,859	\$73,292
2027 Med. Household Income	\$93,450	\$79,454	\$84,264
2010 Per Capita Income	\$58,020	\$44,170	\$40,710
2022 Per Capita Income	\$68,084	\$53,238	\$51,170
2027 Per Capita Income	\$75,512	\$59,083	\$57,055

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	3,842	44,993	97,774
2022 Households	4,118	48,938	108,235
2027 Households	4,156	49,699	110,873

Marcus & Millichap

WOLFE-LIPSKY RETAIL GROUP

The Wolfe-Lipsky Retail Group of Marcus & Millichap

specializes in the sale of single-tenant properties and shopping centers. We have successfully assisted clients in selling over 755 separate commercial properties, with 359 in Florida and a market value exceeding \$2.3 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe-Lipsky Retail Group or to view all of our available listings, visit www.WolfeRetailGroup.com.



The Wolfe-Lipsky Retail Group has sold over 755 properties in 40+ states

About Marcus & Millichap

With nearly 2,000 investment professionals in more than 80 offices across the United States and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed 8,954 transactions in the most recent year with a value of approximately \$43.4 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

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