



PEBB ENTERPRISES

FORMER GANDER MOUNTAIN

100 GANDER WAY | PALM BEACH GARDENS, FL 33403
125,641 SF AVAILABLE FOR LEASE



HIGHLIGHTS

- Southeast corner of I-95 and Northlake Boulevard
- I-95 visibility to 220,000 vehicles per day
- Building size is 125,641 SF on 13.18 Acres
- Approximately 482 parking spaces
- 325' along I-95
- Palm Beach Gardens is major trade area in northern Palm Beach County

AREA DEMOGRAPHICS

- **Population 3mi/5mi:** 85,353/169,371
- **Households 3mi/5mi:** 35,178/72,254
- **Average Household Income 3mi/5mi:** \$84,297/\$94,979

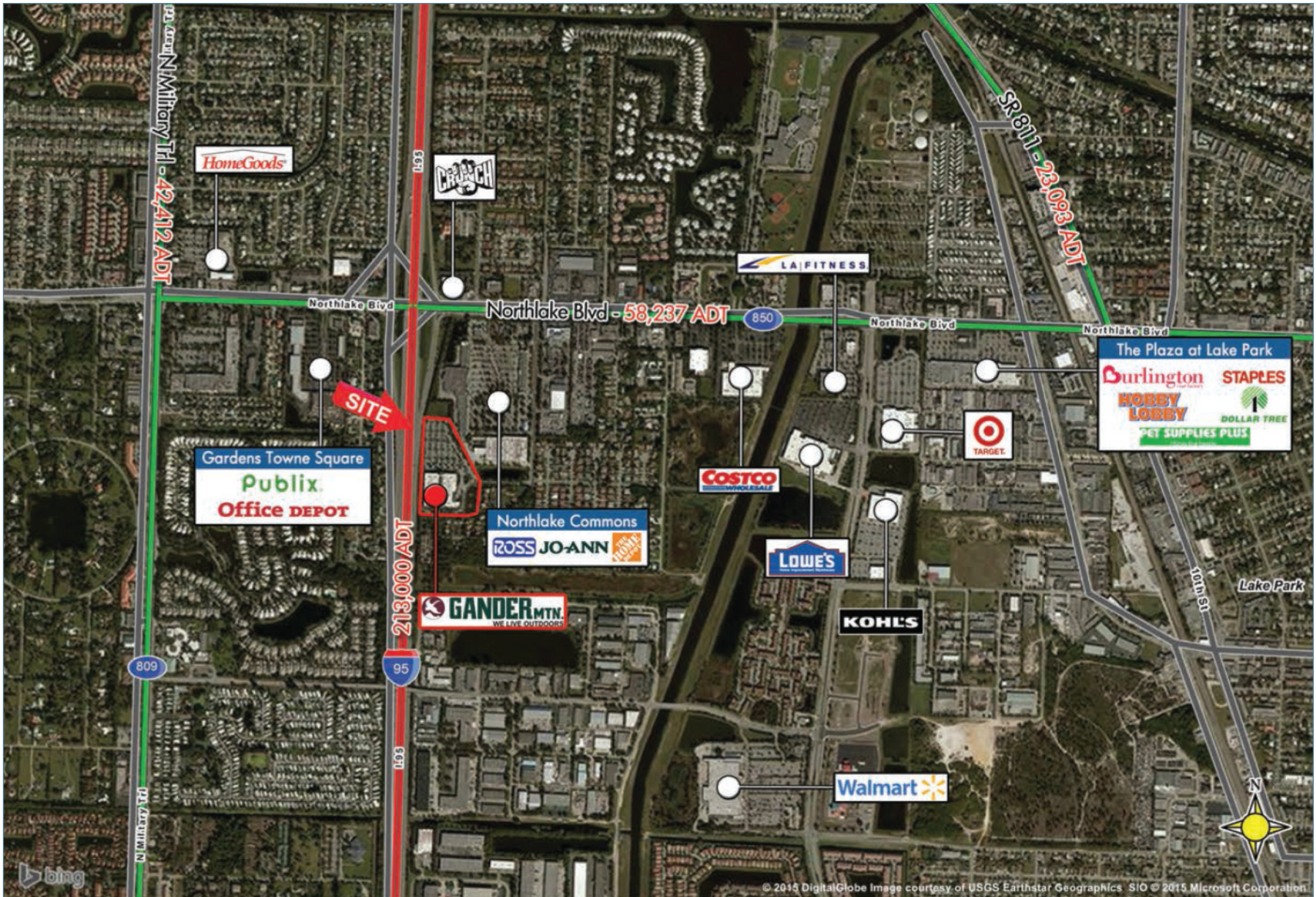
AREA RETAILERS



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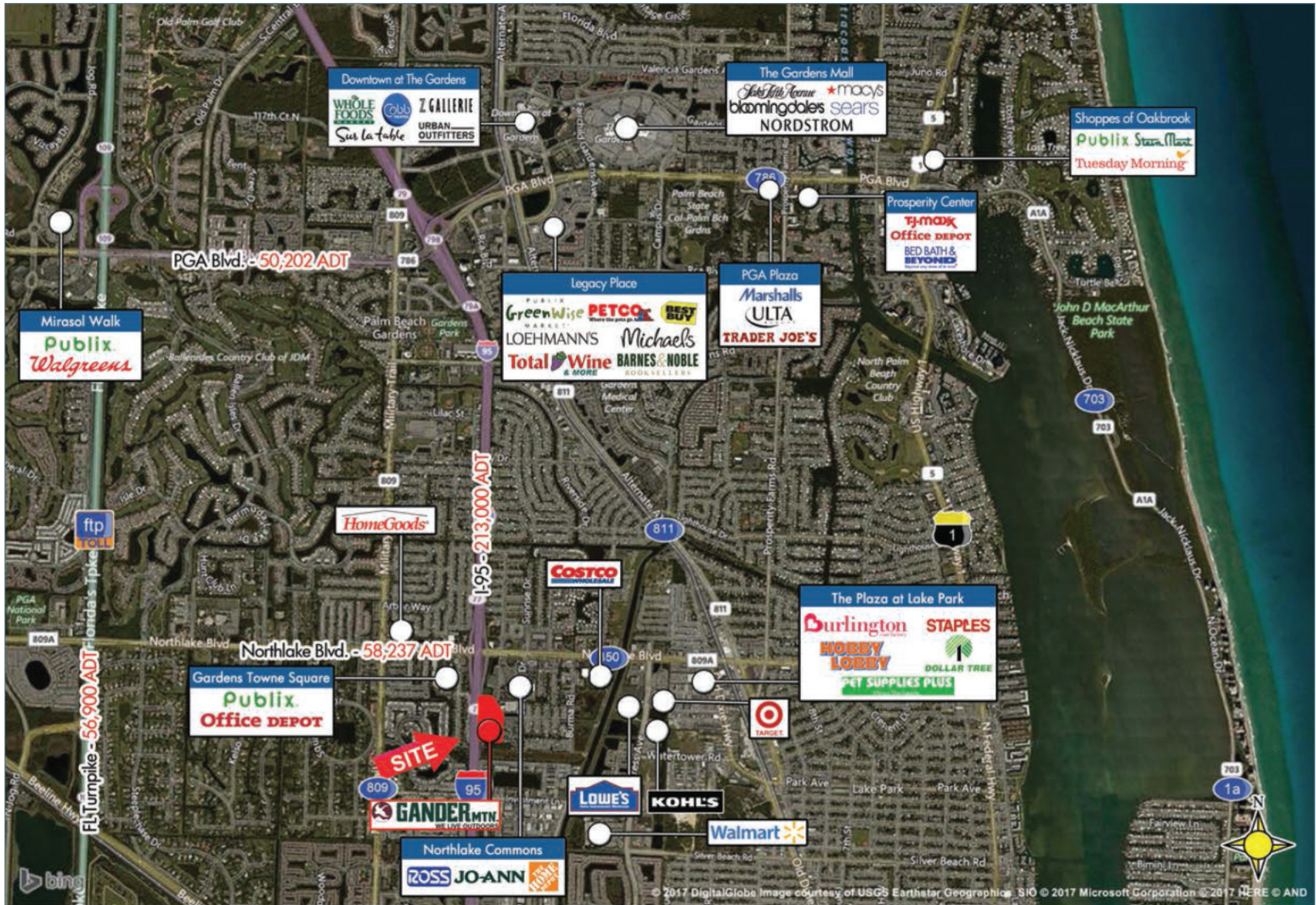
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SUMMARY PROFILE

2000 - 2010 Census

2018 Estimates with 2023 Projections

Lat/Lon: 26.8036/-80.0973

Calculated using Weighted Block Centroid from Block Groups

100 Gander Way		1 mi radius	3 mi radius	5 mi radius
Palm Beach Gardens, FL 33403				
POPULATION	2018 Estimated Population	10,841	85,353	169,371
	2023 Projected Population	11,665	92,433	184,153
	2010 Census Population	9,980	79,197	154,398
	2000 Census Population	9,384	73,106	136,109
	Projected Annual Growth 2018 to 2023	1.5%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	0.9%	0.9%	1.4%
	2018 Median Age	38.5	41.6	43.4
HOUSEHOLDS	2018 Estimated Households	4,235	35,178	72,254
	2023 Projected Households	4,435	36,970	76,338
	2010 Census Households	3,989	33,162	66,920
	2000 Census Households	4,020	30,107	57,556
	Projected Annual Growth 2018 to 2023	0.9%	1.0%	1.1%
	Historical Annual Growth 2000 to 2018	0.3%	0.9%	1.4%
RACE AND ETHNICITY	2018 Estimated White	59.8%	55.9%	59.6%
	2018 Estimated Black or African American	28.1%	35.7%	31.7%
	2018 Estimated Asian or Pacific Islander	4.6%	3.7%	3.4%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2018 Estimated Other Races	7.2%	4.5%	5.0%
	2018 Estimated Hispanic	16.9%	11.2%	12.6%
INCOME	2018 Estimated Average Household Income	\$70,448	\$84,297	\$94,979
	2018 Estimated Median Household Income	\$56,300	\$62,344	\$70,233
	2018 Estimated Per Capita Income	\$27,582	\$34,791	\$40,562
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	6.7%	4.4%	4.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	10.4%	7.6%	6.4%
	2018 Estimated High School Graduate	30.4%	25.6%	24.0%
	2018 Estimated Some College	23.1%	20.7%	20.2%
	2018 Estimated Associates Degree Only	6.2%	8.8%	8.8%
	2018 Estimated Bachelors Degree Only	14.7%	21.2%	22.5%
	2018 Estimated Graduate Degree	8.6%	11.6%	13.8%
BUSINESS	2018 Estimated Total Businesses	1,162	6,438	10,430
	2018 Estimated Total Employees	9,707	62,774	107,611
	2018 Estimated Employee Population per Business	8.4	9.8	10.3
	2018 Estimated Residential Population per Business	9.3	13.3	16.2