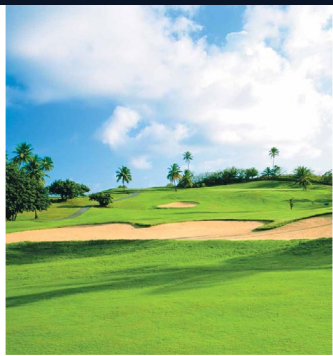


TOWN CENTER PALMAS

For Lease Mixed Use Development
Spaces now available for retail, office and restaurants



ABOUT TOWN CENTER PALMAS

The Town Center Palmas is a retail and mixed-use development that will contain 60,000 SF of retail, office, restaurant and services. The center will be located in Palmas del Mar, located in the city of Humacao, Puerto Rico.

Palmas del Mar is an award-winning destination and resort community located in Puerto Rico's southeastern coast. This area sits 45 minutes from San Juan, 15 minutes from the private airport at the former Roosevelt Roads Navy Base, and it is just a short boat ride from the islands of Vieques and Culebra that provide world class fishing and diving. The development stretches out approximately 3,000 acres, and it is marked by beautiful beaches, lavish homes, extensive gardens, two championship golf courses, the largest tennis center in the Caribbean, a Hotel with a Casino, and The Yacht Club Marina. Palmas also offers excellent academic facilities (K-12), a wide variety of restaurants, an equestrian center, a number of hospitals, plus access to the beach and country clubs.





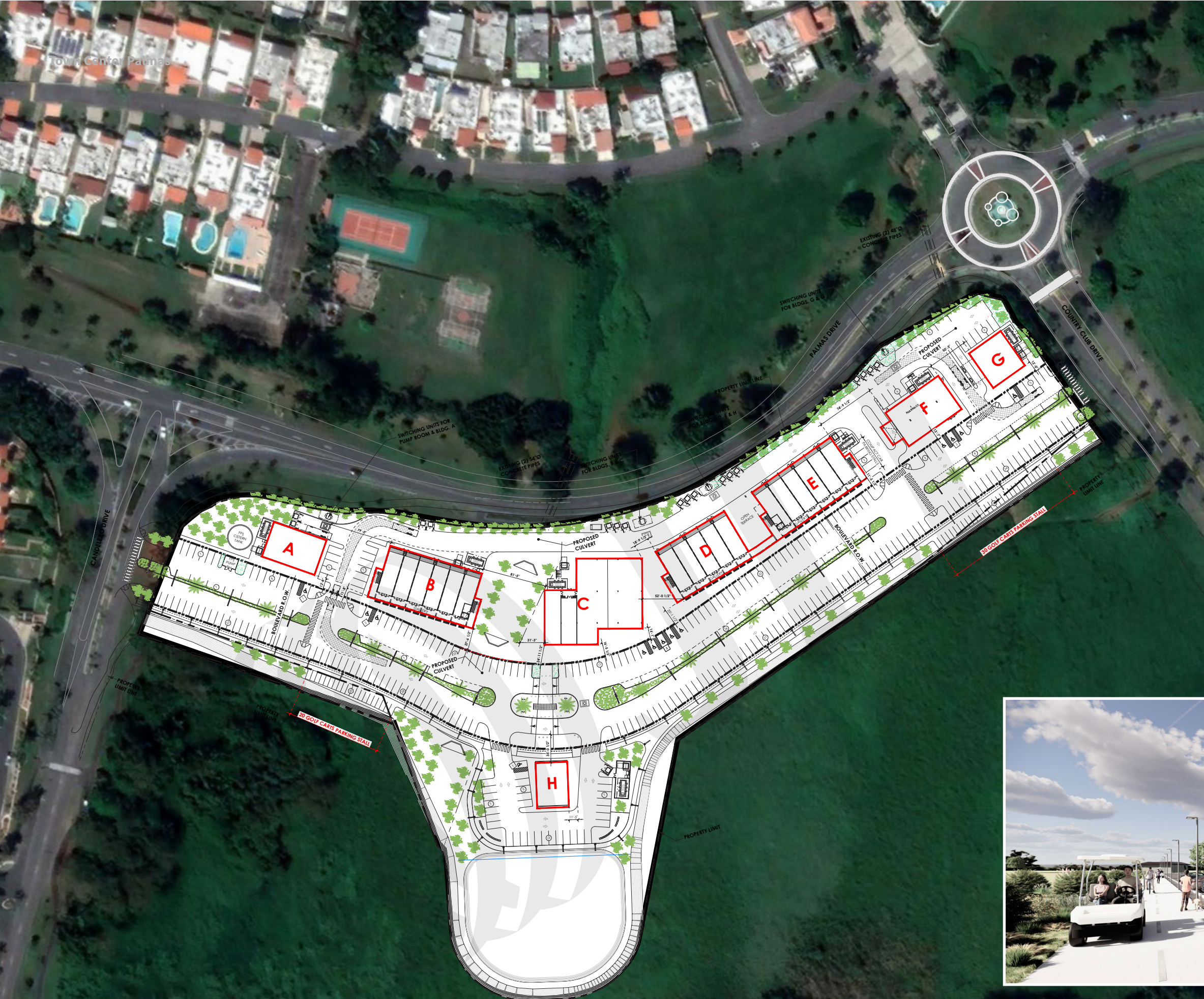
Award winning destination resort community



SITE PLAN

Leasable Area

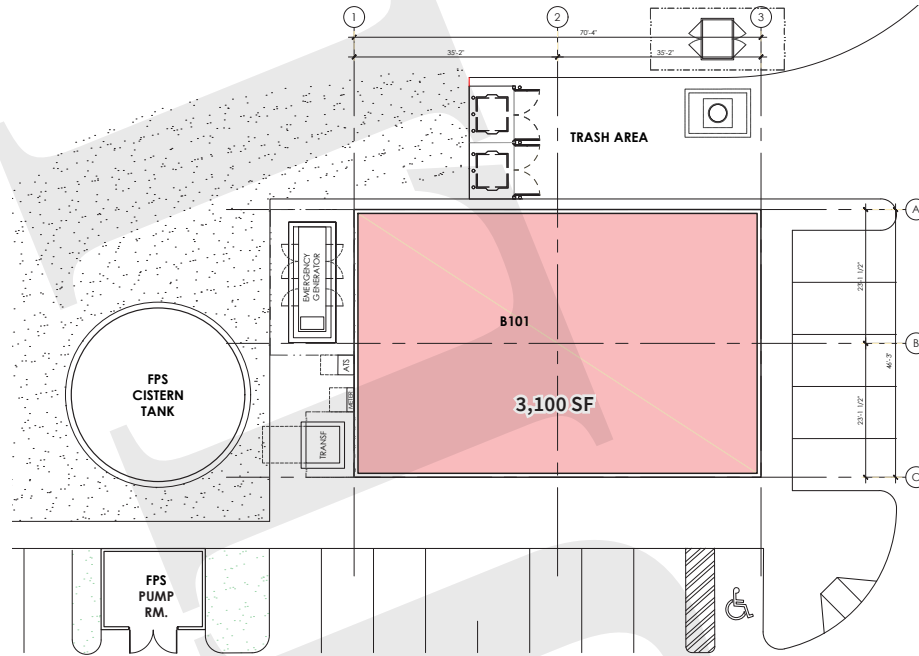
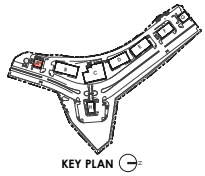
Building #	Size (SF)
A: Outparcel	3,100
B: Retail Building	13,220
C: Retail Building (including Grocery)	9,529
D: Retail Building / Offices	11,540
E: Retail Building / Offices	13,218
F: Outparcel	4,053
G: Outparcel	2,494
H: Outparcel	2,846
Total Areas	60,000 SF



LEASING PLANS

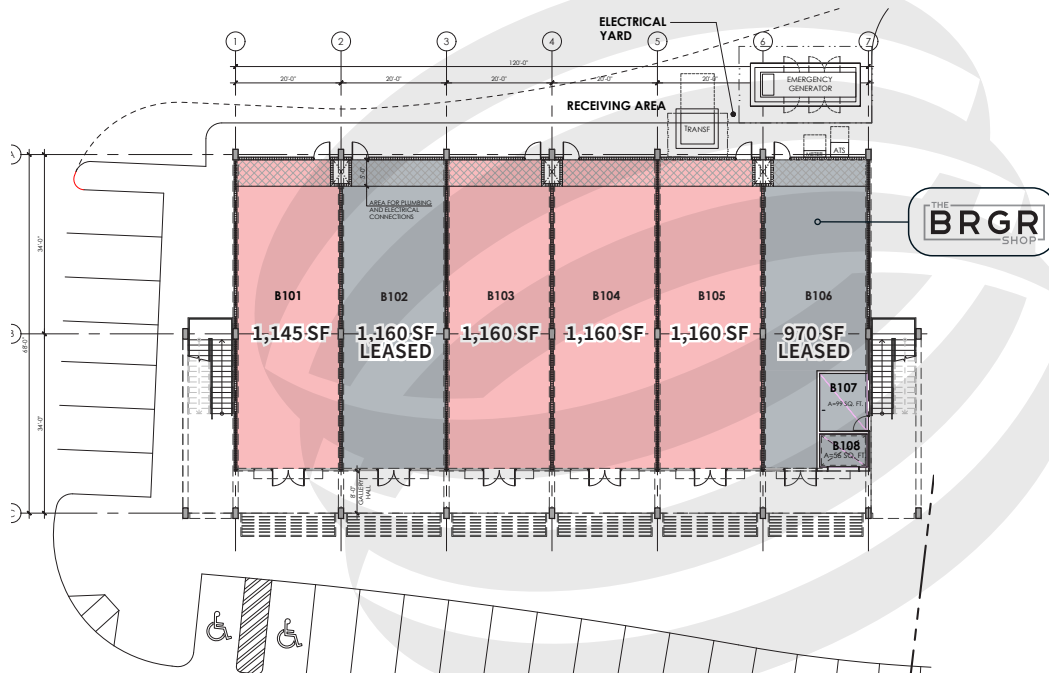
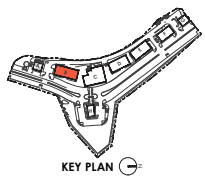
Building A: Retail Ground Floor Plan

Outparcel - 3,100 SF



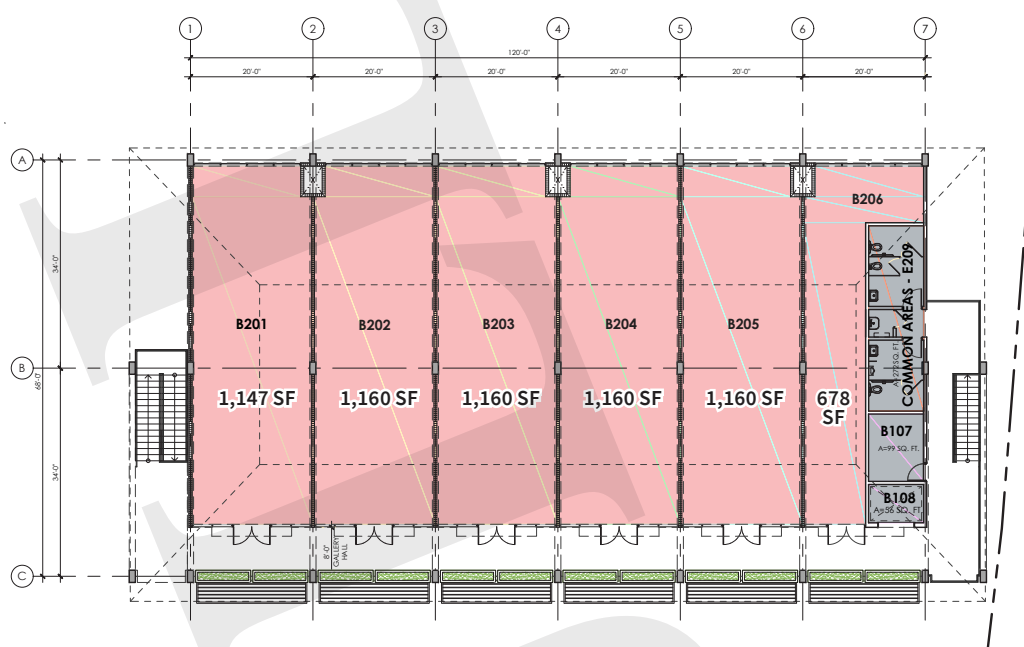
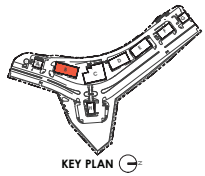
Building B: Retail Ground Floor Plan

Retail Building - 6 spaces from 970 SF to 1,160 SF



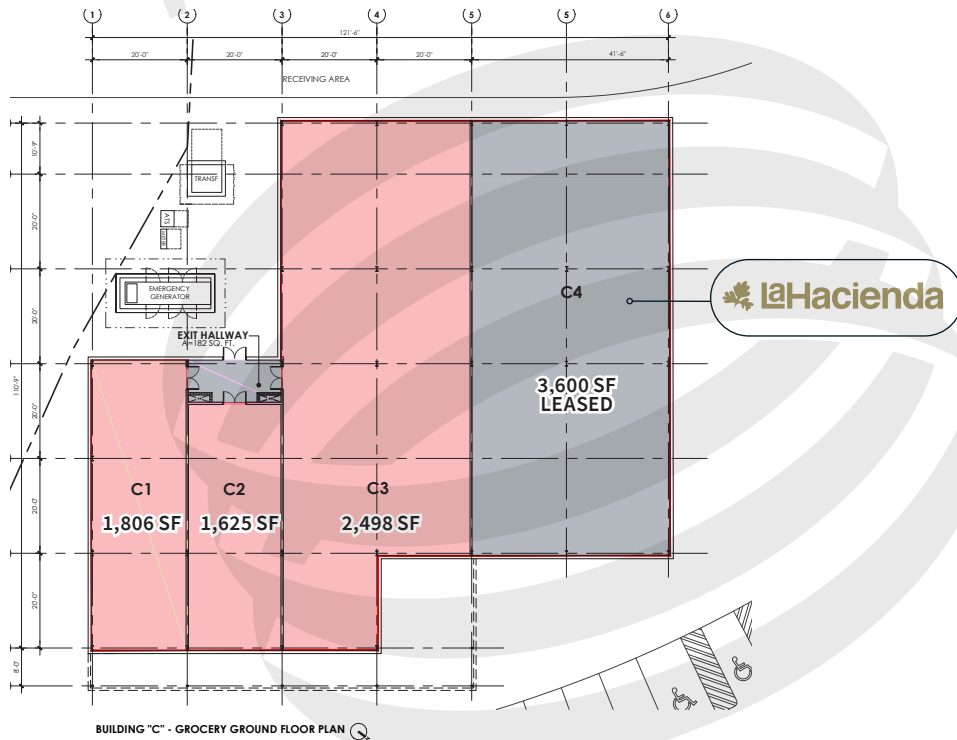
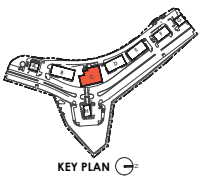
Building B: Office Second Floor Plan

Office Building - 6 spaces from 678 SF to 1,160 SF



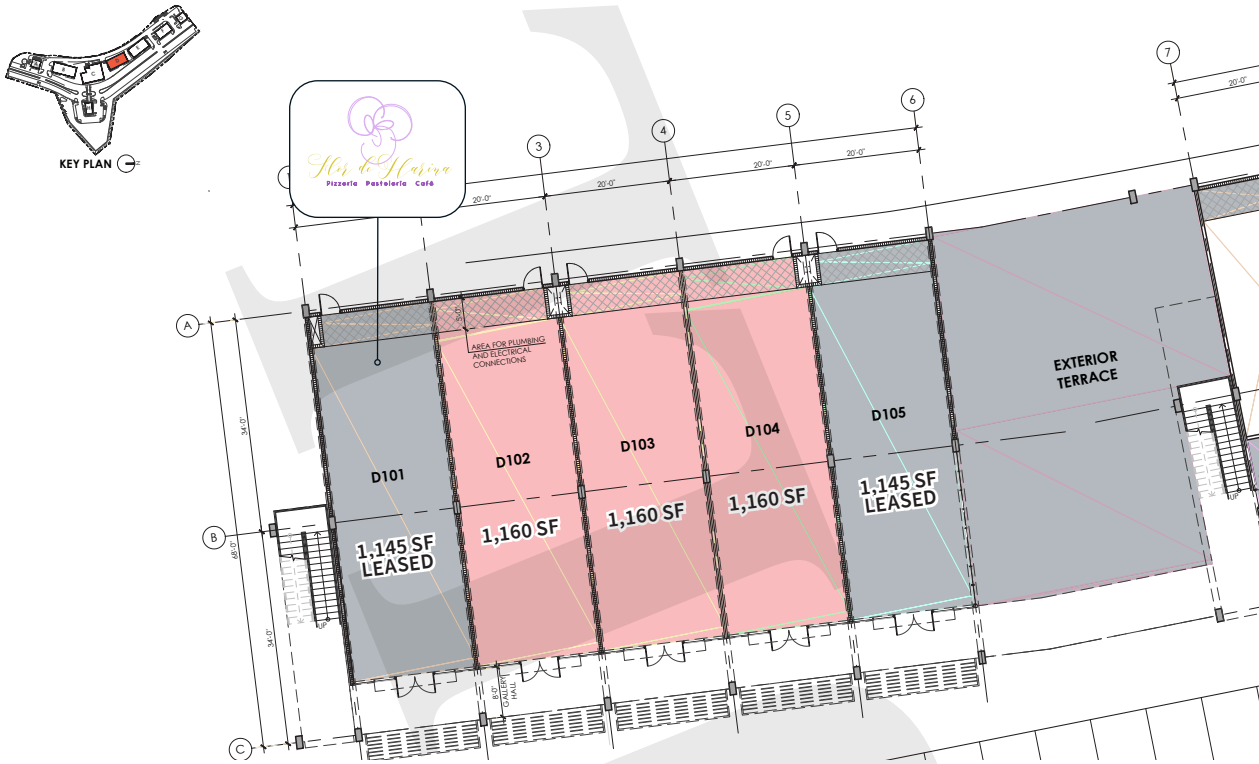
Building C: Retail Ground Floor Plan

Spaces from 1,625 SF to 2,498 SF



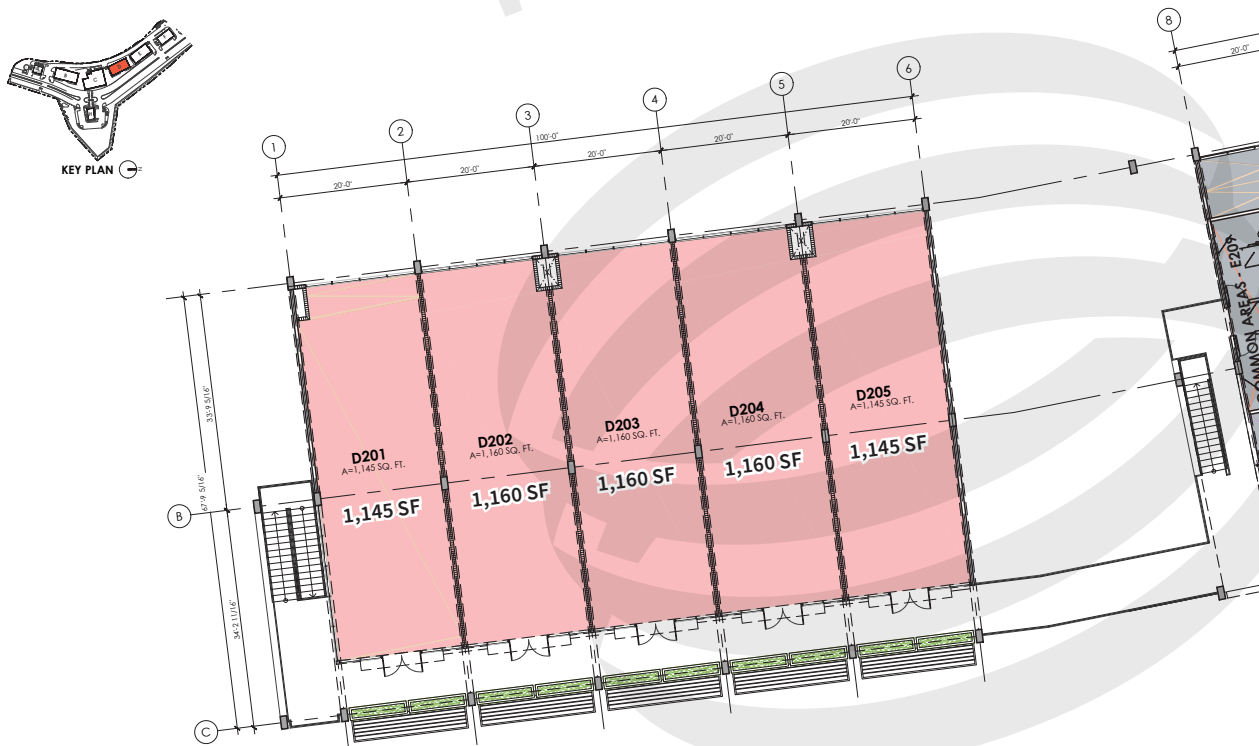
Building D: Retail Ground Floor Plan

Retail - 5 spaces from 1,145 SF to 1,160 SF. Include exterior terrace.



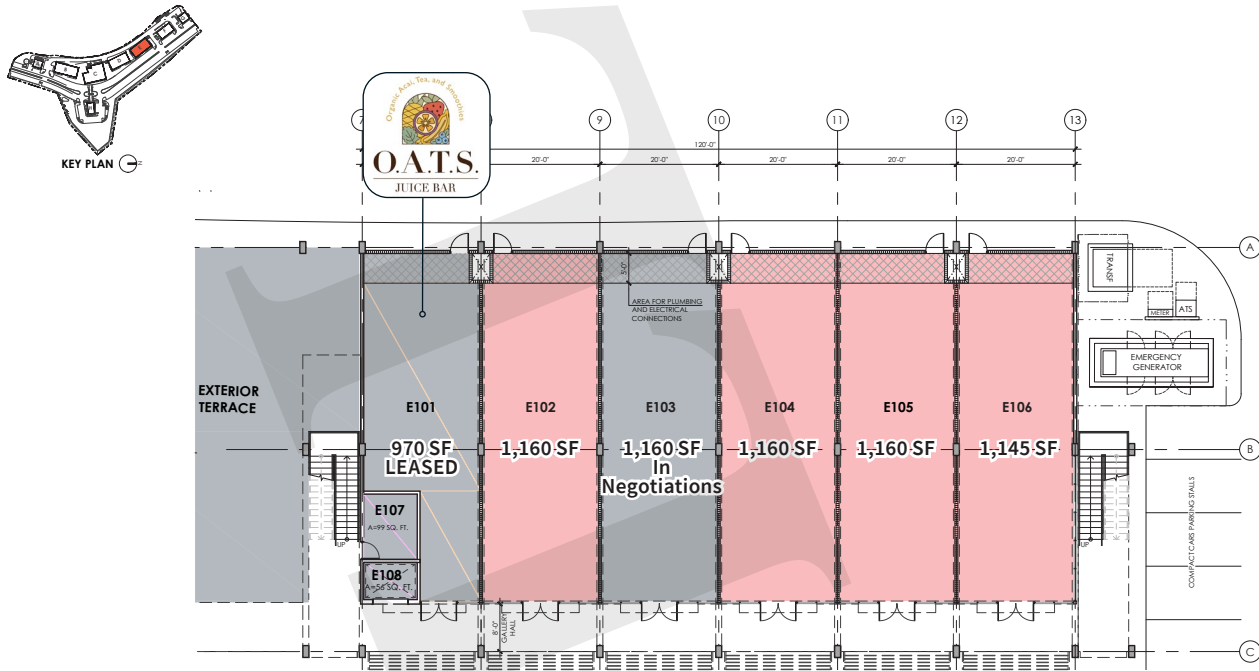
Building D: Office Second Floor Plan

Offices - 5 spaces from 1,145 SF to 1,160 SF



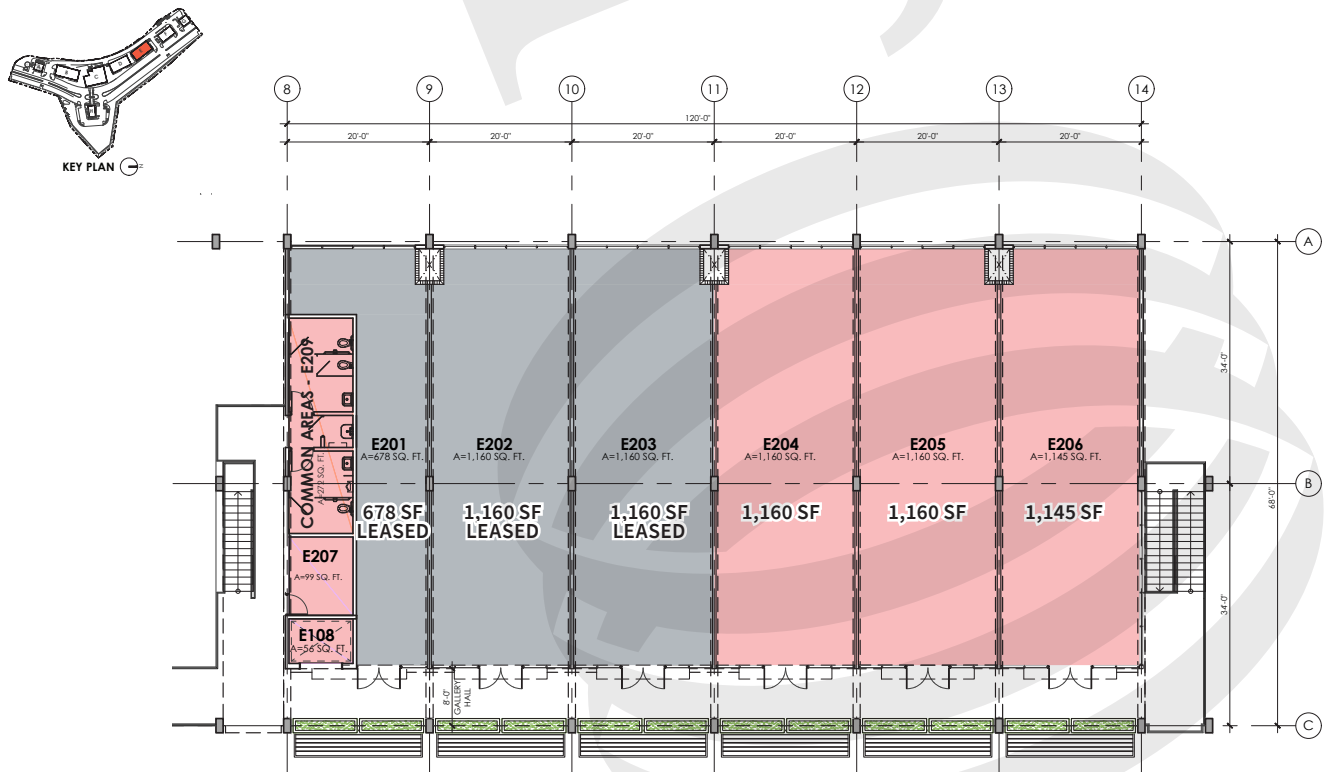
Building E: Retail Ground Floor Plan

Retail - 6 spaces from 970 SF to 1,160 SF



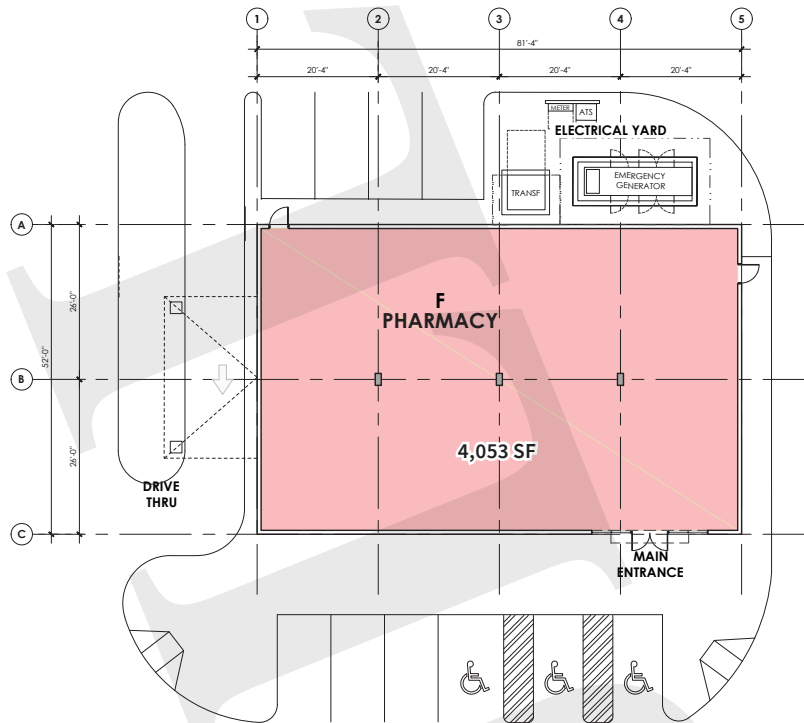
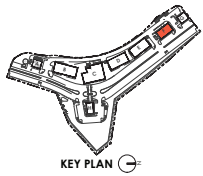
Building E: Office Second Floor Plan

Offices - 6 spaces from 678 SF to 1,160 SF



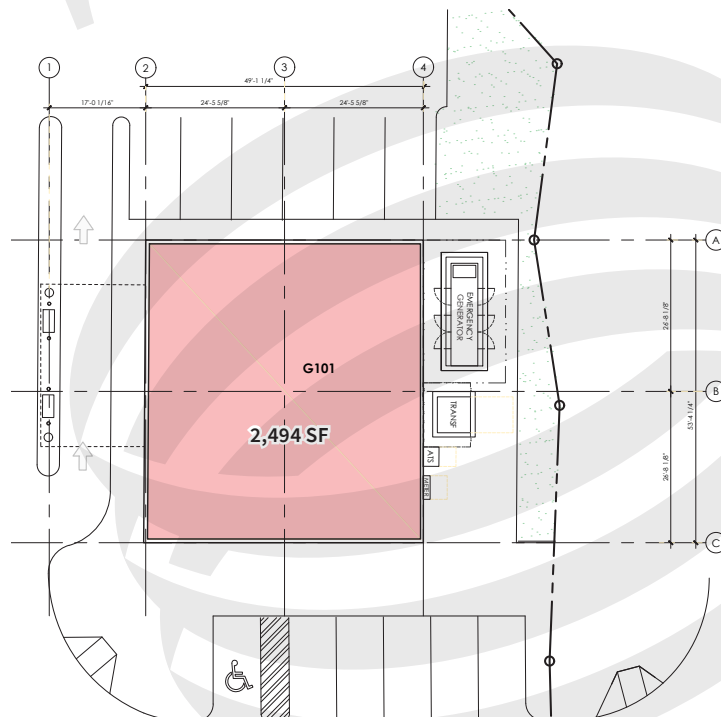
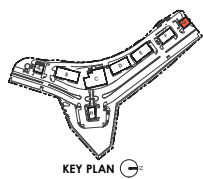
Building F: Retail Ground Floor Plan

Space of 4,053 SF with drive thru



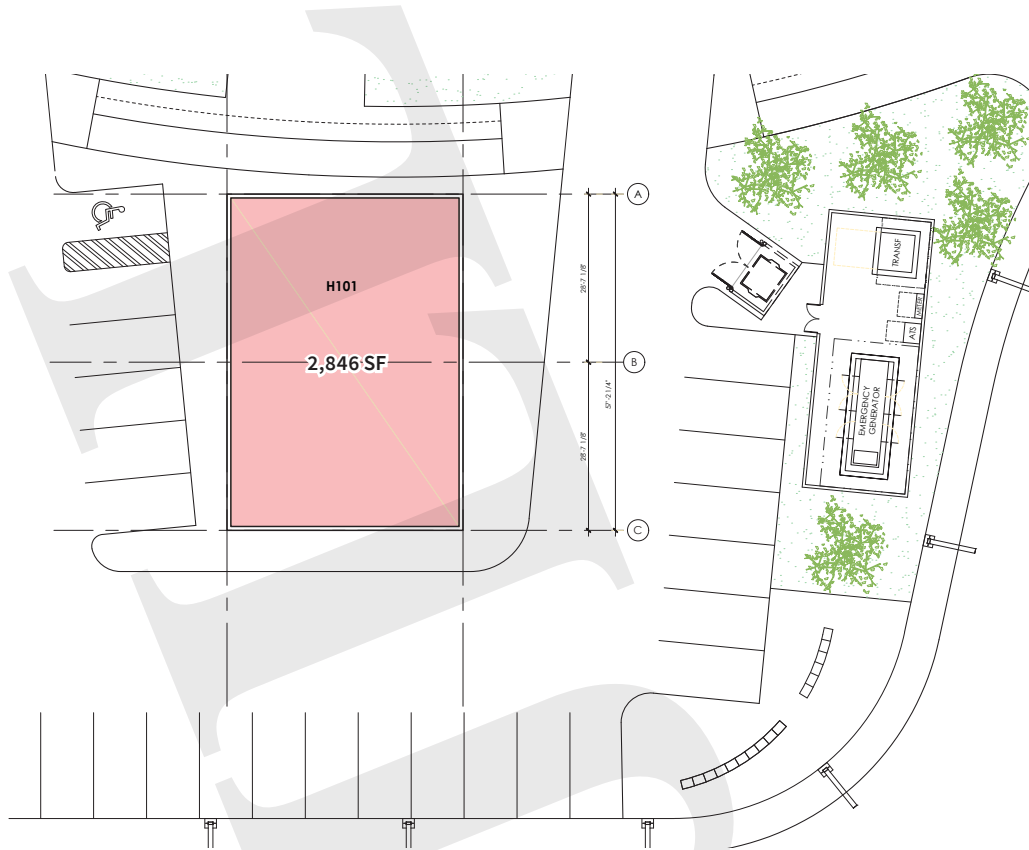
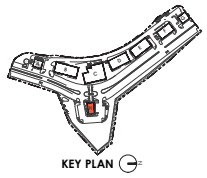
Building G: Retail Ground Floor Plan

Outparcel of 2,494 SF



Building H: Retail Ground Floor Plan

Outparcel of 2,846 SF








PREMIER LOCATION

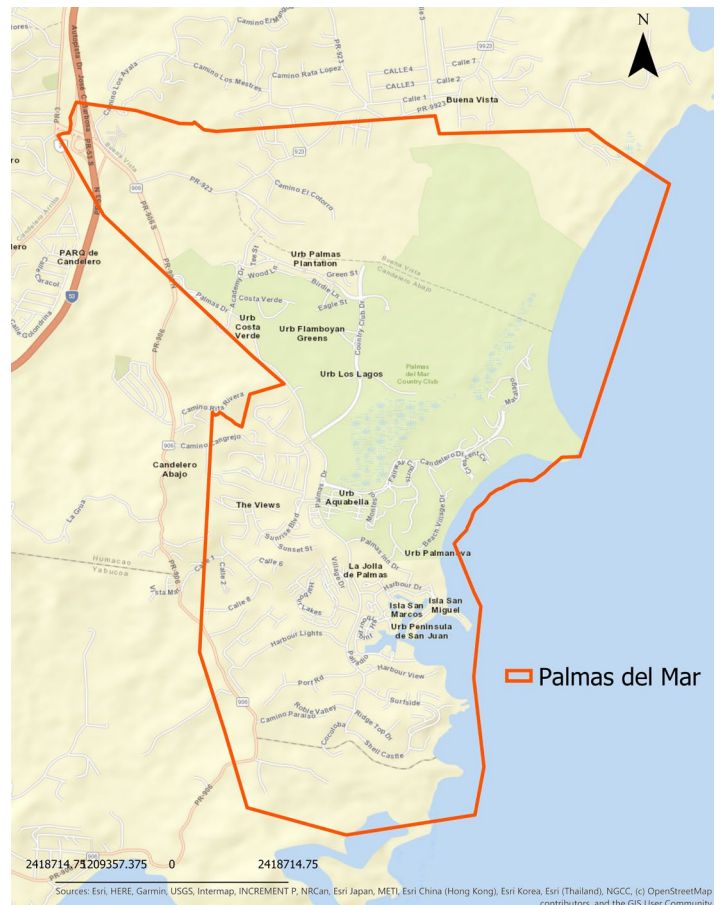
Palmas del Mar is located 35 miles southeast of the San Juan Metropolitan Area. Driving time to Palmas del Mar is approximately 40 minutes from the San Juan Metropolitan Area via a network of four-lane expressways. State Road 906 is a four-lane, divided thoroughfare that provides direct access to Palmas del Mar from State Road 30, a multi-lane expressway. In addition, a private airport is only 15 minutes away. The main point of entry into Palmas is through the manned gate house on Palmas Drive, less than a quarter mile from the intersection with State Road 906.

Although all living and recreational needs are provided within Palmas del Mar, a wealth of sightseeing, entertainment, shopping and cultural offerings can be found a short drive away. These include restaurants, museums, places of worship, malls, and many natural attractions such as the awe-inspiring tropical rainforest known as El Yunque, only 20 minutes away.

Demographics (Palmas del Mar)

- 
24,000
 Est. Palmas Daytime Population
- 
51,600
 Est. Daily Population, Holidays / Weekends
- 
1,200
 Est. Full Time Households
- 
\$175,000
 Est. Average HH Income
- 
32,062
 Est. Average Daily Visits July 2023

* Estimated by Alexander Babbage & JLL Research - PinPoint Geofencing Study



WHY PALMAS DEL MAR?

Ranked as one of the top Airbnb locations in the Caribbean with a large full-time population, Palmas del Mar is one of the largest master-planned, resort-oriented residential developments in the Caribbean, with approximately 3,000 acres of land devoted to a variety of residential, commercial, and resort uses. The gated community is located on the southeast coast of Puerto Rico. Palmas del Mar has more than six miles of Caribbean Sea frontage, including approximately three miles of continuous sandy beach. The remainder of the water frontage is comprised of secluded beaches and rocky outcroppings, offering sweeping views and protected coves.

The inland portion of Palmas del Mar presents a diverse topographical landscape providing an extensive array of land use designs ranging from custom hillside residences to clustered housing developments fronting golf courses and other recreational amenities. Adding to the tranquility of the development, the preferred means of transportation is by golf cart, rather than automobile.

Palmas has a 150 slip marina, a new worldclass yacht club equipped for yachts and mega yachts, an equestrian center, two 18 hole golf courses designed by Rees Jones and Gary Player, a

20-court tennis center, beach clubs, a Pre-K to 12th grade English language school, a 60 acre tropical forest, and 14 restaurants - all within a golf cart ride.

Amenities

Palmas del Mar offers its residents and visitors a wide range of activities and amenities to provide the best of resort living including:

Country Club: The Country Club features a 25,000 square foot clubhouse that contains members lounge area with lockers, showers and massage rooms. It also features a 2,600 square foot pro shop, dining venue and a bar. Palmas del Mar features two premier golf courses as well as separate tennis, fitness and beach club facilities.

Golf Course: The club's golf facilities include two of the finest courses in the entire Caribbean. The Club has all the required support facilities for the two courses and additional expansion. The 16,500 square foot golf cart barn includes a shoe storage area for up to 1,000 pairs of shoes, a large golf bag storage area, and a storage area for the carts that service the players.



Town Center Palmas

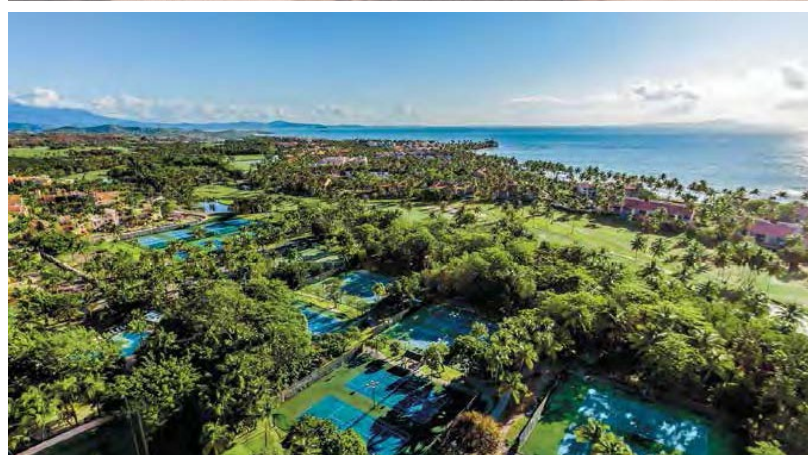
Tennis Club: The tennis club is a large and extensive facility, with 20 tennis courts featuring three different playing surfaces, 11 clay, seven hard court and two carpet courts. In addition, seven of the courts are lit for night play. The two-level, 2,500 square foot tennis club features a pro shop and a fitness facility.

Beach Club: Located on a prime beach front site the 6,500 square foot beach club provides a secluded beach, an extensive pool area, a hot tub, a tanning deck, a playground for children, and food and beverage facilities.

The Harbor at Palmas: The harbor has 200 individually-owned boat slips along the inner harbor and its waterways. Capable of handling yachts in excess of 100 feet, the harbor is able to provide ample docking for the boating community.

The Palmas Academy: Open since 1992, the Palmas Academy is located within the Palmas del Mar gates on the north side of the resort on an 18-acre campus. The private academy uses English as the language of instruction and a supplementary Spanish curriculum from pre-kindergarten through twelfth grade.

Lodging Development: Palmas del Mar features one full-service hotel with 100 rooms, a resort pool, 6,000 square feet of meeting space, and a casino. Other lodging options are available through time-shares and private rentals.



PALMAS IS GROWING

Palmas del Mar is growing... the proof is in the numbers.

Demographics (Palmas del Mar)



24,000
Est. Palmas
Daytime
Population



51,600
Est. Daily
Population,
Holidays /
Weekends



1,200
Est. Full Time
Households

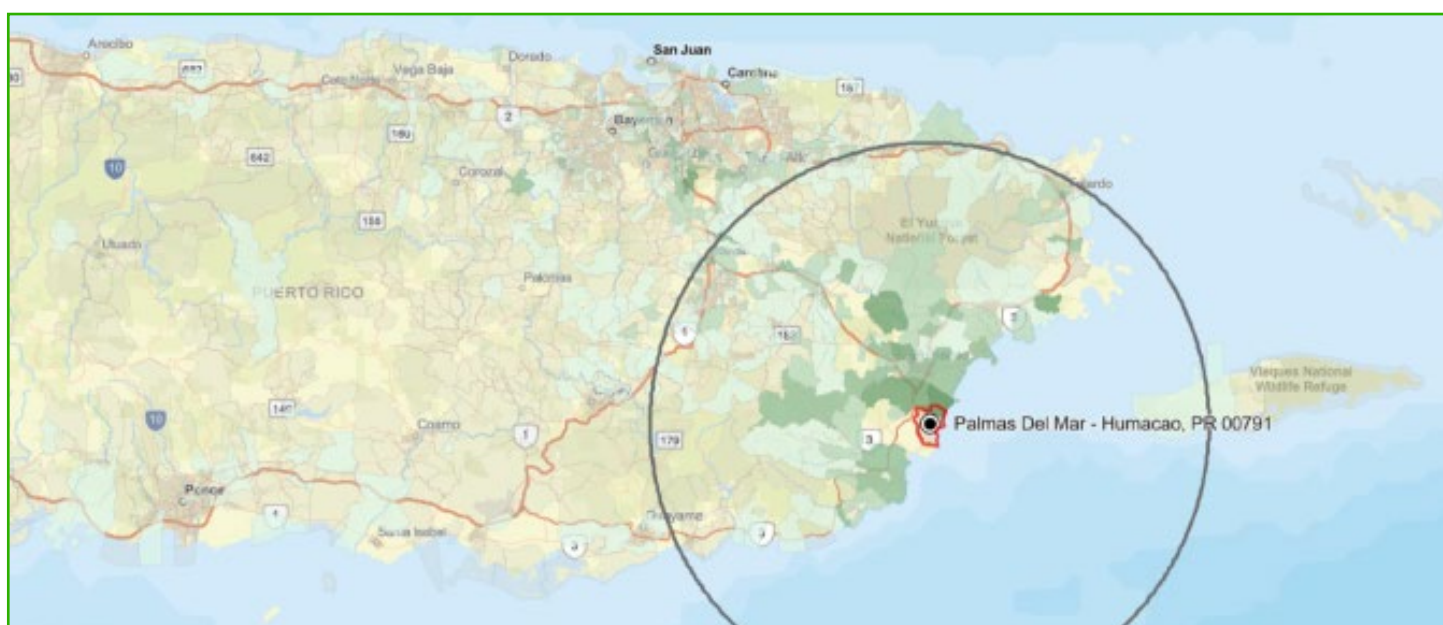


\$175,000
Est. Average
HH Income



32,062
Est. Average
Daily Visits
July 2023

Market Trade Area - Palmas del Mar



570,974

Market Trade Area Population*

185,781

Primary Trade Area Population*

*July 2023

Key Performance Indicator

	Puerto Rico CMA	Primary Trade Area	Palmas Del Mar	Index vs. M SA
Trade Area Population	3,409,901	185,781	570,974	N/A
Average Dwell Time	N/A	143 mins.	148.7 mins	N/A
College Degree or Higher	24.30%	26.5%	25.30%	104
Household Income \$100K+	9.50%	30.1%	18.80%	197
Avg Household Income	\$30,263	\$85,000	\$65,059	215

* Estimated by Alexander Babbage & JLL Research - PinPoint Geofencing Study

Opportunity awaits

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