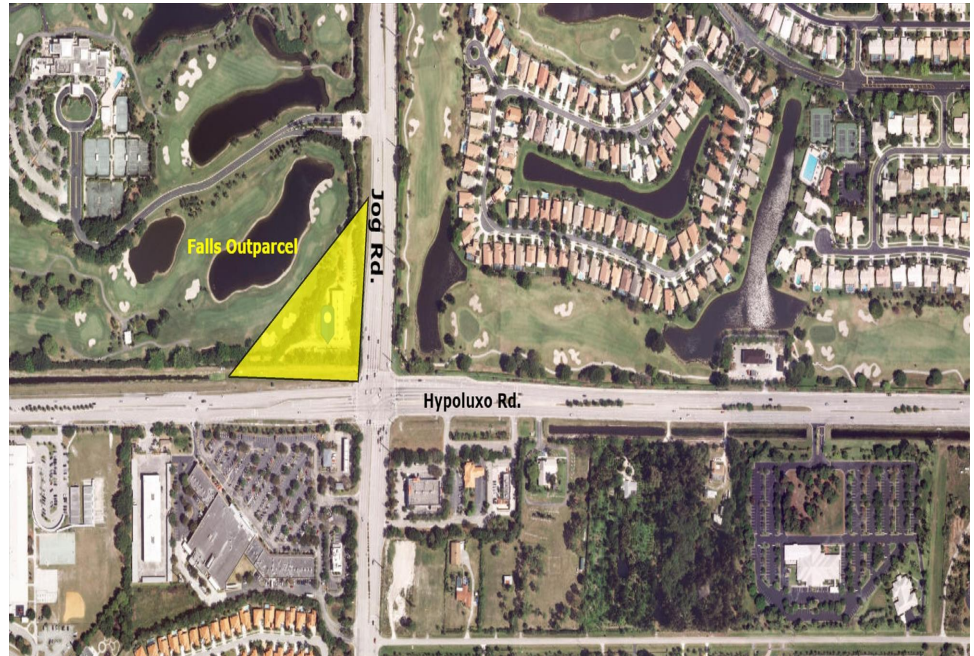


Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

For more information contact:

John Hoecker, CCIM, CPM, CSM
President
5613668424
John@JupiterRealtyCompany.com



- Outparcel Opportunity.--New Development-- Hypoluxo & Jog
- "Hard" corner at major Signalized Intersection with great access.
- High traffic count of over 70,000 cars per day.
- Great demographics already in place (45,000+ in 2 mi radius) with huge growth potential for future.
- Vastly underserved retail location.



Jupiter Realty Company

Phone: 561-366-8424 ● Fax: 561-366-9684 ● 401 S. Dixie Highway, Suite 300 ● West Palm Beach, FL 33401 ● www.JupiterRealtyCompany.com

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Jupiter Realty Company

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Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Property Description



Jupiter Realty Company



6455 Hypoluxo Road
Lake Worth, FL 33467

John Hoecker, CCIM, CPM, CSM
5613668424

Rare corner (Northwest corner) property available at major signalized intersection (Hypoluxo and Jog) in a densely populated, affluent area in Palm Beach County. Join a new (to be constructed) free standing Cumberland Farms Food Store on this 3.5 acre parcel.

This parcel offers the opportunity for retailers to open their new prototypes in an area that is greatly under served by most retail, food and financial uses (see Retail Market Forecast). The minimal existing development at this major intersection (only two of the four corners have been developed) was completed approximately fifteen (15) years ago, offering the rare opportunity for retailers to open up on the "hard corner" of a very busy intersection, in a well established area of Palm Beach County with brand new concepts.



The outparcel pad is approximately one (1) acre in size and is approved for a 5600 +/- SF building with a drive thru.

This exciting opportunity was never available previously as this location was occupied by the golf course operations facility for the Falls Country Club. The decision has now been made to relocate the maintenance facility to the course interior, opening the way for this exciting retail opportunity. The existing demographics for the area are already very strong (45,000 in 2mi radius) and there is land available in close proximity for future residential development. Hypoluxo Road previously "ended" before the Turnpike, but has recently been extended out to SR 7, further increasing the traffic on Hypoluxo Road. In addition, there are now plans for an interchange connection to the Florida Turnpike from Hypoluxo Road, which will increase the traffic on Hypolluxo Road considerably. These factors, coupled with the very limited competition at this major intersection, bode well for the long term viability of this retail location.

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Maps & Aerials

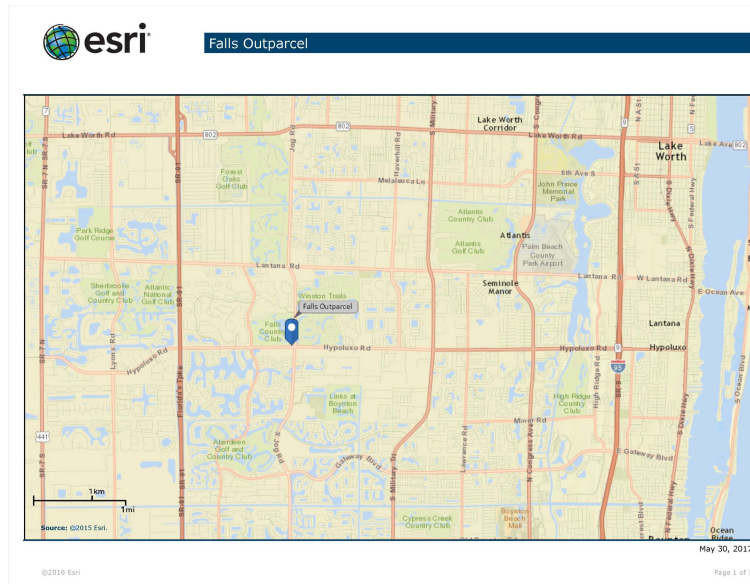


Jupiter Realty Company



6455 Hypoluxo Road
Lake Worth, FL 33467

John Hoecker, CCIM, CPM, CSM
5613668424



Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Demographics



Jupiter Realty Company



Demographic and Income Profile

Falls
Ring: 1 mile radius

Prepared by John Hoecker
Latitude: 26.572693
Longitude: -80.145987

Summary	Census 2010	2013	2018
Population	9,479	9,483	9,754
Households	3,219	3,207	3,289
Families	2,695	2,677	2,734
Average Household Size	2.94	2.96	2.97
Owner Occupied Housing Units	2,870	2,795	2,883
Renter Occupied Housing Units	349	412	406
Median Age	38.5	38.9	38.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.57%	0.99%	0.71%
Households	0.51%	0.98%	0.74%
Families	0.42%	0.87%	0.63%
Owner HHs	0.62%	1.32%	0.94%
Median Household Income	1.89%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	94	2.9%	76	2.3%
\$15,000 - \$24,999	172	5.4%	108	3.3%
\$25,000 - \$34,999	207	6.5%	152	4.6%
\$35,000 - \$49,999	334	10.4%	261	7.9%
\$50,000 - \$74,999	619	19.3%	561	17.1%
\$75,000 - \$99,999	665	20.7%	802	24.4%
\$100,000 - \$149,999	707	22.0%	845	25.7%
\$150,000 - \$199,999	225	7.0%	268	8.1%
\$200,000+	183	5.7%	216	6.6%
Median Household Income	\$79,990		\$87,829	
Average Household Income	\$98,149		\$112,117	
Per Capita Income	\$32,506		\$37,023	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	564	5.9%	544	5.7%	576	5.9%
5 - 9	819	8.6%	713	7.5%	708	7.3%
10 - 14	961	10.1%	888	9.4%	809	8.3%
15 - 19	738	7.8%	768	8.1%	730	7.5%
20 - 24	383	4.0%	497	5.2%	485	5.0%
25 - 34	765	8.1%	872	9.2%	1,140	11.7%
35 - 44	1,684	17.8%	1,425	15.0%	1,367	14.0%
45 - 54	1,731	18.3%	1,775	18.7%	1,655	17.0%
55 - 64	980	10.3%	1,091	11.5%	1,216	12.5%
65 - 74	499	5.3%	555	5.9%	681	7.0%
75 - 84	282	3.0%	276	2.9%	291	3.0%
85+	73	0.8%	80	0.8%	97	1.0%

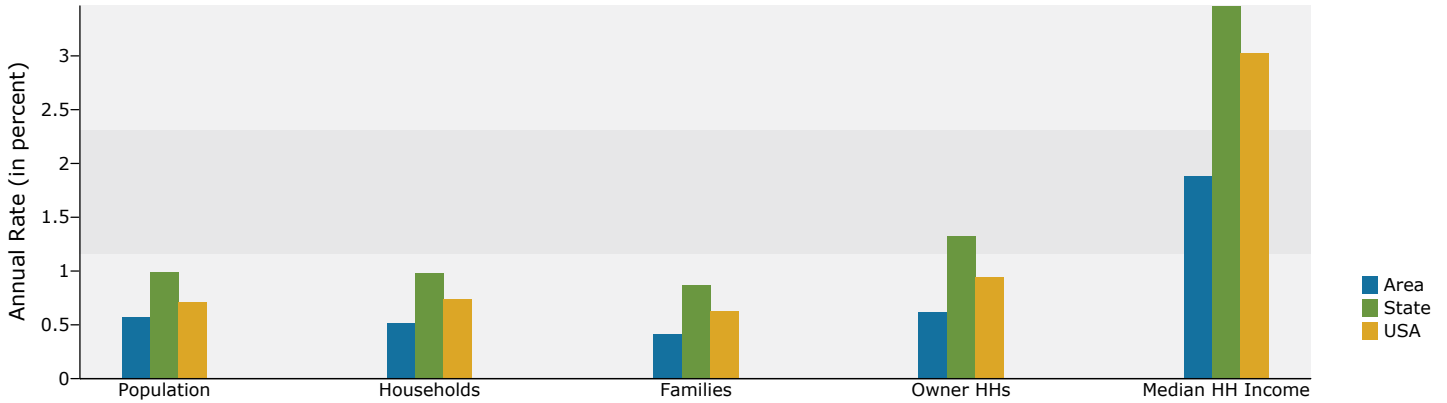
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,386	77.9%	7,246	76.4%	7,189	73.7%
Black Alone	1,098	11.6%	1,146	12.1%	1,278	13.1%
American Indian Alone	21	0.2%	21	0.2%	24	0.2%
Asian Alone	473	5.0%	506	5.3%	584	6.0%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	260	2.7%	291	3.1%	358	3.7%
Two or More Races	238	2.5%	269	2.8%	318	3.3%
Hispanic Origin (Any Race)	1,514	16.0%	1,707	18.0%	2,120	21.7%

Data Note: Income is expressed in current dollars.

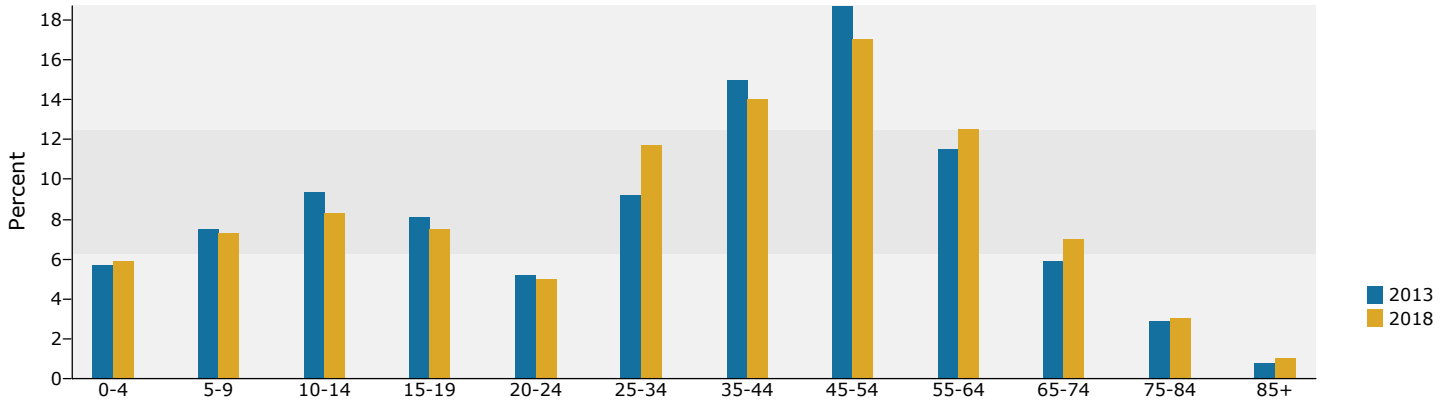
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



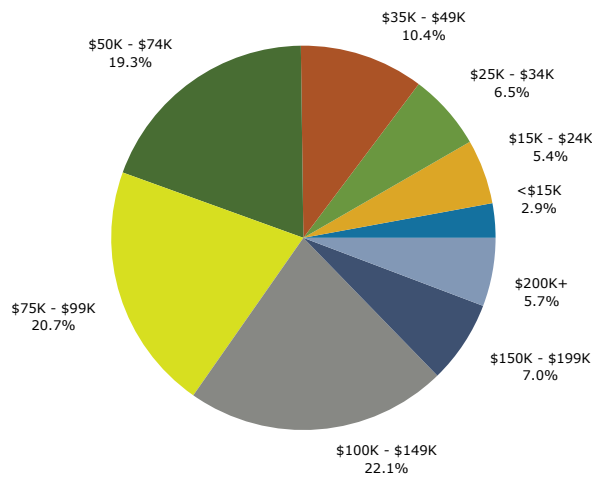
Trends 2013-2018



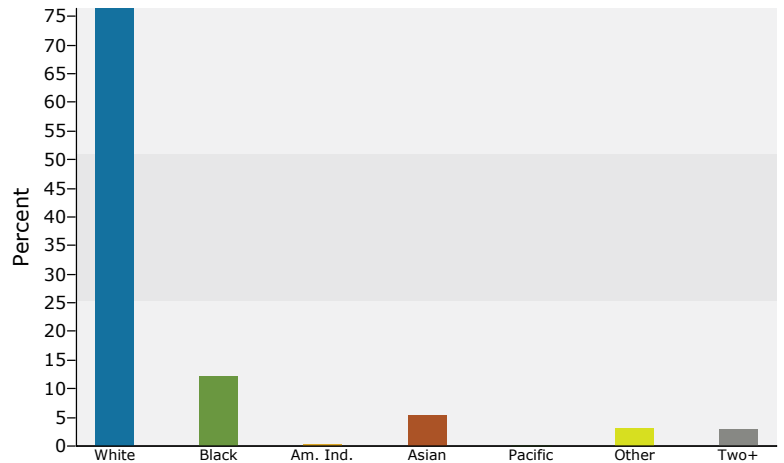
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 18.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Falls
Ring: 2 mile radius

Prepared by John Hoecker
Latitude: 26.572693
Longitude: -80.145987

Summary	Census 2010	2013	2018
Population	45,230	45,444	47,116
Households	15,262	15,266	15,774
Families	12,256	12,222	12,583
Average Household Size	2.95	2.97	2.98
Owner Occupied Housing Units	13,618	13,320	13,861
Renter Occupied Housing Units	1,644	1,947	1,913
Median Age	39.4	40.3	39.9
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.73%	0.99%	0.71%
Households	0.66%	0.98%	0.74%
Families	0.58%	0.87%	0.63%
Owner HHs	0.80%	1.32%	0.94%
Median Household Income	2.98%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	744	4.9%	623	3.9%
\$15,000 - \$24,999	1,047	6.9%	671	4.3%
\$25,000 - \$34,999	1,175	7.7%	915	5.8%
\$35,000 - \$49,999	1,833	12.0%	1,550	9.8%
\$50,000 - \$74,999	3,365	22.0%	3,208	20.3%
\$75,000 - \$99,999	2,519	16.5%	3,161	20.0%
\$100,000 - \$149,999	3,202	21.0%	3,922	24.9%
\$150,000 - \$199,999	793	5.2%	990	6.3%
\$200,000+	588	3.9%	732	4.6%
Median Household Income	\$69,554		\$80,543	
Average Household Income	\$86,466		\$99,278	
Per Capita Income	\$29,028		\$33,197	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,680	5.9%	2,605	5.7%	2,740	5.8%
5 - 9	3,505	7.7%	3,126	6.9%	3,099	6.6%
10 - 14	3,967	8.8%	3,693	8.1%	3,455	7.3%
15 - 19	3,494	7.7%	3,369	7.4%	3,206	6.8%
20 - 24	2,105	4.7%	2,547	5.6%	2,441	5.2%
25 - 34	3,982	8.8%	4,500	9.9%	5,795	12.3%
35 - 44	7,181	15.9%	6,218	13.7%	5,812	12.3%
45 - 54	7,677	17.0%	7,590	16.7%	7,030	14.9%
55 - 64	4,535	10.0%	5,243	11.5%	6,187	13.1%
65 - 74	2,900	6.4%	3,254	7.2%	3,940	8.4%
75 - 84	2,229	4.9%	2,207	4.9%	2,235	4.7%
85+	975	2.2%	1,093	2.4%	1,176	2.5%

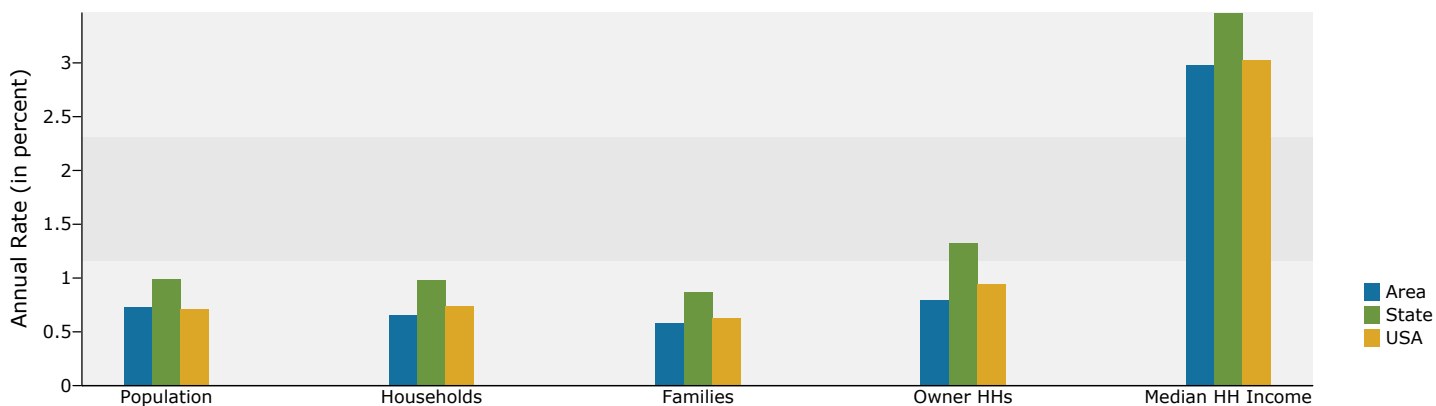
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,625	72.1%	32,162	70.8%	32,224	68.4%
Black Alone	7,820	17.3%	8,055	17.7%	8,750	18.6%
American Indian Alone	107	0.2%	107	0.2%	123	0.3%
Asian Alone	1,842	4.1%	1,958	4.3%	2,246	4.8%
Pacific Islander Alone	28	0.1%	28	0.1%	33	0.1%
Some Other Race Alone	1,648	3.6%	1,839	4.0%	2,228	4.7%
Two or More Races	1,160	2.6%	1,295	2.8%	1,513	3.2%
Hispanic Origin (Any Race)	7,792	17.2%	8,715	19.2%	10,677	22.7%

Data Note: Income is expressed in current dollars.

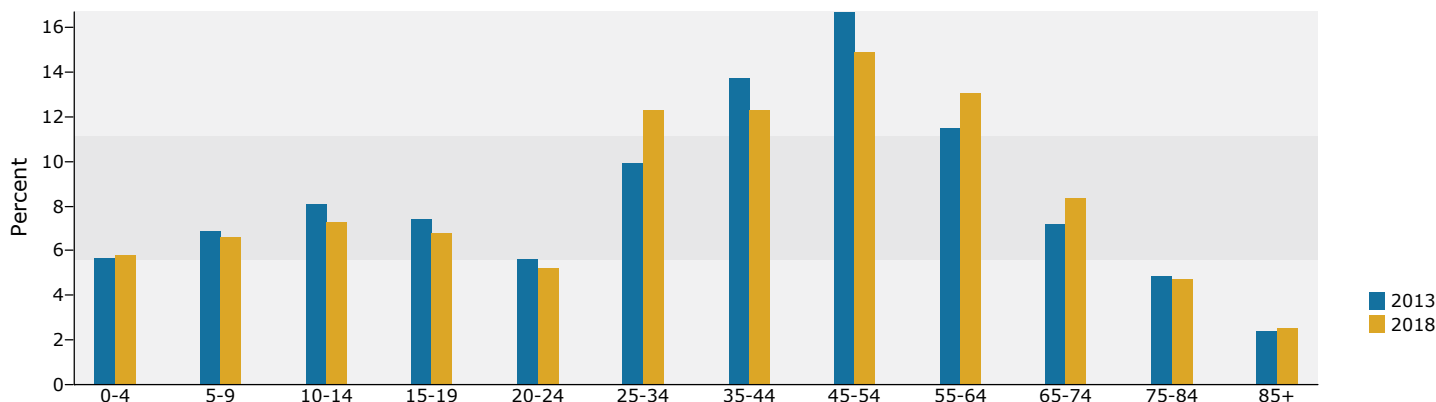
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



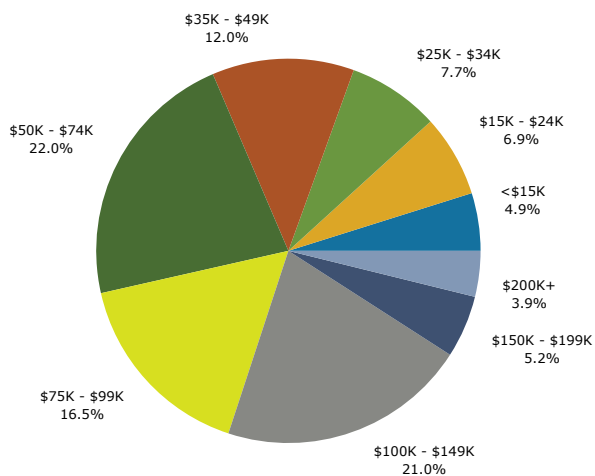
Trends 2013-2018



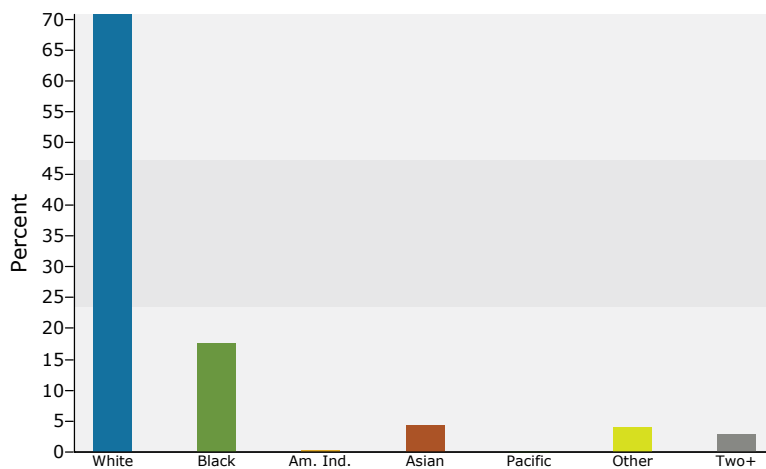
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 19.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Falls
Ring: 3 mile radius

Prepared by John Hoecker
Latitude: 26.572693
Longitude: -80.145987

Summary	Census 2010	2013	2018
Population	102,928	104,067	108,539
Households	39,166	39,418	40,984
Families	28,479	28,523	29,481
Average Household Size	2.62	2.64	2.64
Owner Occupied Housing Units	34,236	33,634	35,265
Renter Occupied Housing Units	4,930	5,783	5,719
Median Age	43.7	44.9	45.8
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.85%	0.99%	0.71%
Households	0.78%	0.98%	0.74%
Families	0.66%	0.87%	0.63%
Owner HHs	0.95%	1.32%	0.94%
Median Household Income	3.80%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,648	9.3%	3,403	8.3%
\$15,000 - \$24,999	3,940	10.0%	2,774	6.8%
\$25,000 - \$34,999	3,994	10.1%	3,416	8.3%
\$35,000 - \$49,999	5,141	13.0%	4,604	11.2%
\$50,000 - \$74,999	7,919	20.1%	7,711	18.8%
\$75,000 - \$99,999	5,416	13.7%	7,094	17.3%
\$100,000 - \$149,999	6,245	15.8%	8,095	19.8%
\$150,000 - \$199,999	1,751	4.4%	2,241	5.5%
\$200,000+	1,364	3.5%	1,646	4.0%
Median Household Income	\$57,129		\$68,853	
Average Household Income	\$75,817		\$87,645	
Per Capita Income	\$28,879		\$33,282	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,583	5.4%	5,468	5.3%	5,723	5.3%
5 - 9	6,656	6.5%	6,200	6.0%	6,208	5.7%
10 - 14	7,228	7.0%	6,822	6.6%	6,619	6.1%
15 - 19	6,592	6.4%	6,282	6.0%	6,037	5.6%
20 - 24	4,469	4.3%	5,223	5.0%	4,966	4.6%
25 - 34	8,952	8.7%	9,770	9.4%	11,947	11.0%
35 - 44	13,908	13.5%	12,471	12.0%	11,747	10.8%
45 - 54	14,984	14.6%	14,734	14.2%	13,768	12.7%
55 - 64	11,533	11.2%	12,653	12.2%	14,370	13.2%
65 - 74	10,821	10.5%	11,753	11.3%	13,703	12.6%
75 - 84	8,915	8.7%	8,898	8.6%	9,274	8.5%
85+	3,286	3.2%	3,794	3.6%	4,176	3.8%

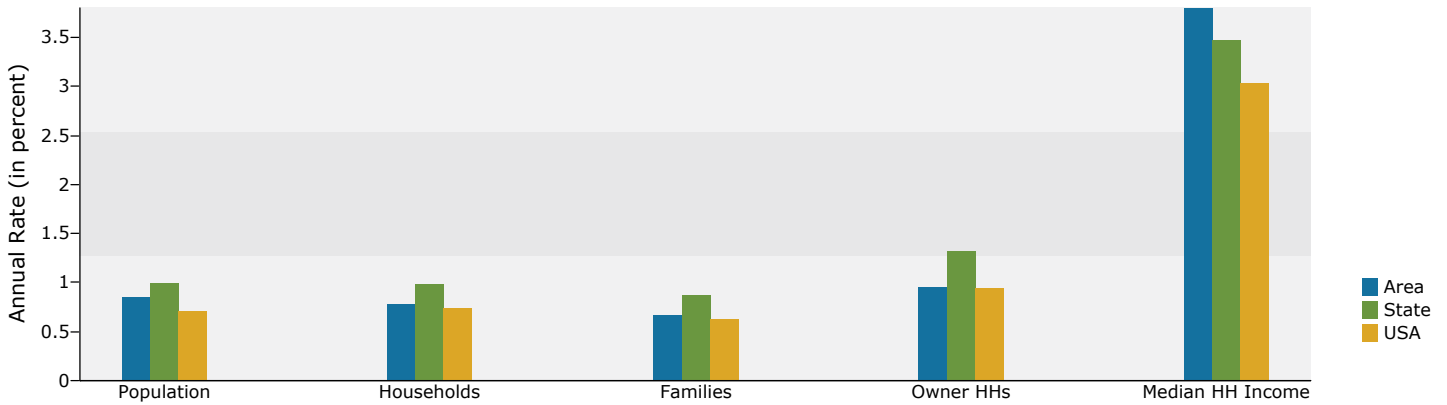
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,293	75.1%	76,830	73.8%	77,762	71.6%
Black Alone	15,762	15.3%	16,379	15.7%	17,958	16.5%
American Indian Alone	269	0.3%	271	0.3%	309	0.3%
Asian Alone	3,425	3.3%	3,663	3.5%	4,232	3.9%
Pacific Islander Alone	48	0.0%	49	0.0%	58	0.1%
Some Other Race Alone	3,708	3.6%	4,156	4.0%	5,028	4.6%
Two or More Races	2,422	2.4%	2,719	2.6%	3,192	2.9%
Hispanic Origin (Any Race)	17,699	17.2%	19,883	19.1%	24,377	22.5%

Data Note: Income is expressed in current dollars.

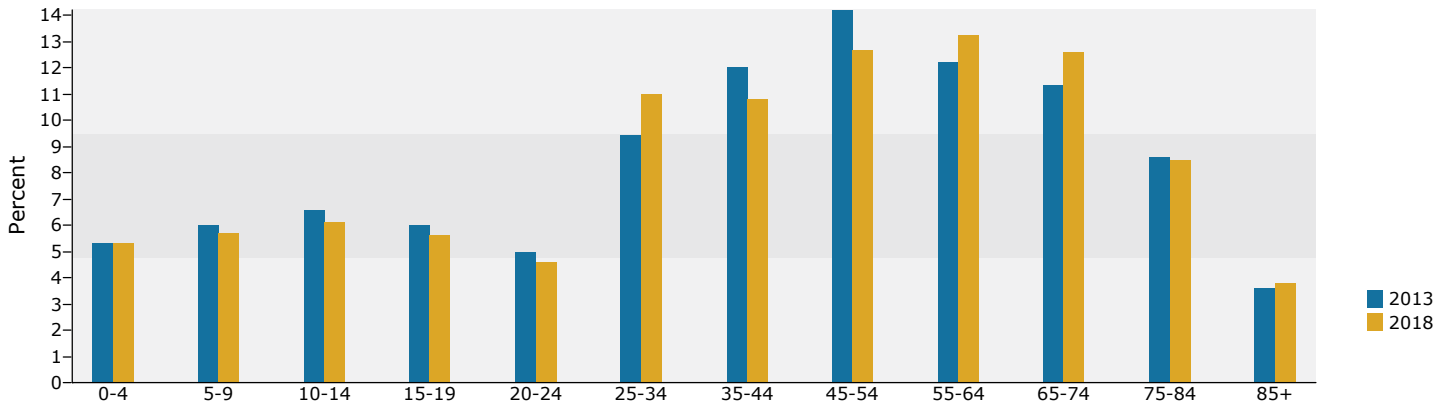
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



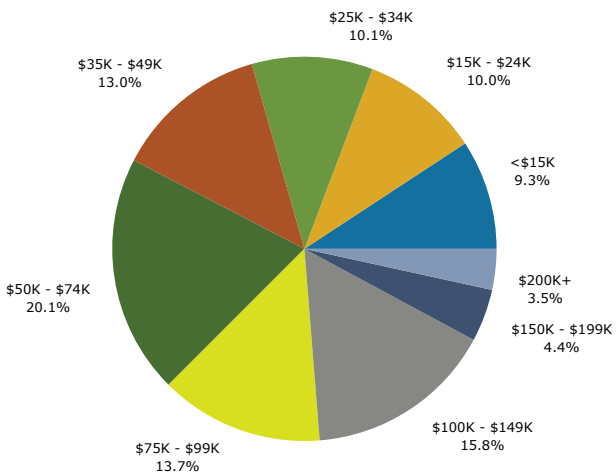
Trends 2013-2018



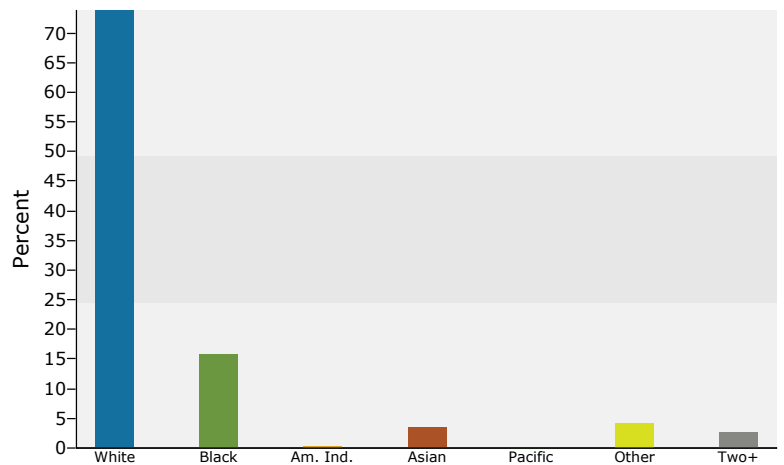
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 19.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Retail Market Forecast



Jupiter Realty Company



Summary Demographics

2015 Population	8,488
2015 Households	2,921
2015 Per Capita Income	\$39,021

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$114,335,408	\$28,293,031	86,042,377	60.3	27
Total Retail Trade	44-45	\$96,953,003	\$20,236,988	76,716,015	65.5	17
Total Food & Drink	722	\$17,382,406	\$8,056,044	9,326,362	36.7	10

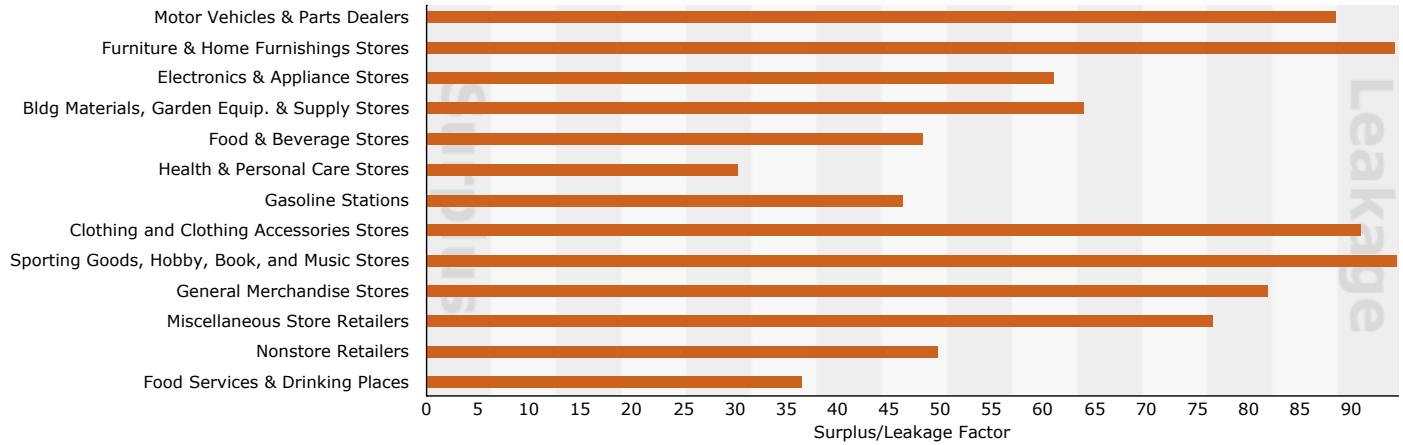
Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$23,855,977	\$1,435,524	22,420,452	88.6	2
Automobile Dealers	4411	\$20,469,019	\$939,402	19,529,616	91.2	1
Other Motor Vehicle Dealers	4412	\$2,213,036	\$394,918	1,818,118	69.7	1
Auto Parts, Accessories & Tire Stores	4413	\$1,173,923	\$101,204	1,072,719	84.1	0
Furniture & Home Furnishings Stores	442	\$4,020,415	\$118,748	3,901,667	94.3	0
Furniture Stores	4421	\$2,635,266	\$0	2,635,266	100.0	0
Home Furnishings Stores	4422	\$1,385,149	\$118,748	1,266,401	84.2	0
Electronics & Appliance Stores	4431	\$3,475,802	\$836,005	2,639,797	61.2	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,972,903	\$1,088,359	3,884,544	64.1	2
Bldg Material & Supplies Dealers	4441	\$4,491,180	\$59,042	4,432,138	97.4	1
Lawn & Garden Equip & Supply Stores	4442	\$481,723	\$1,029,318	-547,595	-36.2	2
Food & Beverage Stores	445	\$17,245,608	\$5,982,867	11,262,741	48.5	2
Grocery Stores	4451	\$15,912,441	\$5,566,794	10,345,647	48.2	1
Specialty Food Stores	4452	\$856,840	\$416,073	440,767	34.6	1
Beer, Wine & Liquor Stores	4453	\$476,327	\$0	476,327	100.0	0
Health & Personal Care Stores	446,4461	\$2,939,055	\$1,568,275	1,370,780	30.4	3
Gasoline Stations	447,4471	\$15,692,272	\$5,730,623	9,961,649	46.5	1
Clothing & Clothing Accessories Stores	448	\$4,912,521	\$228,420	4,684,101	91.1	2
Clothing Stores	4481	\$4,051,837	\$166,672	3,885,165	92.1	1
Shoe Stores	4482	\$454,837	\$0	454,837	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$405,847	\$61,748	344,098	73.6	1
Sporting Goods, Hobby, Book & Music Stores	451	\$992,656	\$27,403	965,253	94.6	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$351,445	\$27,403	324,042	85.5	1
Book, Periodical & Music Stores	4512	\$641,211	\$0	641,211	100.0	0
General Merchandise Stores	452	\$11,554,540	\$1,141,438	10,413,101	82.0	1
Department Stores Excluding Leased Depts.	4521	\$4,417,032	\$1,141,438	3,275,593	58.9	1
Other General Merchandise Stores	4529	\$7,137,508	\$0	7,137,508	100.0	0
Miscellaneous Store Retailers	453	\$1,794,157	\$238,056	1,556,101	76.6	1
Florists	4531	\$151,970	\$0	151,970	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$895,763	\$140,416	755,347	72.9	1
Used Merchandise Stores	4533	\$88,564	\$0	88,564	100.0	0
Other Miscellaneous Store Retailers	4539	\$657,860	\$97,641	560,220	74.2	1
Nonstore Retailers	454	\$5,497,098	\$1,841,269	3,655,829	49.8	1
Electronic Shopping & Mail-Order Houses	4541	\$3,423,348	\$1,804,230	1,619,118	31.0	0
Vending Machine Operators	4542	\$168,255	\$0	168,255	100.0	0
Direct Selling Establishments	4543	\$1,905,495	\$37,039	1,868,455	96.2	0
Food Services & Drinking Places	722	\$17,382,406	\$8,056,044	9,326,362	36.7	10
Full-Service Restaurants	7221	\$9,303,865	\$2,228,290	7,075,575	61.4	5
Limited-Service Eating Places	7222	\$6,499,027	\$5,247,217	1,251,810	10.7	4
Special Food Services	7223	\$1,387,794	\$533,064	854,730	44.5	1
Drinking Places - Alcoholic Beverages	7224	\$191,720	\$47,473	144,247	60.3	0

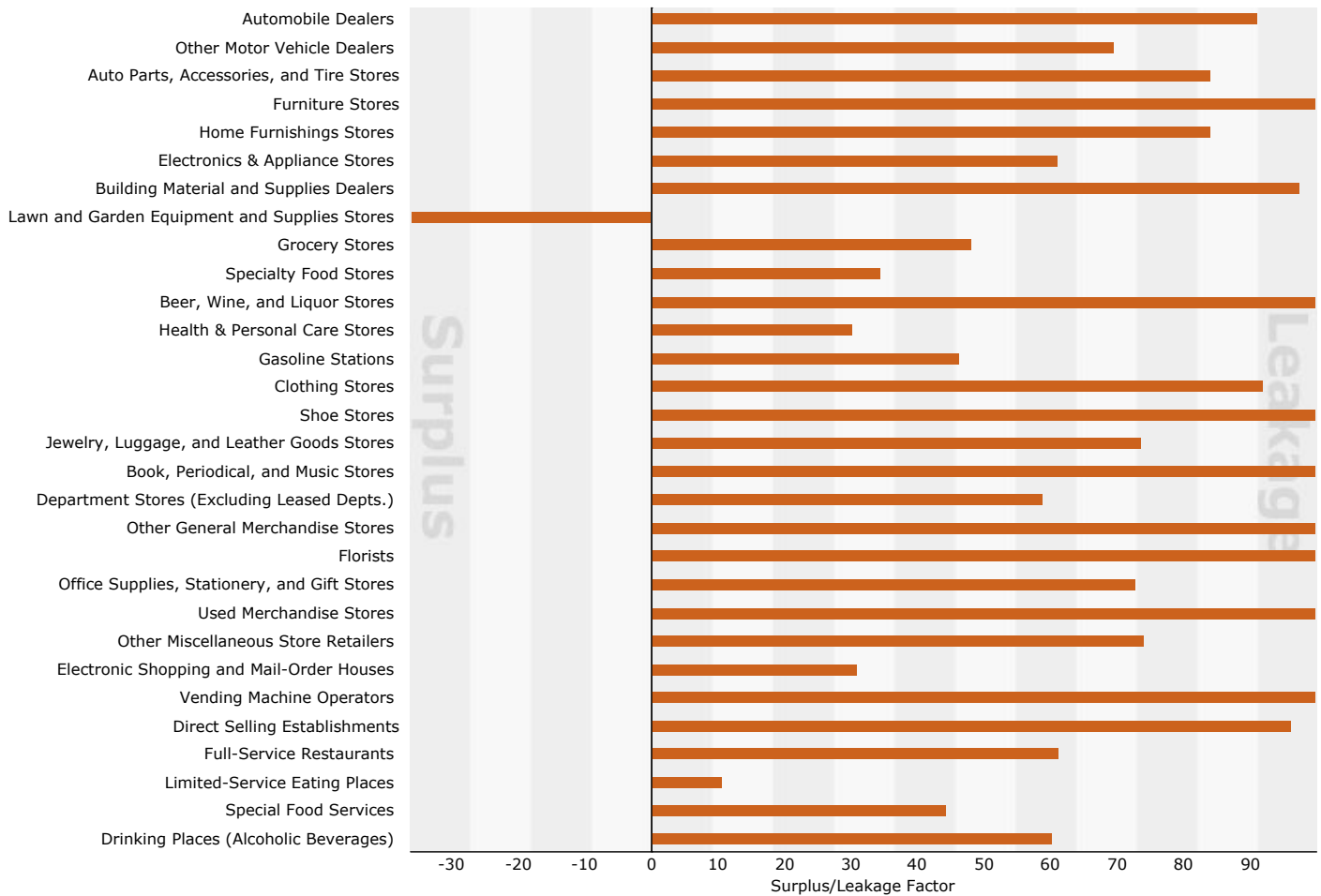
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Source: Esri and Infogroup

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





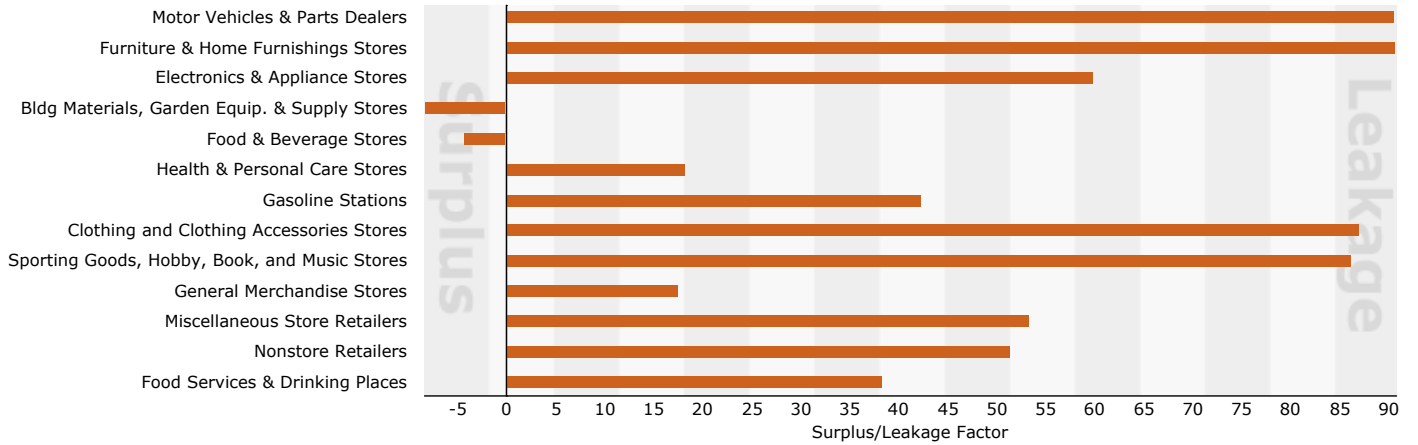
Summary Demographics						
2015 Population						44,332
2015 Households						14,851
2015 Per Capita Income						\$34,010
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$531,467,392	\$251,728,619	279,738,772	35.7	156
Total Retail Trade	44-45	\$451,212,365	\$216,013,050	235,199,315	35.3	103
Total Food & Drink	722	\$80,255,027	\$35,715,569	44,539,458	38.4	53
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$109,822,621	\$5,385,767	104,436,854	90.7	8
Automobile Dealers	4411	\$94,288,855	\$3,131,401	91,157,454	93.6	4
Other Motor Vehicle Dealers	4412	\$10,022,735	\$2,011,477	8,011,257	66.6	3
Auto Parts, Accessories & Tire Stores	4413	\$5,511,031	\$242,889	5,268,142	91.6	1
Furniture & Home Furnishings Stores	442	\$18,137,800	\$876,391	17,261,409	90.8	4
Furniture Stores	4421	\$11,837,348	\$125,887	11,711,462	97.9	0
Home Furnishings Stores	4422	\$6,300,452	\$750,505	5,549,948	78.7	4
Electronics & Appliance Stores	4431	\$15,859,445	\$3,962,614	11,896,831	60.0	9
Bldg Materials, Garden Equip. & Supply Stores	444	\$22,731,898	\$26,886,380	-4,154,482	-8.4	10
Bldg Material & Supplies Dealers	4441	\$20,496,550	\$23,615,291	-3,118,741	-7.1	4
Lawn & Garden Equip & Supply Stores	4442	\$2,235,349	\$3,271,089	-1,035,741	-18.8	6
Food & Beverage Stores	445	\$81,319,253	\$88,667,498	-7,348,245	-4.3	16
Grocery Stores	4451	\$75,078,688	\$82,898,413	-7,819,725	-4.9	9
Specialty Food Stores	4452	\$4,036,571	\$5,720,839	-1,684,267	-17.3	7
Beer, Wine & Liquor Stores	4453	\$2,203,995	\$48,247	2,155,748	95.7	0
Health & Personal Care Stores	446,4461	\$14,206,746	\$9,804,958	4,401,789	18.3	15
Gasoline Stations	447,4471	\$74,076,038	\$29,926,486	44,149,552	42.5	5
Clothing & Clothing Accessories Stores	448	\$22,399,015	\$1,531,038	20,867,978	87.2	9
Clothing Stores	4481	\$18,499,906	\$949,413	17,550,493	90.2	5
Shoe Stores	4482	\$2,089,091	\$201,598	1,887,493	82.4	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,810,018	\$380,026	1,429,992	65.3	3
Sporting Goods, Hobby, Book & Music Stores	451	\$4,483,363	\$331,985	4,151,378	86.2	8
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,591,227	\$331,985	1,259,242	65.5	8
Book, Periodical & Music Stores	4512	\$2,892,136	\$0	2,892,136	100.0	0
General Merchandise Stores	452	\$53,954,531	\$37,788,110	16,166,421	17.6	5
Department Stores Excluding Leased Depts.	4521	\$20,395,002	\$26,141,291	-5,746,289	-12.3	3
Other General Merchandise Stores	4529	\$33,559,529	\$11,646,819	21,912,710	48.5	2
Miscellaneous Store Retailers	453	\$8,373,014	\$2,543,726	5,829,287	53.4	10
Florists	4531	\$704,906	\$238,857	466,049	49.4	3
Office Supplies, Stationery & Gift Stores	4532	\$4,180,463	\$1,774,736	2,405,727	40.4	3
Used Merchandise Stores	4533	\$398,568	\$6,224	392,344	96.9	0
Other Miscellaneous Store Retailers	4539	\$3,089,076	\$523,909	2,565,167	71.0	4
Nonstore Retailers	454	\$25,848,640	\$8,308,097	17,540,543	51.4	4
Electronic Shopping & Mail-Order Houses	4541	\$15,994,004	\$7,904,546	8,089,458	33.8	1
Vending Machine Operators	4542	\$791,039	\$0	791,039	100.0	0
Direct Selling Establishments	4543	\$9,063,597	\$403,552	8,660,045	91.5	2
Food Services & Drinking Places	722	\$80,255,027	\$35,715,569	44,539,458	38.4	53
Full-Service Restaurants	7221	\$42,913,269	\$14,601,502	28,311,768	49.2	30
Limited-Service Eating Places	7222	\$30,041,526	\$19,355,400	10,686,125	21.6	18
Special Food Services	7223	\$6,418,040	\$1,385,961	5,032,079	64.5	3
Drinking Places - Alcoholic Beverages	7224	\$882,192	\$372,706	509,486	40.6	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. The vintage of the Retail MarketPlace data on this report is 2015.

Source: Esri and Infogroup



Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



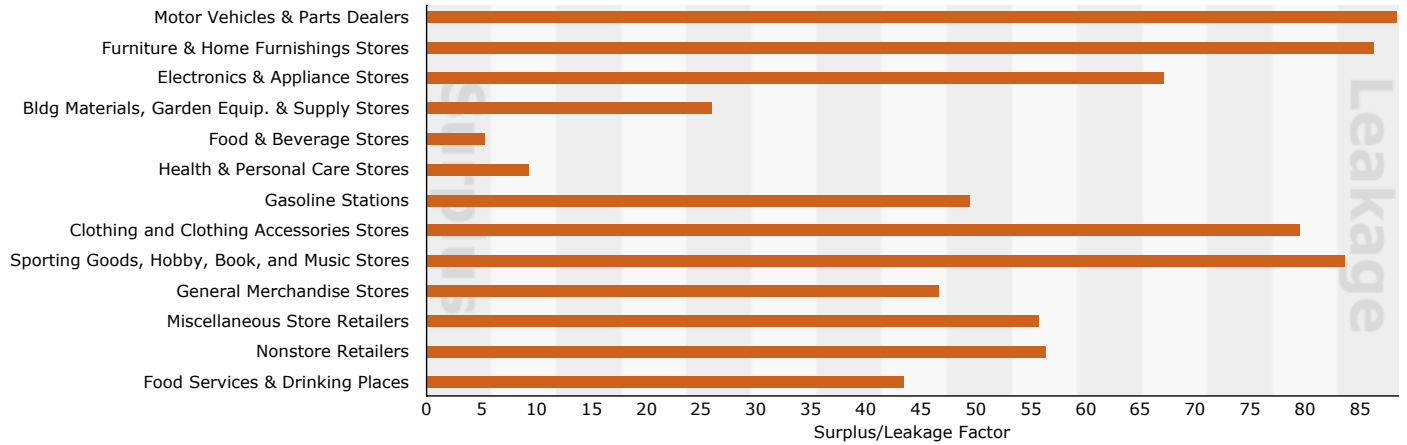


Summary Demographics						
2015 Population						105,077
2015 Households						40,184
2015 Per Capita Income						\$33,278
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,268,633,979	\$474,347,954	794,286,026	45.6	339
Total Retail Trade	44-45	\$1,079,820,333	\$400,111,234	679,709,099	45.9	238
Total Food & Drink	722	\$188,813,646	\$74,236,720	114,576,926	43.6	101
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$261,965,197	\$15,972,598	245,992,600	88.5	16
Automobile Dealers	4411	\$224,187,810	\$8,816,575	215,371,236	92.4	5
Other Motor Vehicle Dealers	4412	\$24,483,633	\$3,998,715	20,484,918	71.9	7
Auto Parts, Accessories & Tire Stores	4413	\$13,293,754	\$3,157,308	10,136,446	61.6	4
Furniture & Home Furnishings Stores	442	\$42,172,986	\$3,087,940	39,085,046	86.4	13
Furniture Stores	4421	\$27,347,800	\$1,066,610	26,281,191	92.5	2
Home Furnishings Stores	4422	\$14,825,186	\$2,021,331	12,803,855	76.0	11
Electronics & Appliance Stores	4431	\$37,265,679	\$7,296,289	29,969,390	67.3	19
Bldg Materials, Garden Equip. & Supply Stores	444	\$53,985,958	\$31,626,721	22,359,237	26.1	28
Bldg Material & Supplies Dealers	4441	\$48,556,576	\$24,863,235	23,693,340	32.3	13
Lawn & Garden Equip & Supply Stores	4442	\$5,429,382	\$6,763,486	-1,334,103	-10.9	15
Food & Beverage Stores	445	\$196,284,269	\$175,721,190	20,563,079	5.5	35
Grocery Stores	4451	\$181,326,688	\$165,439,546	15,887,142	4.6	21
Specialty Food Stores	4452	\$9,719,582	\$9,154,495	565,087	3.0	11
Beer, Wine & Liquor Stores	4453	\$5,237,999	\$1,127,148	4,110,850	64.6	3
Health & Personal Care Stores	446,4461	\$35,727,549	\$29,529,881	6,197,669	9.5	26
Gasoline Stations	447,4471	\$178,607,121	\$60,265,815	118,341,306	49.5	10
Clothing & Clothing Accessories Stores	448	\$51,968,895	\$5,895,279	46,073,616	79.6	31
Clothing Stores	4481	\$42,938,481	\$2,767,755	40,170,726	87.9	14
Shoe Stores	4482	\$4,884,226	\$477,064	4,407,162	82.2	2
Jewelry, Luggage & Leather Goods Stores	4483	\$4,146,188	\$2,650,460	1,495,728	22.0	16
Sporting Goods, Hobby, Book & Music Stores	451	\$10,346,270	\$918,193	9,428,077	83.7	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,701,331	\$730,427	2,970,904	67.0	11
Book, Periodical & Music Stores	4512	\$6,644,939	\$187,766	6,457,173	94.5	1
General Merchandise Stores	452	\$129,225,707	\$46,825,287	82,400,420	46.8	8
Department Stores Excluding Leased Depts.	4521	\$48,336,038	\$31,425,015	16,911,023	21.2	4
Other General Merchandise Stores	4529	\$80,889,669	\$15,400,271	65,489,398	68.0	4
Miscellaneous Store Retailers	453	\$20,166,206	\$5,717,500	14,448,706	55.8	32
Florists	4531	\$1,713,907	\$390,627	1,323,280	62.9	6
Office Supplies, Stationery & Gift Stores	4532	\$10,066,518	\$3,428,404	6,638,114	49.2	8
Used Merchandise Stores	4533	\$919,444	\$73,144	846,300	85.3	3
Other Miscellaneous Store Retailers	4539	\$7,466,337	\$1,825,325	5,641,011	60.7	15
Nonstore Retailers	454	\$62,104,494	\$17,254,540	44,849,954	56.5	7
Electronic Shopping & Mail-Order Houses	4541	\$38,551,442	\$16,218,335	22,333,108	40.8	2
Vending Machine Operators	4542	\$1,897,963	\$0	1,897,963	100.0	0
Direct Selling Establishments	4543	\$21,655,090	\$1,036,205	20,618,884	90.9	4
Food Services & Drinking Places	722	\$188,813,646	\$74,236,720	114,576,926	43.6	101
Full-Service Restaurants	7221	\$100,882,599	\$33,530,936	67,351,663	50.1	54
Limited-Service Eating Places	7222	\$70,761,572	\$34,869,435	35,892,138	34.0	36
Special Food Services	7223	\$15,116,616	\$5,252,981	9,863,635	48.4	8
Drinking Places - Alcoholic Beverages	7224	\$2,052,859	\$583,369	1,469,490	55.7	3

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Source: Esri and Infogroup

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Traffic Map



Jupiter Realty Company

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

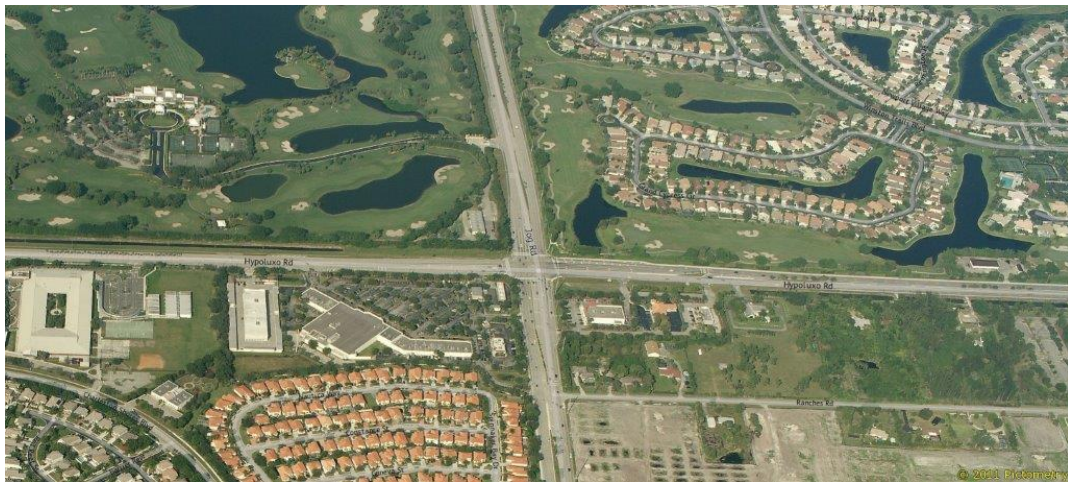
Property Photos



Jupiter Realty Company



Satellite Aeria



Falls Aerial

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Site Plan



Jupiter Realty Company

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

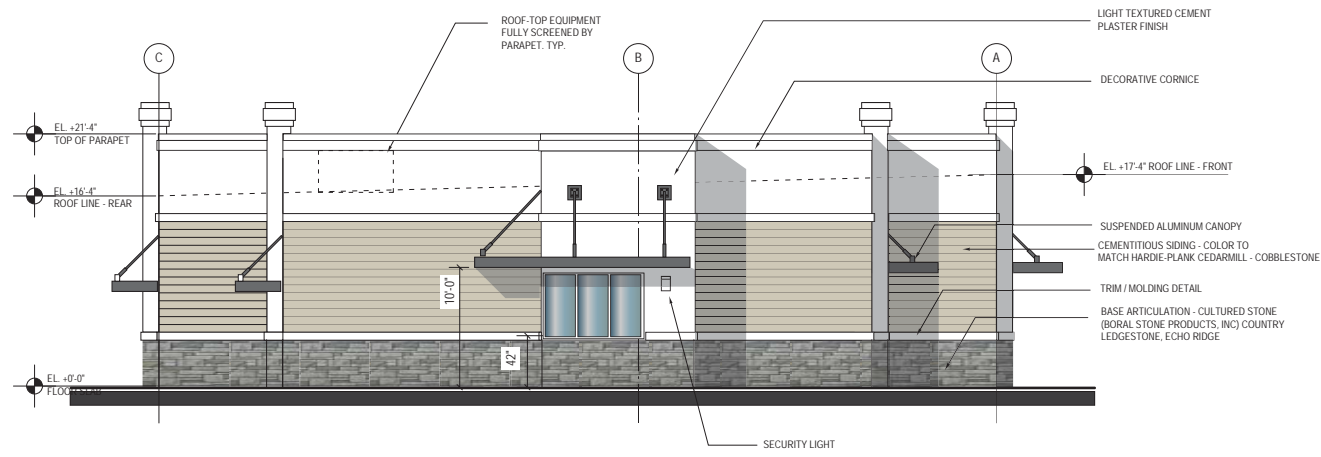
Elevations



Jupiter Realty Company



○ SOUTH ELEVATION BUILDING #2
 3/16" = 1'-0"



○ WEST ELEVATION BUILDING #2
 3/16" = 1'-0"

Falls

6455 Hypoluxo Road
Lake Worth, FL 33467

Floor Plan



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