UPTOWN BOCA
SHOP. DINE. LIVE.

New Mixed-Use Development Retail for Lease

UptownBoca.com
Project Highlights

- 38 acre mixed-use development with approximately 155,000 SF of retail and 456 luxury rental apartment units.

- Prime infill location in west Boca fronting Glades Road just East of US 441/SR7.

- Currently under construction with the first retail tenants opening summer 2020.
Uptown Boca, located in the heart of the west Boca Raton community, will feature a grocer, luxury movie theater, extensive sit down and fast casual dining options and a variety of other retail and service offerings...

... all walkable from 456 luxury apartments.
Daily Traffic Counts

54,847 VPD  US-441/SR-7
39,106 VPD  Glades Road
8,123 VPD  95th Street
## Demographics

<table>
<thead>
<tr>
<th>Distance</th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>10,847</td>
<td>101,001</td>
<td>210,835</td>
</tr>
<tr>
<td>Households</td>
<td>4,211</td>
<td>41,491</td>
<td>86,011</td>
</tr>
<tr>
<td>Average HHI</td>
<td>$80,172</td>
<td>$100,522</td>
<td>$112,080</td>
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</table>
Project Site Plan

Summary

38 Acres

456 Units

155,000 SF

1,111,583 SF

Retail Parking

617

431

1,048
SHOP. DINE. LIVE. UPTOWN

Retail Site Plan

GLADES RD

FUTURE CROSS ACCESS

RETAIL PARKING GARAGE
431 SPACES

SIGNED LOI
Dentistry
1,420 SF

SIGNED LOI
Pet Hospital
2,982 SF

SIGNED LOI
Learning Center
1,500 SF

AVAILABLe
1,200 SF

Ice Cream
1,400 SF

11 SCREENS
SILVERSPOT CINEMA

AVAILABLE
2,220 SF

SPORTCLIPS
1,224 SF

LYNORA'S
3,700 SF

OLIVE O
2,500 SF

SIGNED LOI
National Retailer
2,540 SF

REI CO-OP
20,005 SF

NATIONAL GROCERY STORE

EXECUTED LEASE
5,200 SF
National Sit Down Restaurant

FUTURE CROSS ACCESS

95TH AVE 5TH

8,421 SF

LAZY DOG

2,503 SF

AVAILABLE

NATIONAL GROCERY STORE

2,540 SF

SIGNED LOI
Beauty
1,420 SF

SIGNED LOI
Dentistry
1,420 SF

SIGNED LOI
Pet Hospital
2,982 SF

SIGNED LOI
Yoga
2,698 SF

2,145 SF

2,059 SF

3,911 SF

5,200 SF

National Sit Down Restaurant

SHOP.
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UPTOWN
Tenants

Silverspot Cinema is a state-of-the-art dine-in movie theater that offers an enhanced 360 experience for true film lovers. Indulge in our chef inspired menu and craft cocktails while at your plush reclining leather seat.

www.silverspotcinema.com

REI is a specialty outdoor retailer with 162 stores in 39 states. They are the nation’s largest consumer co-op with more than 18 million members who expect and love the best quality gear, inspiring expert classes and trips, and outstanding customer service.

www.rei.com
Tenants

Chick-fil-A is “Home of The Original Chicken Sandwich,” made with breaded grade A top quality boneless chicken breast. Operating since 1957, Chick-fil-A is one of the largest family owned businesses in the country.

www.chick-fil-a.com

Bolay is a fast, casual and quick service restaurant offering fresh and healthy food. The word Bolay itself combines the signature dish, the bol, with “olay” to evoke excitement about good health and great living.

www.bolay.com

BurgerFi is an American gourmet hamburger restaurant made with only the top 1% of natural, certified Angus beef, always free of hormones, steroids and antibiotics.

www.burgerfi.com

Lazy Dog sources ingredients from places and farmers they love and respect. Each ingredient is carefully picked and prepared. They make every meal by hand each day, including all of their sauces, marinades and dressings.

www.lazydogrestaurants.com

Naked Taco is a full-service Mexican restaurant based in South Beach. Celebrity Chef, Ralph Pagano, brings people together in a fun environment for killer tacos and the best Margaritas.

www.nakedtacomiami.com/uptown-boca

Overflowing with love, OLIVE U is rich with Mediterranean flavor specializing in gyros, salads and hand crafted bowls. It is a healthy take on fast casual dining.

www.oliveugrill.com
Tenants

Tide Dry Cleaners

Tide Dry Cleaners understands your busy lifestyle and works to accommodate your needs, like having 24-hour drop boxes! Discover a fresh approach to dry cleaning with A Brand You Trust. Quality You’d Expect. Service You’ll Love.

www.tidedrycleaners.com

Paradise Grilling Systems

Paradise Grilling Systems has emerged as America’s leader in outdoor grilling entertainment. Find top-of-the-line craftsmanship in grills, bars and outdoor kitchens that will turn your backyard into paradise.

www.myparadisegrill.com

F45 Training

The world’s fastest growing functional training community. F45 Training is a global fitness company specializing in innovative, high-intensity group workouts that are fast, fun and proven to get rapid results for members.

www.f45training.com

Tipsy’s Salon Bar

Tipsy’s will help you feel your best everyday with mini moments of luxury. Treat yourself to nails, hair, massage, permanent makeup and med spa treatments. Spoil yourself with unsurpassed service in absolute serenity.

www.tipsysalonbar.com

Lynora’s

Since 1974, the Abbenante family has brought the full flavors of Italy to thousands of locals and visitors of South Florida. It is known as the best Italian restaurant serving wood-fired pizzas and modernized Italian dishes.

www.lynorasmarket.com

Sports Clips

Sports Clips offers a championship haircut experience in an exciting sports themed environment. Indulge in precision haircuts, legendary hot steamed towels, massage shampoos and relaxing neck and shoulder treatments.

www.sportclips.com
Tenants

**SLOAN’S**

Sloan’s Ice Cream... where indulgence is sweet! Sloan’s offers award-winning luxury ice cream featuring fresh baked waffle cones, cookies, brownies, chocolates, gifts and much more.

www.sloansicecream.com

**THE JOINT, CHIROPRACTIC**

From everyday life and beyond, chiropractors at The Joint Chiropractic can help you find relief from back pain, neck pain, migraines and more. Improve quality of life through routine and affordable chiropractic care.

www.thejoint.com

**JUST SALAD**

Just Salad is a fast casual concept that cultivates healthier lifestyles by serving real food at an affordable price. With the freshest salads, wraps, warm bowls, avocado toast, and more, there’s something healthy for everyone.

www.justsalad.com

**YOGA SIX**

Yoga Six is focused on helping students achieve physical benefits from science-backed yoga & fitness classes. Through a diverse range of classes our program can be a complete solution for all of your yoga and fitness needs.

www.yogasix.com

**MATHNASIUM**

Mathnasium teaches children math so that they understand it, master it and love it. Math can change their lives, and they change the world.

www.mathnasium.com

**AMAZING LASH**

Let the lash specialists at Amazing Lash Studio give you a spectacular new look in less than an hour, with lash extensions that look and feel like your own natural lashes.

www.amazinglashstudio.com
Residential Information

- 456 luxury apartments offering one, two, three and four–bedrooms ranging from 718 to 1,737 SF.

- 24–hour indoor/outdoor fitness center and ride–sharing/co–working lounge, yoga, spin and stretching rooms, outdoor CrossFit, theater, gaming room, resort–style pool area, and multiple kid play areas and dog amenities.

- Apartments feature flat front white cabinets with brushed nickel pulls, granite counter tops, courtyard views, Nest thermostats, frameless glass shower enclosures, full size washer/dryer, large walk–in closets and stainless steel energy efficient appliances.

Residential Leasing at LiveUptownBoca.com

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Residential Leasing
Interested in learning more about Uptown Boca living?
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info@uptownboca.com

DEVELOPMENT TEAM
SCHMIER PROPERTY GROUP
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GILES CAPITAL GROUP
WHEELOCK STREET CAPITAL