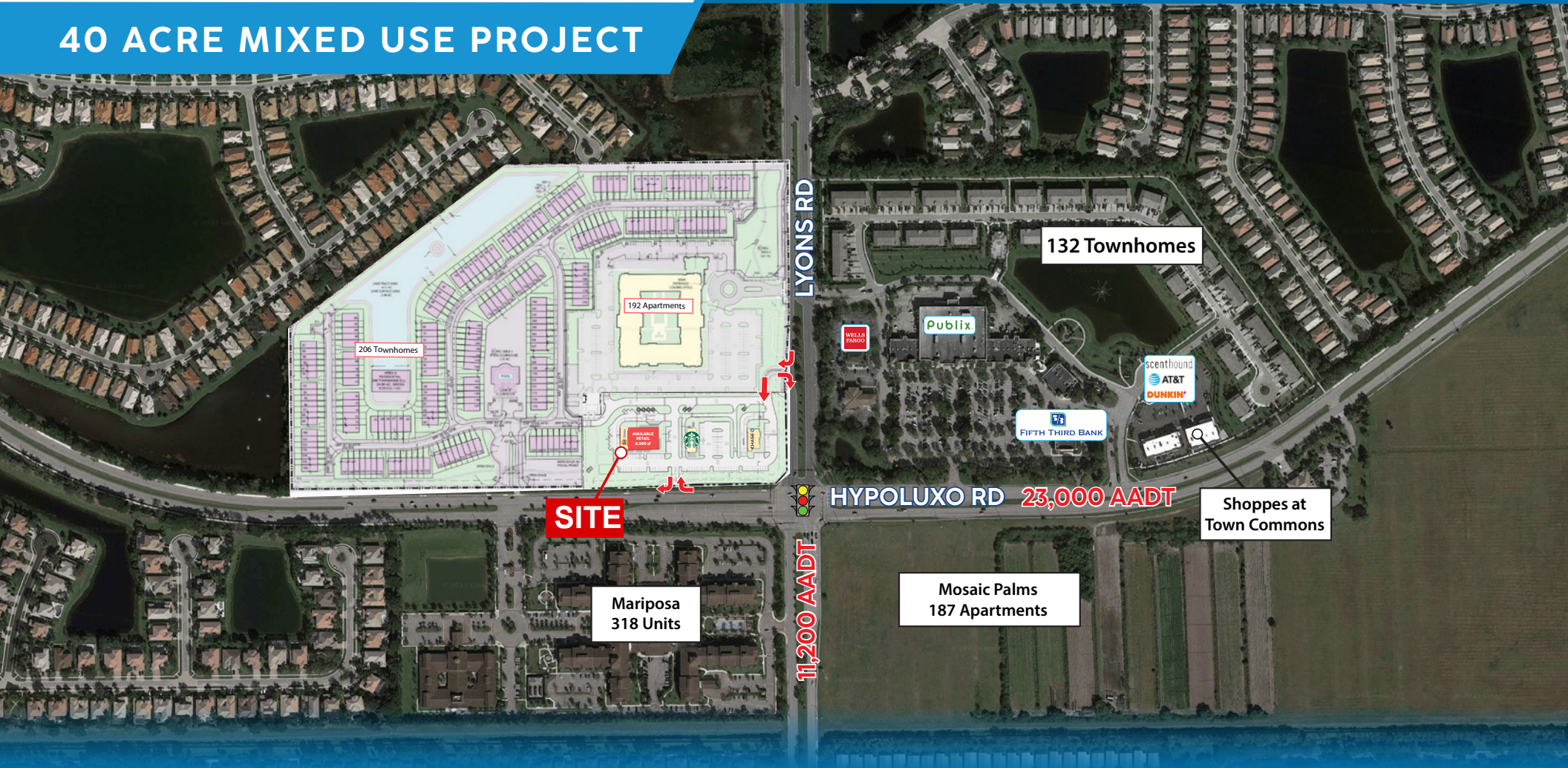


40 ACRE MIXED USE PROJECT



WINDSOR PLACE
HYPOLUXO RD & LYONS RD, LAKE WORTH, FL

EXCLUSIVE
RETAIL LEASING:

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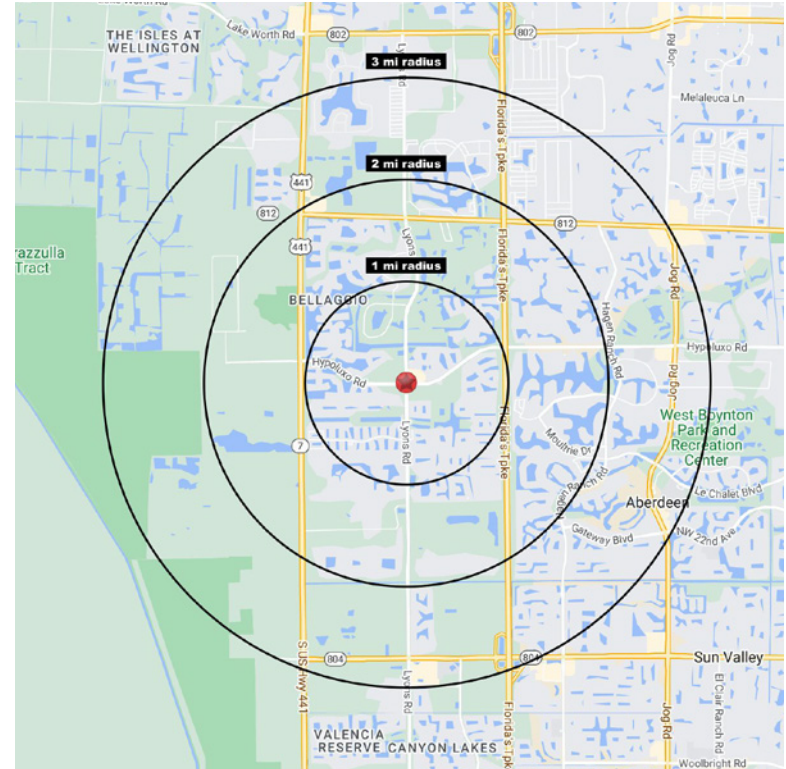
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HIGHLIGHTS

- Windsor Place will consist of 15,500 sf +/- of retail, 194 apartments, and 206 townhomes
- 10,000 SF Multi-Tenant building available
- Windsor Place is surrounded by affluent communities in Western Palm Beach County



DEMOGRAPHICS (3 mi)



Population
53,387



Daytime
Population
13,178



Median
Age
50.5



Average HH
Income
\$128,028

KEY FEATURES



40 acre mixed
use project



Retail and
Residential



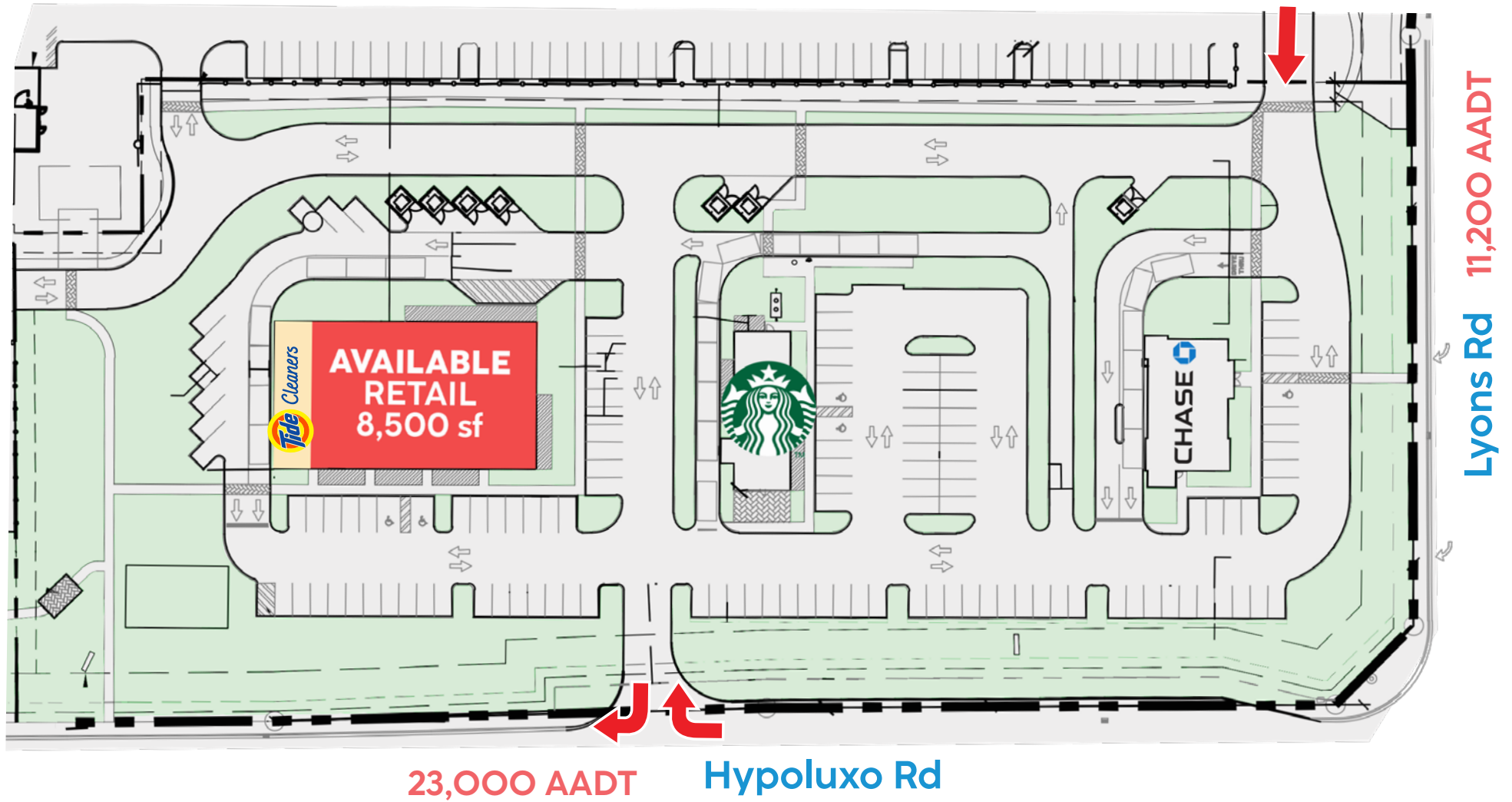
Dense, affluent
market

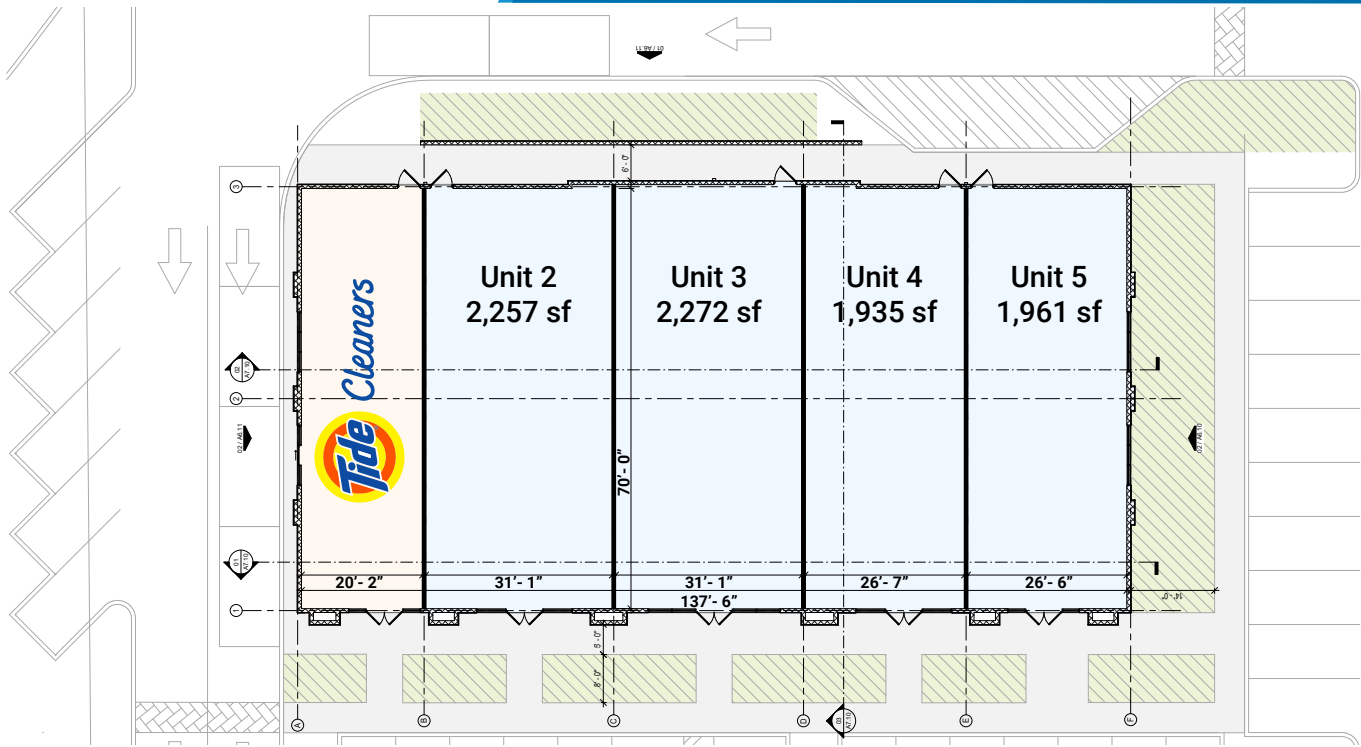
JOIN

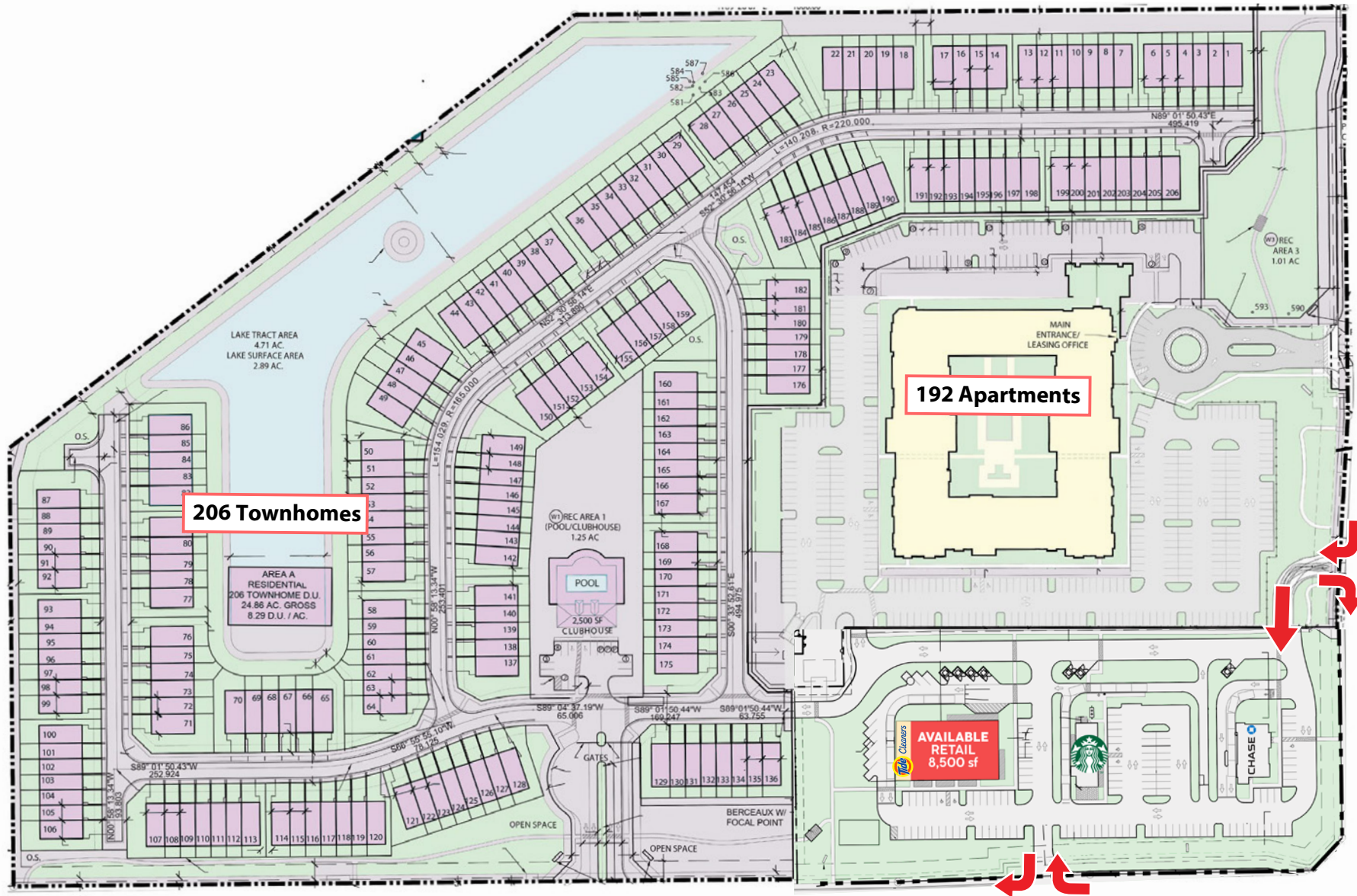


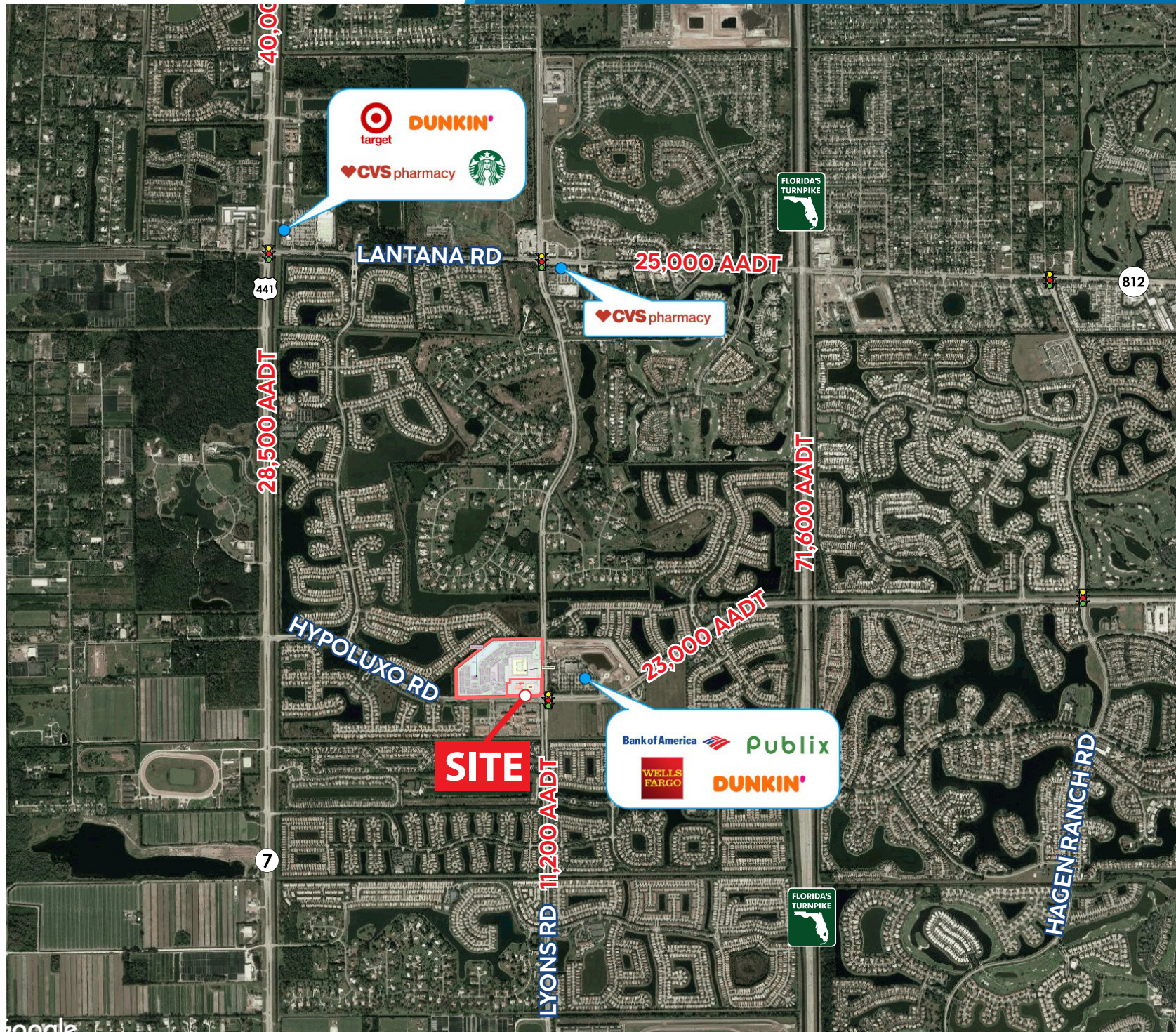
CHASE



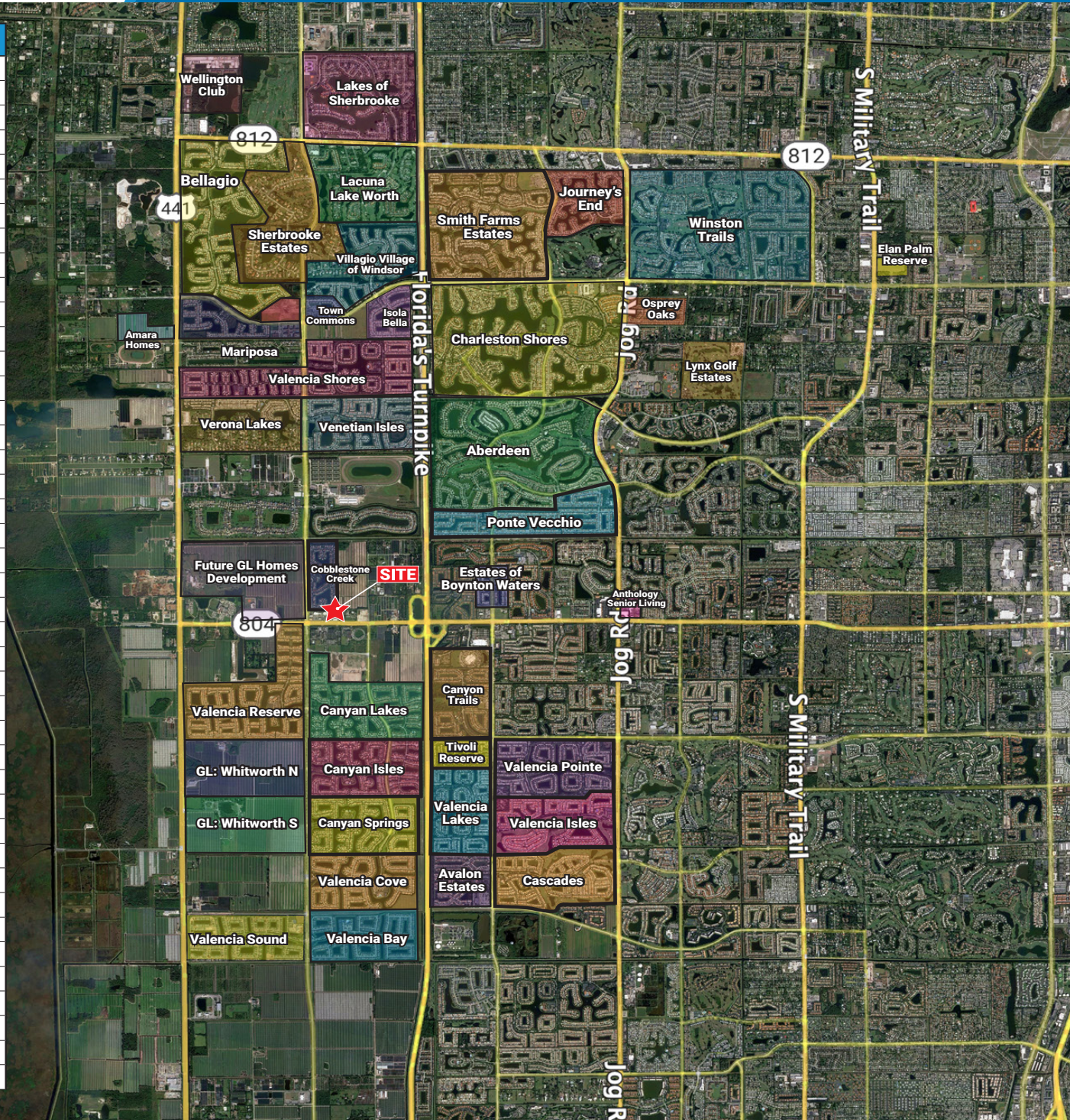








Neighborhood	Total Homes	Avg. Sale Price
Windsor Place	Site	Site
Wellington Club	204	\$821,000
Bellaggio	1,124	\$700,000
Sherbrooke Estates	50	\$2,870,000
Lacuna Lake Worth	303	\$461,000
Villaggio	350	\$669,750
Isola Bella	402	\$700,000
Town Commons	132	\$524,000
Mariposa	275	\$1,170,000
Charleston Shores	1700	\$625,000
Valencia Shores	1,100	\$595,000
Verona Lakes	750	\$412,000
Venetian Isles	1,000	\$475,000
Winston Trails	1,900	\$609,000
Osprey Oaks	37	\$900,000
Lynx Golf Estates	13	\$1,300,000
Elan Palm Reserve	384	TBD
Journey's End	450	\$720,000
Aberdeen	2878	\$350,500
Estates of Boynton Waters	72	\$399,000
Anthology Senior Living	130	TBD
Valencia Reserve	1,061	\$687,000
Canyon Lakes	500	\$852,000
Canyon Isles	500	\$875,000
Canyon Springs	500	\$898,250
GL: Whitworth N	659	\$1,100,000
GL: Whitworth S	481	\$1,000,000
Valencia Cove	540	\$840,000
Valencia Bay	582	\$1,100,000
Valencia Sound	568	\$1,200,000
Avalon Estates	500	\$615,000
Cascades	928	\$449,500
Valencia Isles	793	\$585,000
Valencia Pointe	690	\$750,000
Smith Farms Estates	11,024	\$592,500
Avalon Estates	500	\$615,000
Valencia Lakes	696	\$500,000
Tivoli Reserve	220	\$619,500
Canyon Trails	534	\$532,500
Ponte Vecchio	896	\$630,500
Cobblestone Creek	250	\$1,060,000
Lakes of Sherbrooke	456	\$445,000



Windsor Place Demos

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	5,941	26,275	53,387
2030 Projected Population	5,658	25,265	52,926
2020 Census Population	6,294	28,009	54,458
2010 Census Population	5,292	25,331	48,609
Projected Annual Growth 2025 to 2030	-1.0%	-0.8%	-0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.2%	0.7%
2025 Median Age	62.6	52.6	50.5
Households			
2025 Estimated Households	2,448	10,305	20,738
2030 Projected Households	2,305	9,825	20,351
2020 Census Households	2,514	10,693	20,687
2010 Census Households	2,219	9,984	19,087
Projected Annual Growth 2025 to 2030	-1.2%	-0.9%	-0.4%
Historical Annual Growth 2010 to 2025	0.7%	0.2%	0.6%
Race and Ethnicity			
2025 Estimated White	75.6%	69.7%	68.2%
2025 Estimated Black or African American	11.6%	13.3%	13.5%
2025 Estimated Asian or Pacific Islander	4.4%	4.8%	4.5%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	8.3%	12.1%	13.6%
2025 Estimated Hispanic	12.7%	16.8%	18.6%
Income			
2025 Estimated Average Household Income	\$195,092	\$177,233	\$163,388
2025 Estimated Median Household Income	\$137,414	\$120,686	\$116,449
2025 Estimated Per Capita Income	\$80,630	\$69,591	\$63,617
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.5%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.8%	3.0%
2025 Estimated High School Graduate	13.7%	16.8%	20.4%
2025 Estimated Some College	19.9%	18.3%	17.3%
2025 Estimated Associates Degree Only	5.6%	9.5%	9.5%
2025 Estimated Bachelors Degree Only	25.1%	28.2%	27.2%
2025 Estimated Graduate Degree	33.6%	23.0%	20.0%
Business			
2025 Estimated Total Businesses	295	1,578	3,220
2025 Estimated Total Employees	978	6,049	13,178
2025 Estimated Employee Population per Business	3.3	3.8	4.1
2025 Estimated Residential Population per Business	20.1	16.6	16.6

