Welcome to Fort Lauderdale

With 3,000 hours of sunshine per year, Fort Lauderdale is a singular market that attracts a growing affluent population with its vibrant arts community, chef-driven culinary scene and extraordinary life on the water.
Explosive Market Growth

Fort Lauderdale is a burgeoning market with 9.3% of the state’s population and a workforce of nearly 2 million. This is an exciting time as Fort Lauderdale is undergoing a revitalization with 13 hotels and residential developments with over 7,000 units under construction or slated for completion.

- Over 7,000 new residential units approved and/or under construction
- 13.1% population increase since 2000
- 100 Best Places to LIVE & LAUNCH — CNN MONEY
- New Brightline regional train service operating from Fort Lauderdale
- Job growth is up 2.6% in 2017
A Top Tourism Destination

14 million tourists visit Fort Lauderdale annually

Port Everglades, the third largest cruise port in the world servicing 50 ships and 4 million passengers

Direct flights to Fort Lauderdale from Emirates Airlines, British Airways and Norwegian Airlines. Flights from China and Brazil coming soon.

The fastest growing large hub airport in U.S.
A Top Tourism Destination

$704+ MILLION in new HOTEL DEVELOPMENTS in Greater Fort Lauderdale

33,000 hotel rooms within the total trade area

14 MILLION VISITORS generated

$11.4B in 2017

Opens 2018

Opens 2019

PLANNED 800 ROOM ON-SITE CONVENTION CENTER HOTEL

CONRAD HOTELS & RESORTS

FOUR SEASONS Hotels and Resorts

A Top Tourism Destination

The Fort Lauderdale Central Beach District is undergoing a revitalization with 13 hotel/residential developments under construction or slated for construction.

Why Fort Lauderdale?

This developing, affluent market is driving the formation of new cultural and arts districts to the area. Additionally, Fort Lauderdale’s sea port and international growth are attracting corporate relocations, such as Chiquita, Sato Global Solutions and AutoNation.
An Affluent Market

Fort Lauderdale is a primary and secondary home for affluent customers who appreciate luxury products and services. This customer base drives auto, boat, home and retail/dining sales. The growth continues as Fort Lauderdale attracts corporate relocations such as Chiquita, Sato Global Solutions and AutoNation.
Welcome to The Galleria

The Galleria at Fort Lauderdale is home to high-fashion collections at Neiman Marcus, trend-driven retailers and desirable dining options that attract upscale local residents and visitors.
Neiman Marcus, Macy’s, Dillard’s and more than 100 distinctive shops and restaurants

845
AVG SALES per square foot

TOP 5
THE CAPITAL GRILLE in the U.S.
The Site Plan

- **TOTAL GLA**: 978,568 SQUARE FEET
- **ANCHORS**: 629,139 SQUARE FEET
- **SMALL SHOPS**: 349,529 SQUARE FEET

The diagram shows the layout of the site with major anchor stores such as Macy's, Neiman Marcus, Dillard's, and H&M, as well as smaller shops and parking garages. The site is bordered by Sunrise Boulevard, Middle River Drive, Intercoastal Drive, and NE 9th Street.
Interior/Exterior Updates

- Mod flooring finishes
- Exposed ceilings
- Drop and recessed lighting
- Chic chandelier lighting fixtures
- Modern leather soft-seating areas
- Stylish paint palettes
- Metallic column covers
- New elevators & escalators
- Contemporary façades (2018)

Over $30 million renovation
Powerhouse Gym • Opening Summer 2018
SeaQuest Interactive Aquarium • Opening Late 2018
Our Customers

The Galleria of Fort Lauderdale is in a prime position to attract the most affluent and style-conscious shoppers.
The Galleria at Fort Lauderdale by the numbers

A GLANCE AT THE COMPETITION

<table>
<thead>
<tr>
<th>Total Trade Area</th>
<th>The Galleria At Fort Lauderdale</th>
<th>Aventura Mall</th>
<th>Town Center at Boca Raton</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Est. Population</td>
<td>866,382</td>
<td>632,992</td>
<td>433,176</td>
</tr>
<tr>
<td>2021 Projected Population</td>
<td>926,162</td>
<td>670,513</td>
<td>454,063</td>
</tr>
<tr>
<td>Projected Growth 2016-2021</td>
<td>6.9%</td>
<td>5.9%</td>
<td>4.8%</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$72,714</td>
<td>$59,880</td>
<td>$78,526</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$50,553</td>
<td>$41,796</td>
<td>$51,993</td>
</tr>
<tr>
<td>Per-Capita Income</td>
<td>$29,425</td>
<td>$23,253</td>
<td>$34,866</td>
</tr>
<tr>
<td># of HHs $75,000+</td>
<td>102,832</td>
<td>113,132</td>
<td>133,008</td>
</tr>
<tr>
<td>Median Age</td>
<td>43.1</td>
<td>40.1</td>
<td>47.7</td>
</tr>
<tr>
<td>White Collar Employees</td>
<td>255,247</td>
<td>168,648</td>
<td>127,573</td>
</tr>
<tr>
<td>College Degree</td>
<td>268,578</td>
<td>179,409</td>
<td>183,075</td>
</tr>
<tr>
<td>Daytime Worker Base (3-mile Radius)</td>
<td>115,644</td>
<td>77,000</td>
<td>74,495</td>
</tr>
</tbody>
</table>

Research conducted by Alexander Babbage

40% of the primary trade area holds a BACHELOR’S degree or higher

A daytime population over 135,000 work within a 3-mile radius

Over 21% of households have HHIs over $100,000
These shoppers are young, well educated and highly connected on their mobile devices. This group is very conscious of the environment and nutrition and regularly buys organic and natural products.

**Median Age:** 36.6  
**Typical Housing:** Single Family, Multiunits  
**Average Household Size:** 2.05  
**Median Household Income:** $52,000  
**Average Rent:** $1,030

These shoppers are young, single, well-paid and socially savvy. They keep up with the latest styles and trends and spend freely on fashionable, branded clothing. They enjoy the finer things in life and spend their income on upscale city living, entertainment, fashion and travel.

**Median Age:** 35.5  
**Typical Housing:** High-Density Apartments  
**Average Household Size:** 2.10  
**Median Household Income:** $51,000  
**Average Rent:** $1,340

These shoppers are married, financially stable, well-connected and environmentally active. They live a sophisticated, exclusive lifestyle and prefer to drive luxury imports and shop at upscale establishments.

**Median Age:** 42.6  
**Typical Housing:** Single Family  
**Average Household Size:** 2.37  
**Median Household Income:** $98,000  
**Median House Value:** $465,000
These shoppers are financially secure and are enjoying early retirement as empty nesters. They are actively pursuing a variety of leisure interests—travel, sports, dining out, museums and concerts.

**Median Age:** 51.0  
**Typical Housing:** Single Family, Multiunits  
**Average Household Size:** 2.05  
**Median Household Income:** $61,000  
**Median House Value:** $283,000

These shoppers are well-educated professionals and technologically savvy consumers that use their laptops, iPads, and mobile phones extensively to stay connected. They spend money on nice clothes, dining out, travel, treatments at day spas and overpriced lattes.

**Median Age:** 36.9  
**Typical Housing:** High-Density Apartments  
**Average Household Size:** 1.85  
**Median Household Income:** $93,000  
**Average Rent:** $1,830

These shoppers are working part-time while attending college. They are very conscious of their image and seek to bolster their status with the latest fashion, preferably name brands. They always have an eye out for a sale and will buy generic when it is a better deal.

**Median Age:** 33.1  
**Typical Housing:** Multiunit Rentals, Single Family  
**Average Household Size:** 2.10  
**Median Household Income:** $29,000  
**Average Rent:** $750
New Development

Exciting changes are on the horizon that will transform The Galleria at Fort Lauderdale from a prominent retail and dining venue to an unparalleled lifestyle destination.
A modern mixed-use neighborhood

$1B
of proposed
LUXURY RESIDENTIAL
DEVELOPMENT
around
The Galleria

Community Green Space
THE GALLERIA RESIDENTIAL EXPANSION:
7 luxury high-rises containing 2,000 units in partnership with a local developer

THE DEVELOPMENT’S IMPROVEMENTS:
will make the property Florida’s first LEED certified neighborhood

LIVE Galleria

5,100 upscale residential units approved or under construction within a 3-mile radius
AN AMAZING ENVIRONMENT & LUXURY LIFESTYLE

- Community green space
- 41 foot wide pathways
- Greenery on roof and parking areas
- Trolley buses to the beach
- Yoga classes
- Outdoor dining