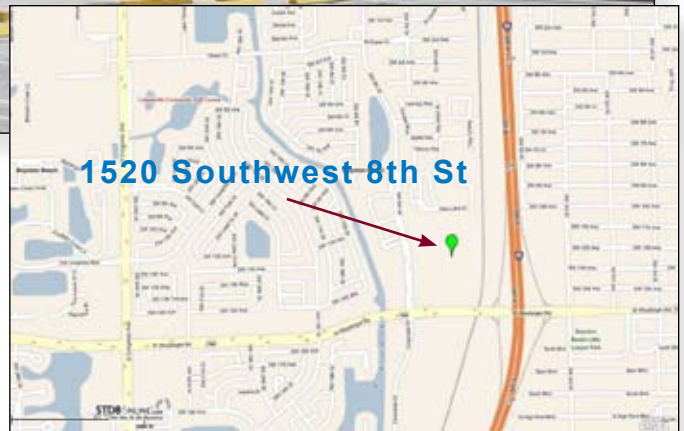


1520 SOUTHWEST 8TH STREET

Boynton Beach, FL 33426

SPACE AVAILABLE : 88,004 SF
(Can be Subdivided)



Redevelopment Opportunity - Subdividable

- * Billboard signage visibility from I-95
- * Conveniently situated directly off I-95 Woolbright Rd exit
- * Located in Palm Beach county's 3rd largest city
- * Traffic counts of 200K+ cars per day by site
- * Adjacent to Home Depot
- * 7.8 acres, 549 parking spaces
- * Built 1990

Nearby Retailers:

Home Depot, Lowe's, Staples, Bravo's
Burger King, Cracker Barrel, RaceTrac

Demographics	3 Mile	5 Mile	10 Mile
Population	79,494	195,719	540,046
Daytime Population	30,199	60,941	197,022
Avg HH Income	\$70,045	\$69,691	\$73,397

FOR MORE INFORMATION, PLEASE CONTACT : 1.866.643.0865 | 561.395.2441

Shary Thur
sthur@thurassociates.com
cell : 202.359.3469



Jonathan Cashion
jcashion@thurassociates.com
cell: 561.302.7071

Corporate Office : 8260 Greensboro Dr. Suite 270, McLean VA 22102 703.847.0865
Florida Office : 433 Plaza Real, Suite 275, Boca Raton, FL 33432 561.395.2441

www.thurassociates.com

4/6/11



Demographic and Income Profile

1520 SW 8th St, Boynton Beach, FL 33426-5827
 Ring: 3 miles radius

Prepared by Shary ThurBoynton former HD
 Latitude: 26.516535
 Longitude: -80.075272

Summary	2000		2010		2015	
Population	73,598		79,494		79,557	
Households	33,551		36,055		36,128	
Families	19,797		20,125		19,675	
Average Household Size	2.16		2.17		2.16	
Owner Occupied Housing Units	25,018		26,058		25,999	
Renter Occupied Housing Units	8,533		9,996		10,129	
Median Age	45.7		49.6		51.1	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.02%		0.84%		0.76%	
Households	0.04%		0.83%		0.78%	
Families	-0.45%		0.64%		0.64%	
Owner HHs	-0.05%		0.89%		0.82%	
Median Household Income	3.22%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,614	13.8%	3,695	10.2%	3,112	8.6%
\$15,000 - \$24,999	4,596	13.7%	3,593	10.0%	2,927	8.1%
\$25,000 - \$34,999	4,861	14.5%	4,098	11.4%	3,333	9.2%
\$35,000 - \$49,999	6,122	18.3%	5,909	16.4%	4,796	13.3%
\$50,000 - \$74,999	6,447	19.3%	8,000	22.2%	8,329	23.1%
\$75,000 - \$99,999	3,018	9.0%	5,534	15.3%	6,316	17.5%
\$100,000 - \$149,999	2,070	6.2%	2,898	8.0%	4,465	12.4%
\$150,000 - \$199,999	593	1.8%	899	2.5%	1,161	3.2%
\$200,000+	1,143	3.4%	1,430	4.0%	1,691	4.7%
Median Household Income	\$40,919		\$52,221		\$61,189	
Average Household Income	\$59,304		\$70,045		\$79,658	
Per Capita Income	\$27,214		\$31,930		\$36,354	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,676	5.0%	3,856	4.9%	3,787	4.8%
5 - 9	3,707	5.0%	3,694	4.6%	3,660	4.6%
10 - 14	3,636	4.9%	3,638	4.6%	3,665	4.6%
15 - 19	3,102	4.2%	3,586	4.5%	3,390	4.3%
20 - 24	3,242	4.4%	3,780	4.8%	3,835	4.8%
25 - 34	8,831	12.0%	7,761	9.8%	8,185	10.3%
35 - 44	10,028	13.6%	8,714	11.0%	7,713	9.7%
45 - 54	8,346	11.3%	10,424	13.1%	9,444	11.9%
55 - 64	6,978	9.5%	10,658	13.4%	11,426	14.4%
65 - 74	9,415	12.8%	9,324	11.7%	11,512	14.5%
75 - 84	9,078	12.3%	8,765	11.0%	7,774	9.8%
85+	3,557	4.8%	5,292	6.7%	5,166	6.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	55,830	75.9%	55,838	70.2%	53,998	67.9%
Black Alone	13,677	18.6%	17,112	21.5%	17,982	22.6%
American Indian Alone	144	0.2%	288	0.4%	325	0.4%
Asian Alone	805	1.1%	1,212	1.5%	1,416	1.8%
Pacific Islander Alone	33	0.0%	55	0.1%	59	0.1%
Some Other Race Alone	1,443	2.0%	2,594	3.3%	3,096	3.9%
Two or More Races	1,667	2.3%	2,395	3.0%	2,681	3.4%
Hispanic Origin (Any Race)	5,824	7.9%	10,566	13.3%	12,894	16.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 19, 2011

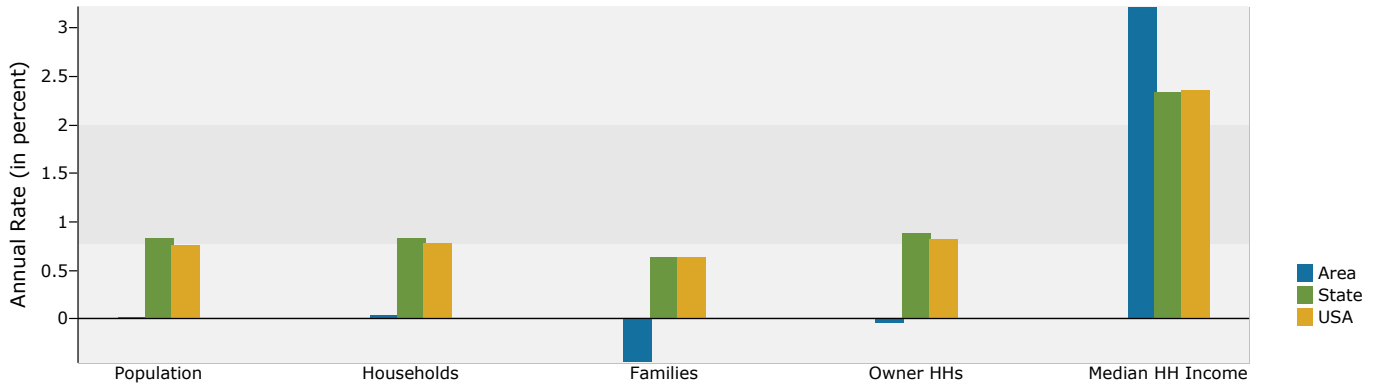


Demographic and Income Profile

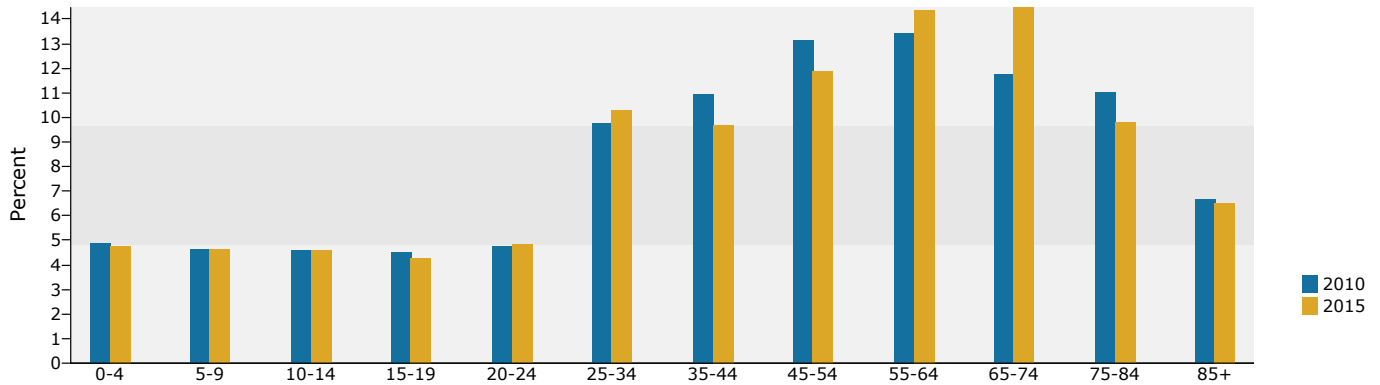
1520 SW 8th St, Boynton Beach, FL 33426-5827
 Ring: 3 miles radius

Prepared by Shary ThurBoynton former HD
 Latitude: 26.516535
 Longitude: -80.075272

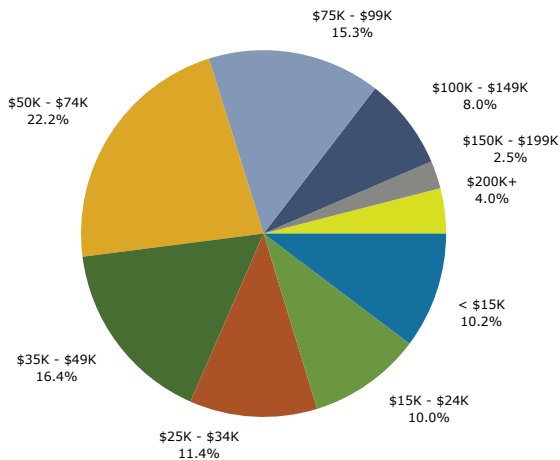
Trends 2010-2015



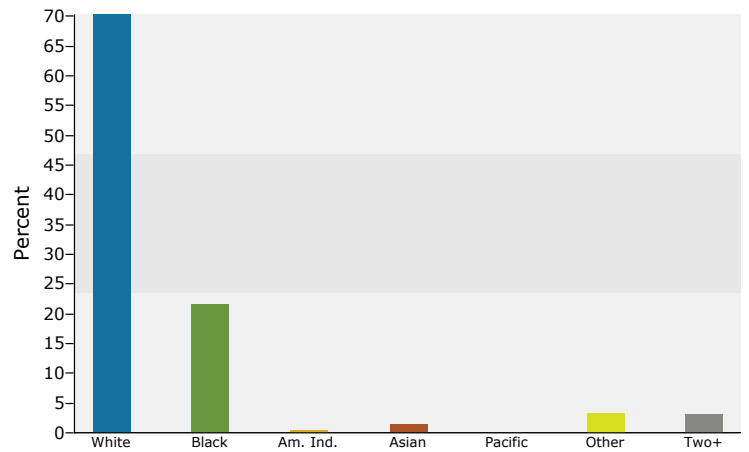
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 13.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

1520 SW 8th St, Boynton Beach, FL 33426-5827
 Ring: 5 miles radius

Prepared by Shary ThurBoynton former HD
 Latitude: 26.516535
 Longitude: -80.075272

Summary	2000		2010		2015	
Population	178,005		195,719		197,182	
Households	77,588		84,475		85,119	
Families	48,949		51,236		50,681	
Average Household Size	2.27		2.29		2.29	
Owner Occupied Housing Units	60,051		63,449		63,772	
Renter Occupied Housing Units	17,537		21,025		21,346	
Median Age	45.1		49.6		51.3	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.15%		0.84%		0.76%	
Households	0.15%		0.83%		0.78%	
Families	-0.22%		0.64%		0.64%	
Owner HHs	0.10%		0.89%		0.82%	
Median Household Income	2.93%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,820	12.7%	7,788	9.2%	6,561	7.7%
\$15,000 - \$24,999	10,420	13.4%	8,076	9.6%	6,554	7.7%
\$25,000 - \$34,999	10,911	14.1%	9,362	11.1%	7,578	8.9%
\$35,000 - \$49,999	14,155	18.3%	13,771	16.3%	11,189	13.1%
\$50,000 - \$74,999	15,630	20.2%	18,929	22.4%	19,699	23.1%
\$75,000 - \$99,999	7,566	9.8%	13,955	16.5%	15,778	18.5%
\$100,000 - \$149,999	5,323	6.9%	7,490	8.9%	11,463	13.5%
\$150,000 - \$199,999	1,487	1.9%	2,120	2.5%	2,732	3.2%
\$200,000+	2,224	2.9%	2,982	3.5%	3,564	4.2%
Median Household Income	\$42,438		\$54,223		\$62,646	
Average Household Income	\$58,745		\$69,691		\$78,965	
Per Capita Income	\$25,906		\$30,373		\$34,431	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,239	5.2%	9,777	5.0%	9,526	4.8%
5 - 9	9,625	5.4%	9,526	4.9%	9,456	4.8%
10 - 14	9,394	5.3%	9,323	4.8%	9,541	4.8%
15 - 19	8,010	4.5%	9,239	4.7%	8,671	4.4%
20 - 24	7,270	4.1%	8,703	4.4%	8,887	4.5%
25 - 34	20,463	11.5%	18,656	9.5%	19,570	9.9%
35 - 44	24,747	13.9%	21,115	10.8%	18,784	9.5%
45 - 54	19,801	11.1%	25,555	13.1%	23,347	11.8%
55 - 64	16,935	9.5%	25,153	12.9%	27,403	13.9%
65 - 74	24,491	13.8%	23,948	12.2%	28,780	14.6%
75 - 84	21,342	12.0%	23,286	11.9%	21,243	10.8%
85+	6,688	3.8%	11,439	5.8%	11,973	6.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	134,081	75.3%	136,615	69.8%	133,055	67.5%
Black Alone	32,758	18.4%	41,300	21.1%	43,543	22.1%
American Indian Alone	326	0.2%	654	0.3%	733	0.4%
Asian Alone	2,344	1.3%	3,611	1.8%	4,242	2.2%
Pacific Islander Alone	118	0.1%	200	0.1%	218	0.1%
Some Other Race Alone	3,672	2.1%	6,622	3.4%	7,903	4.0%
Two or More Races	4,706	2.6%	6,716	3.4%	7,488	3.8%
Hispanic Origin (Any Race)	15,167	8.5%	27,295	13.9%	33,236	16.9%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 19, 2011

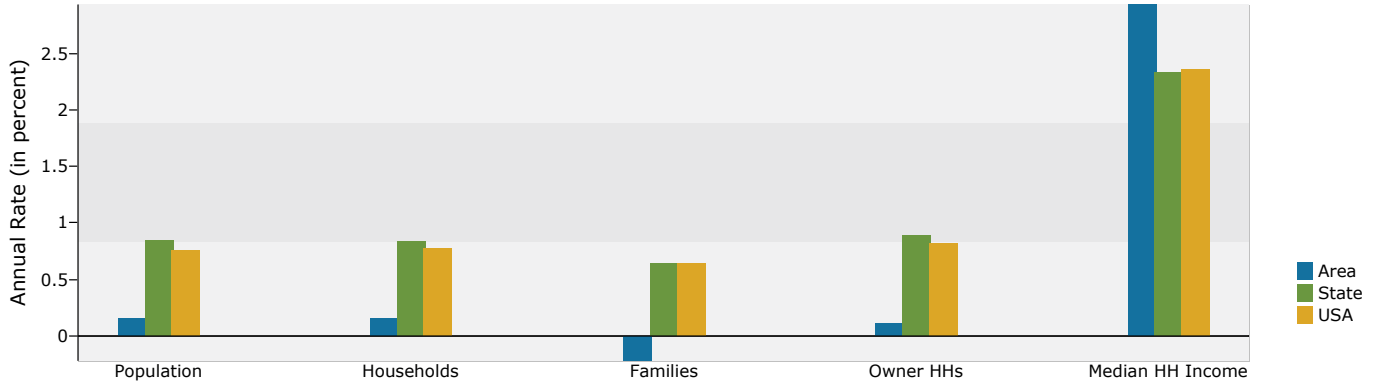


Demographic and Income Profile

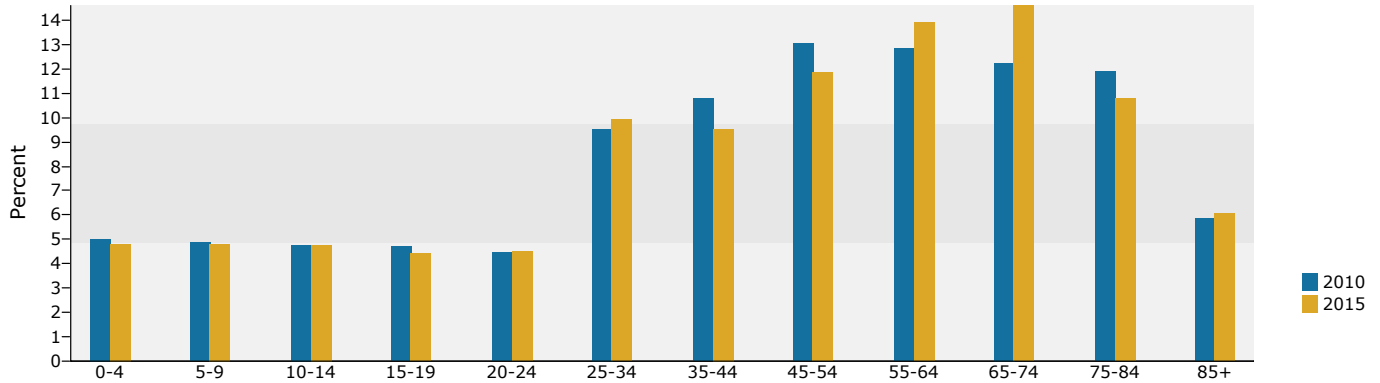
1520 SW 8th St, Boynton Beach, FL 33426-5827
 Ring: 5 miles radius

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 Latitude: 26.516535
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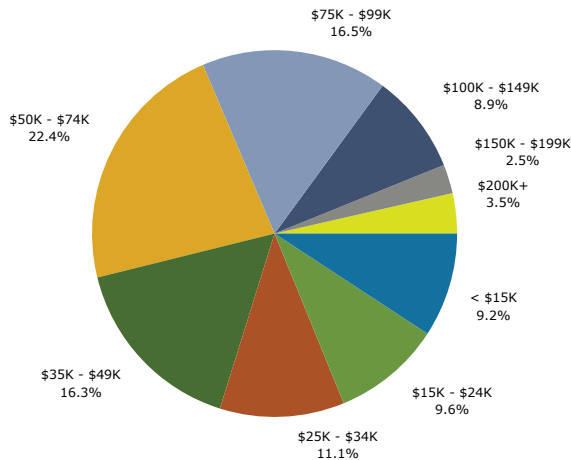
Trends 2010-2015



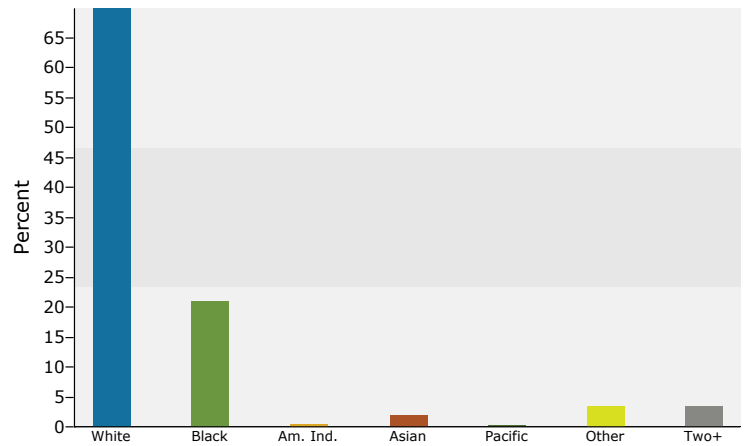
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 13.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

1520 SW 8th St, Boynton Beach, FL 33426-5827
 Ring: 10 miles radius

Prepared by Shary ThurBoynton former HD
 Latitude: 26.516535
 Longitude: -80.075272

Summary	2000		2010		2015	
Population	481,173		540,046		546,928	
Households	211,971		232,989		235,264	
Families	132,680		142,561		142,092	
Average Household Size	2.24		2.29		2.30	
Owner Occupied Housing Units	162,843		175,943		177,865	
Renter Occupied Housing Units	49,128		57,046		57,399	
Median Age	45.2		48.6		50.2	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.25%		0.84%		0.76%	
Households	0.19%		0.83%		0.78%	
Families	-0.07%		0.64%		0.64%	
Owner HHs	0.22%		0.89%		0.82%	
Median Household Income	3.06%		2.34%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	28,408	13.4%	22,252	9.6%	18,894	8.0%
\$15,000 - \$24,999	29,924	14.1%	23,079	9.9%	18,909	8.0%
\$25,000 - \$34,999	29,452	13.9%	26,086	11.2%	21,246	9.0%
\$35,000 - \$49,999	36,762	17.3%	36,701	15.8%	30,012	12.8%
\$50,000 - \$74,999	39,618	18.7%	49,504	21.2%	51,367	21.8%
\$75,000 - \$99,999	19,230	9.1%	35,474	15.2%	40,116	17.1%
\$100,000 - \$149,999	15,492	7.3%	22,224	9.5%	33,447	14.2%
\$150,000 - \$199,999	5,066	2.4%	6,598	2.8%	8,372	3.6%
\$200,000+	7,946	3.7%	11,069	4.8%	12,902	5.5%
Median Household Income	\$41,793		\$54,187		\$63,004	
Average Household Income	\$62,231		\$73,559		\$83,293	
Per Capita Income	\$27,675		\$31,936		\$36,053	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,197	5.2%	27,689	5.1%	27,175	5.0%
5 - 9	25,335	5.3%	27,405	5.1%	27,575	5.0%
10 - 14	24,702	5.1%	27,190	5.0%	28,032	5.1%
15 - 19	21,943	4.6%	26,525	4.9%	26,164	4.8%
20 - 24	20,968	4.4%	24,246	4.5%	24,889	4.6%
25 - 34	55,636	11.6%	51,168	9.5%	52,738	9.6%
35 - 44	65,832	13.7%	59,891	11.1%	54,230	9.9%
45 - 54	53,765	11.2%	71,208	13.2%	66,534	12.2%
55 - 64	46,418	9.6%	69,458	12.9%	75,538	13.8%
65 - 74	64,479	13.4%	63,040	11.7%	77,167	14.1%
75 - 84	58,608	12.2%	60,102	11.1%	53,808	9.8%
85+	18,291	3.8%	32,124	5.9%	33,076	6.0%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	389,921	81.0%	407,771	75.5%	400,961	73.3%
Black Alone	54,112	11.2%	71,182	13.2%	75,688	13.8%
American Indian Alone	1,164	0.2%	2,512	0.5%	2,800	0.5%
Asian Alone	6,274	1.3%	10,134	1.9%	12,038	2.2%
Pacific Islander Alone	273	0.1%	440	0.1%	470	0.1%
Some Other Race Alone	17,290	3.6%	29,988	5.6%	34,846	6.4%
Two or More Races	12,139	2.5%	18,020	3.3%	20,125	3.7%
Hispanic Origin (Any Race)	66,178	13.8%	113,763	21.1%	135,060	24.7%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

January 19, 2011

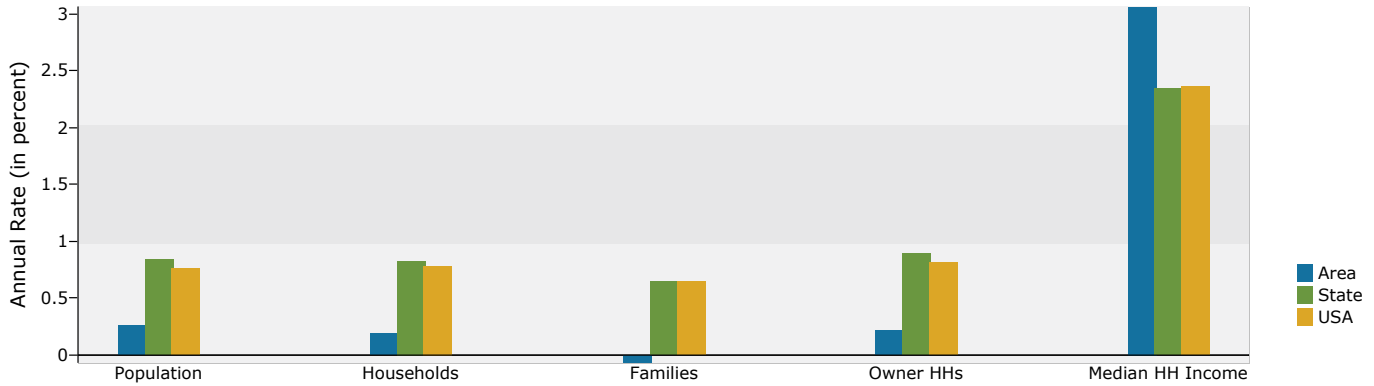


Demographic and Income Profile

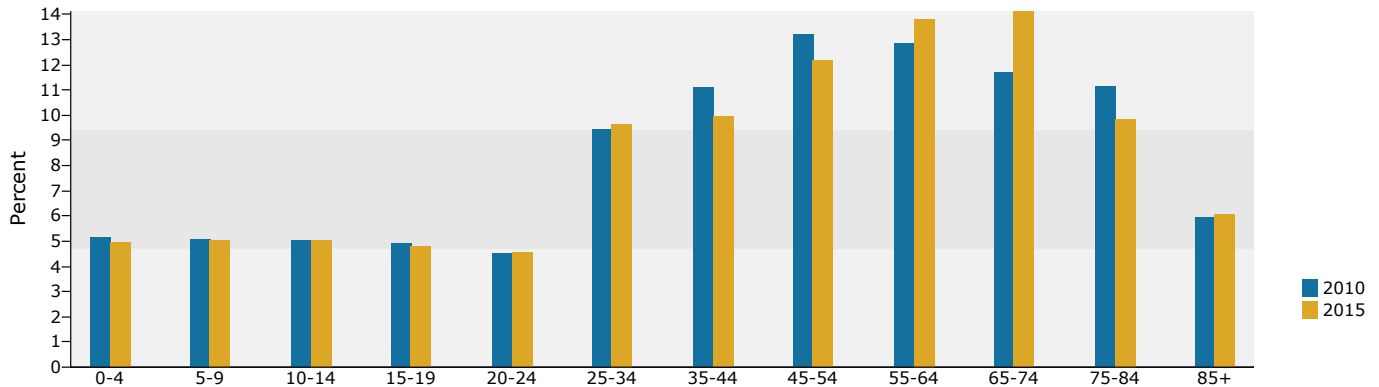
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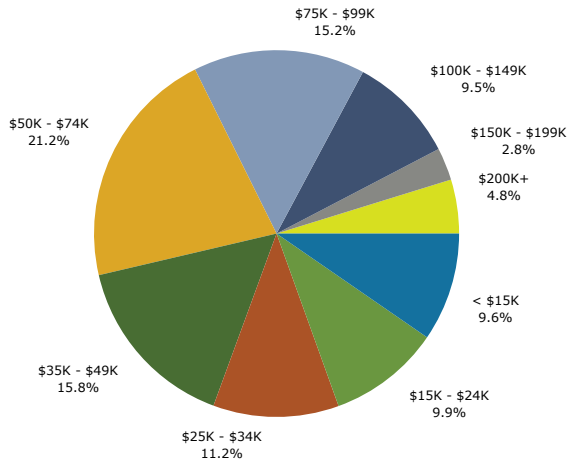
Trends 2010-2015



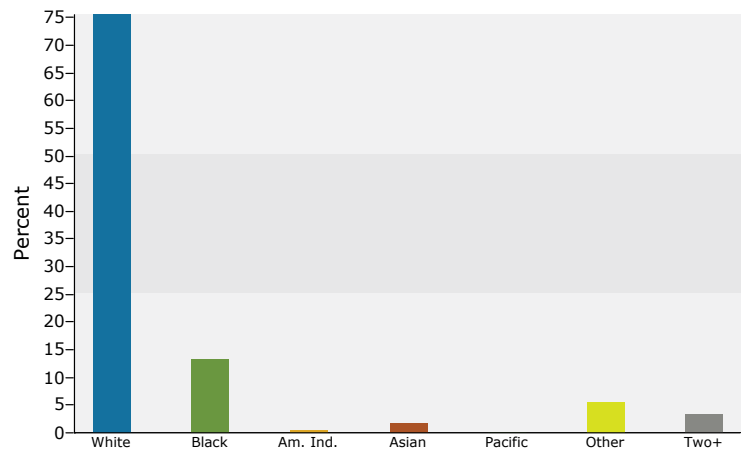
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 21.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.