THE PLAZA AT ROYAL PALM

TLG | THE LUSTIG GROUP

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LEASING OVERVIEW ↘

10299 ROYAL PALM BLVD. CORAL SPRINGS, FL

Average Household Income in One Mile is $101,832 and Projected to Reach $116,489 by 2027
THE PLAZA AT ROYAL PALM
27,500 Daily
Royal Palm Boulevard

PROPERTY OVERVIEW ↘

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Demographics & Traffic Counts

- Located on Royal Palm Blvd With a Traffic Count More Than 27,500 Vehicles Daily
- Between University Drive With More Than 42,500 Vehicles Daily, and Coral Springs Drive With More Than 25,000 Vehicles Daily
- Three Miles from the Entrance/Exit Ramps of the Sawgrass Expressway With 73,300 Vehicles
- Surrounding Area has Extremely Strong Demographics
- Population of 148,301 Within Three Miles of the Subject Property, and 317,689 in Five Miles
- Average Household Income in One Mile is $101,832 and Projected to Reach $116,489 by 2027
- Less Than Two Miles from Coral Square Mall Home to 120 Stores and Anchored by Macy's, JCPenney and Kohl's
- Other Surrounding National Brands Include The Home Depot, Sam's Club, Publix Supermarket, Walmart Neighborhood Market, Aldi, Whole Foods Market, Best Buy, Planet Fitness, LA Fitness, Crunch Fitness, Marshalls, Old Navy, Michael's, T.J. Maxx, Pet Supermarket, Verizon, Big Lots, Party City, Dick's Sporting Goods, Pep Boys, Chili's Grill & Bar, Carrabba's Italian Grill, Miller's Ale House, Outback Steakhouse, Benihana, BJ's Restaurant & Brewhouse, Bonefish Grill, McDonald's, Taco Bell, Chipotle, Wendy's, Panera Bread, Dunkin', CVS, Walgreens, Honda, Nissan, Buick, GMC and Many More

THE PLAZA AT ROYAL PALM

Surrounding Area | Major Points of Interest

- Half Mile from Coral Springs Center for the Arts, a Cultural Hub That Hosts a Variety of Events, Including Concerts, Theater Performances, and Comedy Shows
- One Mile from Broward Health Coral Springs Hospital, a 250-Bed Facility Staffed by More Than 1,800 Doctors and 8,000 Healthcare Professionals
- Less Than Three Miles from Florida Panthers Iceden, an Ice-Skating and Hockey Facility With 125,000 SF for Games, Classes and Events
- Less Than Five Miles from HCA Florida Northwest Hospital, a 289-Bed Hospital Staffed by More Than 700 Physicians and 1,100 Healthcare Professionals
- 5.5 Miles from Seminole Casino Coconut Creek
- Educational Institutions Within Five Miles of the Property:
  - Less Than One Mile from St. Andrew Catholic School – 417 Students
  - Less Than Two Miles from Coral Springs Elementary – 672 Students
  - Two Miles Westchester Elementary School – 1,092 Students
  - Two Miles from J.P. Taravella High School – 2,752 Students
  - Two Miles from Coral Glades High School – 2,817 Students
  - Two Miles from Forest Hills Elementary School – 685 Students
  - Two Miles from Ramblewood Elementary School – 718 Students
  - Less Than Three Miles from Riverside Elementary – 681 Students
  - Less Than Three Miles from Sawgrass Springs Middle School – 1,239 Students
  - Three Miles from Ramblewood Middle School – 1,164 Students
  - Three Miles from Hunt Elementary School – 484 Students
  - Three Miles from Country Hills Elementary School – 863 Students
  - 3.5 Miles from Marjory Stoneman Douglas High School – 3,158 Students
  - Less Than Four Miles Coral Springs High School – 2,425 Students
  - Four Miles from Eagle Ridge Elementary School – 819 Students
  - 4.5 Miles from Coral Park Elementary – 506 Students

SITE PLAN ↘

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CLEANERS
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LOCATION HIGHLIGHTS ↘

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Part of the Broward County Metro Area

- Coral Springs is Located in Broward County Which Contains a Population of 1.9 Million People
- 18 Miles West of Downtown Fort Lauderdale, 40 Miles North of Miami, 42 Miles South of West Palm Beach
- Companies are Attracted to this Metro for its Tax Structure, Proximity to Latin American Markets, Large Educated Workforce and Desirable Climate
- Home Prices are More Affordable in Broward County Than in Many Other Coastal Counties
- Key Economic Drivers Include Tourism, Healthcare, Biotechnology and Commerce
- 18 Miles from the Seminole Hard Rock Hotel & Casino, a Local Entertainment Destination Which Features Florida's Largest Casino, the Iconic Guitar-Shaped Hotel Tower, Restaurants, Bars, Nightclubs, Retail Shops, and Multiple Stages and Venues for Live Entertainment
- 23 Miles from Lauderdale-Hollywood International Airport, One of the Busiest Airports in Florida and the U.S. – Serves as a Major Hub for Domestic and International Flights
- Fort Lauderdale's Airport Plays a Significant Role in the Local Economy by Generating Jobs, Supporting Tourism, and Contributing to the Region's Economic Growth
- Coral Springs has Received Numerous Awards for its Overall Quality of Life, Including Being Named One of the "100 Best Places to Live in the United States" by Money Magazine
- Coral Springs has a Strong Emphasis on Sports and Recreation, With Numerous Parks, Sports Complexes, and Golf Courses – the City has Produced Several Professional Athletes Across Various Sports
  - » 1.5 Miles from The Country Club of Coral Springs
  - » Less Than Four Miles from Woodmont Country Club
  - » Four Miles from Eagle Trace Golf Course
  - » Less Than Five Miles from Oriole Golf Club

RED PEPPER CHINESE CUISINE
MARTIAL ARTS

CHOPSTICKS
CHOPSTICKS
PASQUALE'S · PIZZA & SUBS · FAMILY · RESTAURANT

Population Over 310,000 Within 5 Miles of Subject Property
Walgreens
7 ELEVEN
DUNKIN'
21,000 Daily
27,500 Daily
Royal Palm Boulevard
Coral Springs Drive
THE PLAZA AT ROYAL PALM

THE PLAZA AT ROYAL PALM
27,500 Daily
Red Lobster
CVS pharmacy
Publix
Michaels
buy buy BABY
Great Clips
planet fitness
DOLLAR TREE
Panera BREAD
Coral Springs Dr.
Royal Palm Boulevard
University Drive
OUTBACK STEAKHOUSE
MILLER'S ALE·HOUSE
chili's
CHIPOTLE MEXICAN GRILL
DUNKIN'
7 ELEVEN
Walgreens
BJ's RESTAURANT BREWHOUSE
BENIHANA
Party City
T.J.maxx
DUNKIN'
Burger King
Olive Garden
Wendy's
BONEFISH GRILL
30,500 Daily
42,500 Daily
Coral Square Mall
five BELOW
The UPS Store
Wings Plus
Atlantic Boulevard
BJ's
Sam's CLUB
THE HOME DEPOT
WHOLE FOODS MARKET
TACO BELL
CRUNCH FITNESS
verizon wireless
Pollo Tropical
BEST BUY
McDonald's
ALDI
CVS pharmacy
KOHL'S
BIG LOTS!
macy's
OLD NAVY
FRIDAYS
JCPenney
AutoZone
DICK'S SPORTING GOODS

Monkey Joe's
SUPERMARKET

NAMU
Korean Kitchen

SKINCARE

MARKET OVERVIEW ↘

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FORT LAUDERDALE

Known for its sunshine and beaches, Fort Lauderdale is located in Southeast Florida and contains a population of nearly 2 million people. Encompassing all of Broward County, the region is bordered to the north and south by Palm Beach and Miami-Dade counties, respectively. On the east is the Atlantic Ocean, and Big Cypress National Preserve is to the west. The Everglades cover the western portion of the county, restricting development. As limited land is available for construction, any significant growth is upward rather than outward. Roughly 23 miles of shoreline and 300 miles of inland waterways provide a wide range of recreation and transport uses. With roughly 185,000 residents, Fort Lauderdale is the largest city in the county, followed by Pembroke Pines, with about 170,000 people.

METRO HIGHLIGHTS

STRONG POPULATION GROWTH

Broward County's population grew at a pace well above the United States rate during the past five years. Migration trends emerging from the health crisis will further bolster the number of new residents.

DESIRABLE CORPORATE LOCATION

Companies are attracted to the metro for its tax structure, proximity to Latin American markets, large educated workforce and desirable climate.

HOUSING AFFORDABILITY

Home prices are more affordable in Broward County than in many other coastal counties.

MARKET OVERVIEW ↘

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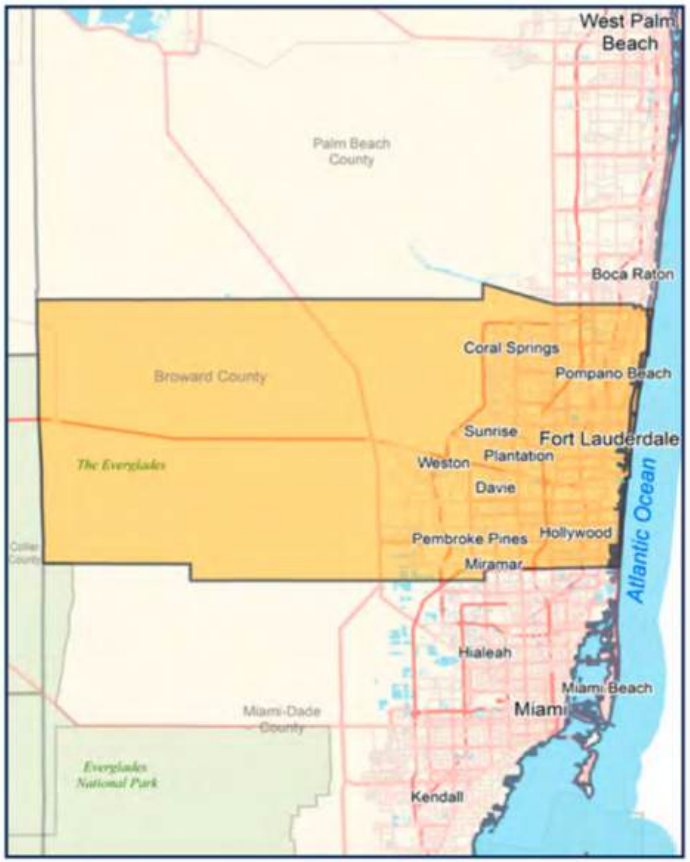
ECONOMY

- Economic drivers include tourism, health care, biotechnology and commerce.
- As a major point of access to both international trade and cruise tourism, Port Everglades typically generates more than $32 billion of economic activity and supports more than 13,000 direct local jobs.
- The significant population of senior citizens results in health care playing a major role in the county's economy.
- A diverse array of companies are headquartered in the area, including Citrix Systems, AutoNation and Chewy.

MAJOR AREA EMPLOYERS

Ultimate Software
Nova Southeastern University
BankAtlantic Bancorp.
Spirit Airlines
Kaplan, Inc.
Citrix Systems
DHL Express
JM Family Enterprises
AutoNation
Pediatrix Medical Group



SHARE OF 2022 TOTAL EMPLOYMENT

- 3% MANUFACTURING
- 19% PROFESSIONAL AND BUSINESS SERVICES
- 12% GOVERNMENT
- 10% LEISURE AND HOSPITALITY
- 8% FINANCIAL ACTIVITIES
- 23% TRADE, TRANSPORTATION, AND UTILITIES
- 6% CONSTRUCTION
- 13% EDUCATION AND HEALTH SERVICES
- 3% INFORMATION
- 4% OTHER SERVICES

MARKET OVERVIEW ↘

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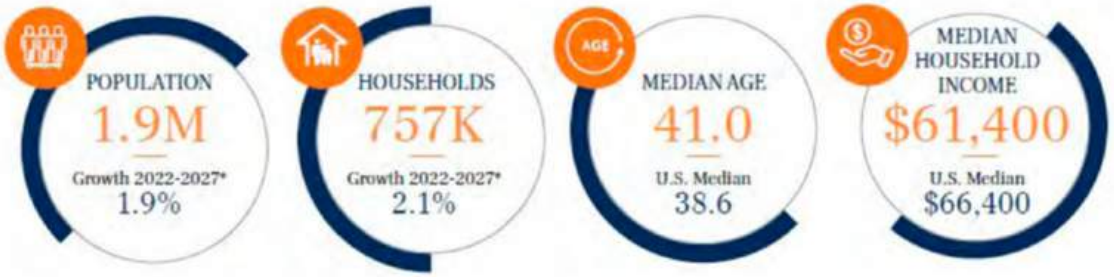
DEMOGRAPHICS

- The county's population will increase by roughly 36,100 residents by 2027. This growth will raise the metro's household count by 15,900.
- An increase in education attainment provides a skilled labor pool and has helped boost income levels. Approximately 31 percent of residents ages 25 and older have at least a bachelor's degree, matching the national rate.



2022 Population by Age:

6%	17%	6%	27%	27%	18%
0-4 YEARS	5-19 YEARS	20-24 YEARS	25-44 YEARS	45-64 YEARS	65+ YEARS

QUALITY OF LIFE

Broward County has one of the most desirable climates in the U.S. and has a wide variety of recreational opportunities and cultural amenities. The metro boasts 300 days of sunshine annually, and the average winter temperature is 78 degrees. Fort Lauderdale is known as the "Venice of America" for its inland canals. In addition, more than 145 marinas along Fort Lauderdale's inland waterways cater to boating and fishing needs. Various professional sports are nearby in Miami. There are also more than 40 golf courses in the county. Other attractions include the NSU Art Museum Fort Lauderdale, the Broward Center for the Performing Arts, Flamingo Gardens, Museum of Discovery and Science, Symphony of the Americas and the International Swimming Hall of Fame and Museum.

SPORTS

Soccer	| MLS |	INTER MIAMI CF II
Hockey	| NHL |	FLORIDA PANTHERS

EDUCATION

- FLORIDA ATLANTIC UNIVERSITY
- NOVA SOUTHEASTERN UNIVERSITY
- BROWARD COLLEGE
- LYNN UNIVERSITY

ARTS & ENTERTAINMENT

- BONNET HOUSE MUSEUM & GARDENS
- INTERNATIONAL SWIMMING HALL OF FAME
- NSU ART MUSEUM
- BROWARD CENTER FOR THE PERFORMING ARTS

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

PROPERTY DEMOGRAPHICS ↘

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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	15,365	139,908	293,400
2023 Population	16,145	148,301	317,689
2028 Population	16,254	149,334	323,380
2023 Male Population	7,594	70,324	150,175
2023 Female Population	8,551	77,977	167,513
2023 Median Age	40.1	40.1	40.1

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	$85,375	$81,746	$76,491
2023 Avg Household Income	$101,832	$98,535	$94,907
2028 Avg Household Income	$116,489	$112,284	$108,949
2010 Med. Household Income	$65,369	$57,887	$53,039
2023 Med. Household Income	$73,072	$67,936	$63,696
2028 Med. Household Income	$85,524	$79,660	$74,587
2010 Per Capita Income	$29,883	$29,897	$28,737
2023 Per Capita Income	$36,093	$36,607	$36,173
2028 Per Capita Income	$41,442	$41,813	$41,538

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	5,362	51,088	110,046
2023 Households	5,711	55,037	120,952
2028 Households	5,772	55,559	123,179

THANK YOU

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