TWO BUILDING MULTI TENANT

Investment Opportunity

Below Markets Rent | Indiantown Road Frontage (62,000 VPD) | AHHI of $201,236 Within 5 Miles

1330 & 1350 W. Indiantown Road

JUPITER FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

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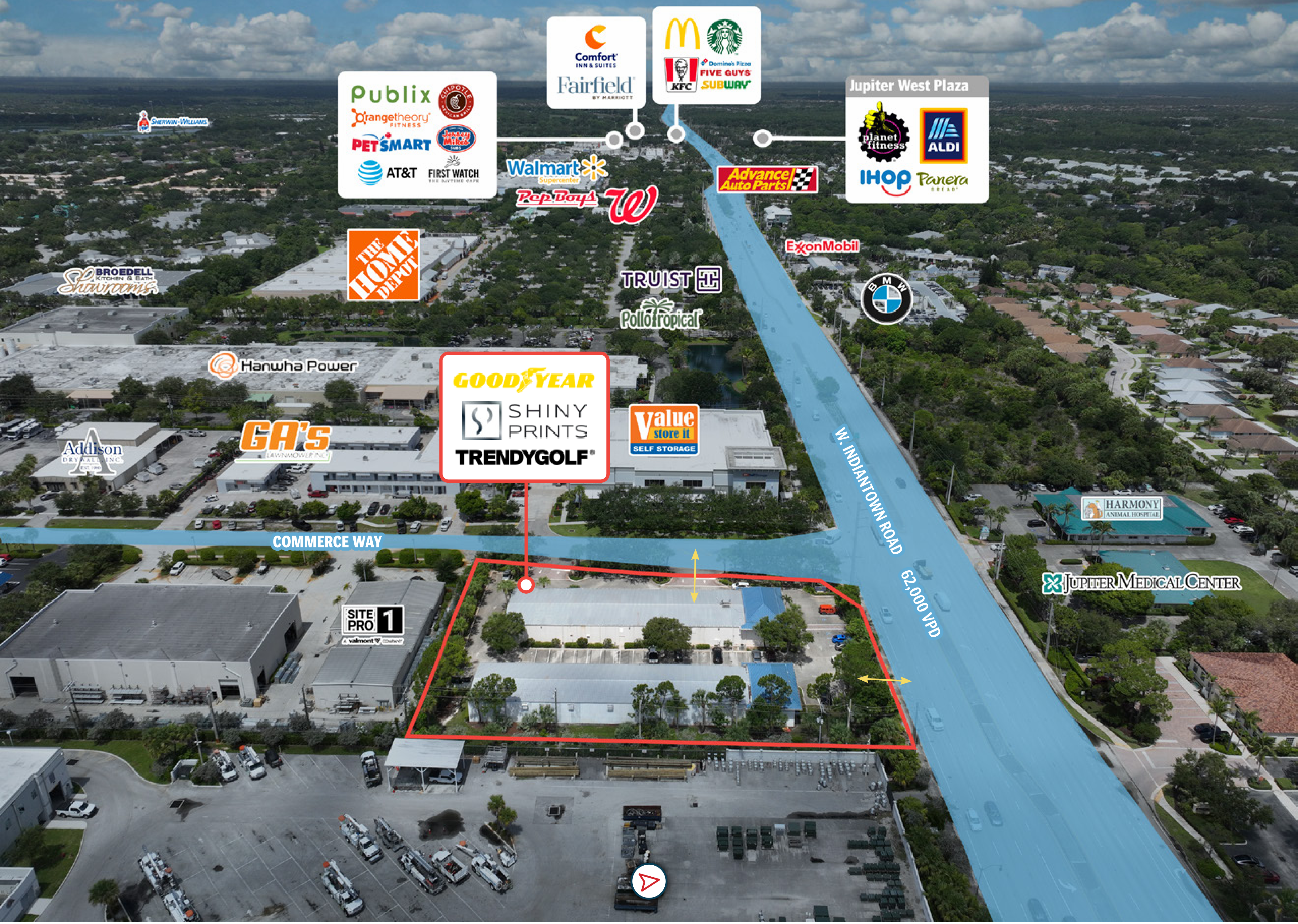
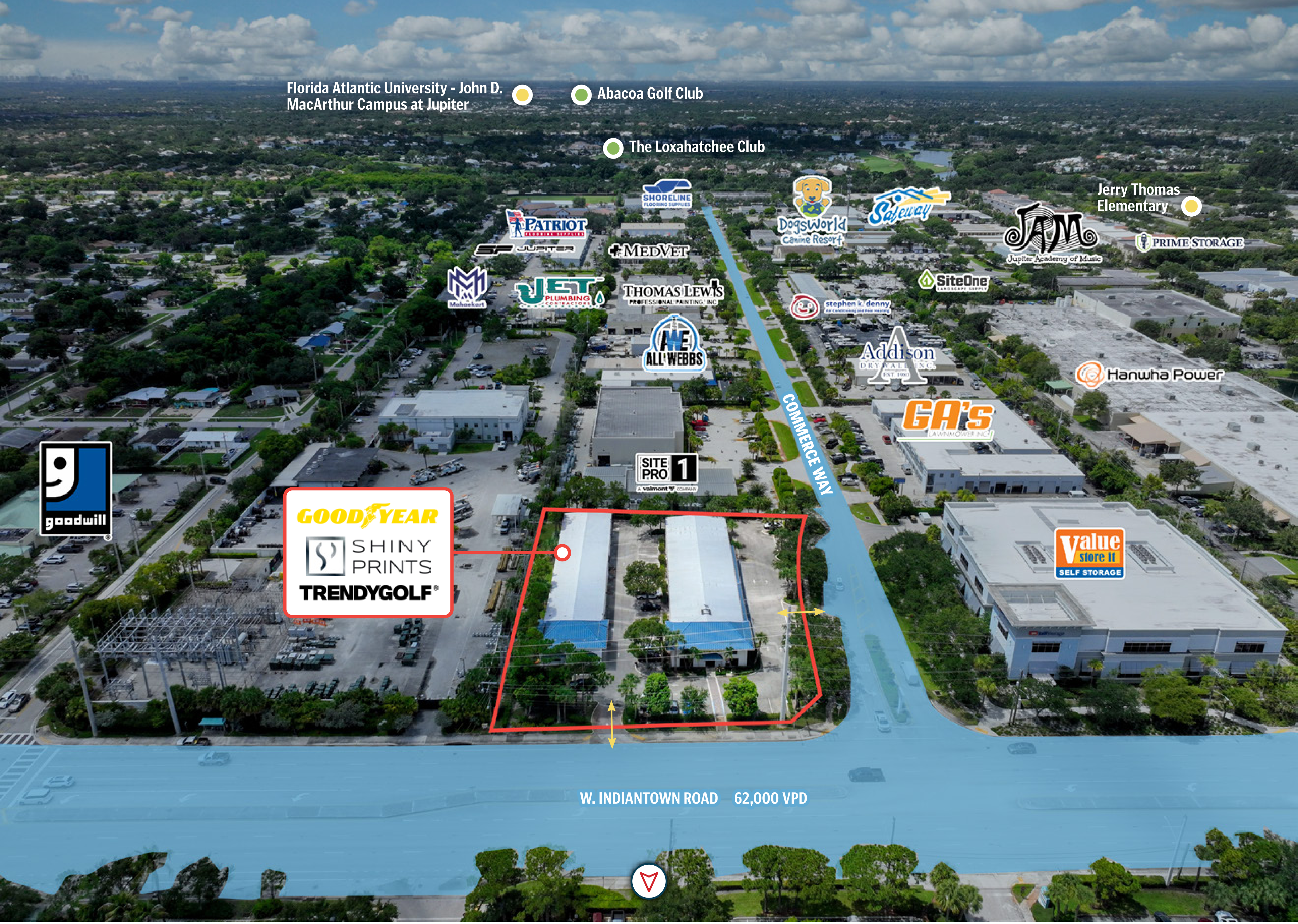


Publix
orangetheory FITNESS
PETSMART
AT&T
FIRST WATCH
Comfort INN & SUITES
Fairfield
Domino's Pizza
FIVE GUYS
SUBWAY
KFC
Jupiter West Plaza
planet fitness
ALDI
IHOP
Panera BREAD
Walmart Supercenter
Pep Boys
Advance Auto Parts
ExxonMobil
THE HOME DEPOT
BROEDELL KITCHEN & BATH Showrooms
TRUIST
Pollo Tropical
BMW
Hanwha Power
GOODYEAR
SHINY PRINTS
TRENDYGOLF
Value store it SELF STORAGE
GA's
Addison
COMMERCE WAY
W. INDIANTOWN ROAD
62,000 VPD
HARMONY ANIMAL HOSPITAL
JUPITER MEDICAL CENTER
SITE PRO 1



Florida Atlantic University - John D. MacArthur Campus at Jupiter
Abacoa Golf Club
The Loxahatchee Club
Jerry Thomas Elementary
SHORELINE
PATRIOT
MEDVET
Dogsworld Canine Resort
Safeway
JAM Jupiter Academy of Music
PRIME STORAGE
SiteOne
THOMAS LEWIS PROFESSIONAL PAINTING INC
JET PLUMBING CONTRACTORS
stephen k. denny
ALL WEBBS
Addison DRYWALL INC.
Hanwha Power
GA's LAWNMOWER INC
SITE PRO 1
goodwill
GOODYEAR
SHINY PRINTS
TRENDYGOLF
COMMERCE WAY
Value store it SELF STORAGE
W. INDIANTOWN ROAD 62,000 VPD

Jupiter Cove Condominium Association
Concourse Village
TJ maxx
Office Depot OfficeMax
ROSS DRESS FOR LESS
Jersey Mike's SUBS
Sherwin-Williams
DUNKIN'
CVS pharmacy
Jupiter Elementary School
Jupiter Community High School
Public Storage
HEWFITNESS
AutoZone
Wendy's
Pizza Hut
4EVERYOUNG
PNC
Patrick Day HOME GALLERY
goodwill
FIRST HORIZON
GOODYEAR
SHINY PRINTS
TRENDYGOLF
62,000 VPD
SITE PRO 1
W. INDIANTOWN ROAD
JUPITER MEDICAL CENTER
COMMERCE WAY

[CLICK HERE FOR A FINANCING QUOTE]

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OFFERING

Pricing	$5,282,000
Net Operating Income	$264,111
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	1330 & 1350 W. Indiantown Road Jupiter, Florida 33458
Total Rentable Area	**Building 1:** 9,785 SF **Building 2:** 8,000 SF **Total: 17,785 SF**
Land Area	1.42 AC
Year Built	1973
Tenants	**Building 1:** Goodyear and Shiny Prints **Building 2:** TGUSA

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent $/SF/Mo	Rent Annual	Rent $/SF/Yr	Pro Rata ($)	Rental Increases: Increase Date	Rental Increases: Inc.	Rental Increases: Rent Monthly	Rental Increases: Rent $/SF/Mo	Rental Increases: Rent Annual	Rental Increases: Rent $/SF/Yr	Lease Start Date	Lease End Date	Options Remaining
1350 W Indiantown Road																	
1350 West	Goodyear	7,500	42%	$11,760	$1.57	$141,120	$18.82	41%	-	-	-	-	-	-	Aug-00	Aug-28	3 (5-Year) 5% Increases at the Beg. of Each Option.
1350 Rear	Shiny Prints	2,285	13%	$1,617	$0.71	$19,400	$8.49	6%	Feb-27	3.0%	$1,665	$0.73	$19,982	$8.74	Jan-24	Jan-28	NONE
1330 W Indiantown Road																	
1330 East	TGUSA, Inc.	8,000	45%	$15,333	$1.92	$184,000	$23.00	53%	Jul-27	3.0%	$15,793	$1.97	$189,520	$23.69	Jul-26	Jun-28	1 (1-Year) 3% Annual Increase
	Total Occupied	17,785	100%	$28,710	$1.61	$344,520	$19.37	100%									
	Total Vacant	0	0%	$0		$0		0%									
	Total / Wtd. Avg:	17,785	100%	$28,710	$1.61	$344,520	$19.37	100%							Weighted Term Remaining (Years)	1.9	

RECAPTURE

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Reimbursement PSF	Reimbursement Annual	Notes
1350 West	Goodyear	7,500	42%	Net	Net	Net	-	$7.38	$55,375	Tenant reimburses for Landlord's Insurance, Property taxes, and CAM. the tenant's annual CAM reimbursement is capped at 33% of one month's base rent. The 2025 cap is currently being hit at $3,881 ($0.52/SF/Yr). The tenant does not
1350 Rear	Shiny Prints	2,285	13%	Net	Net	Net	Net	$8.76	$20,017	The tenant is on a full pass through lease and reimburses for Taxes, Insurance, CAM, and management.
1330 East	TGUSA, Inc.	8,000	45%	Gross	Gross	Gross	Gross	$0.00	$0	The tenant is on a gross lease and does not reimburse towards the Landlord's operating expenses. The tenant maintains and replaces the HVAC serving its premises, but its liability for HVAC repairs is capped at $1,000 per lease year.

Total Occupied	17,785	100%	Total Occupied	$4.24	$75,393	48%
Total Vacant	0	0%	Total Vacant	$0.00	$0	0%
Total / Wtd. Avg:	17,785	100%	Total Reimbursement	$4.24	$75,393	48%
			Total Operating Expenses	$8.76	$155,802	100%

Operating Expenses [1]	In-Place	PSF/YR
Taxes	$64,756	$3.64
Insurance	$57,355	$3.22
CAM	$25,291	$1.42
Management	$8,400	$0.47
Total	$155,802	$8.76

Operating Cash Flow	In-Place	PSF
Potential Rental Revenue	$344,520	$19.37
Potential Reimbursement Revenue	$75,393	$4.24
Effective Gross Revenue	$419,912	$23.61
Less Expenses	($155,802)	($8.76)
Net Operating Income	**$264,111**	**$14.85**

Notes

1. Taxes, Insurance, CAM, and Management are the 2025 expenses and are per the provided Valuation Analysis dated 6/26/2026.

Two Building Multi-Tenant Asset | Options to Extend | Scheduled Rental Increases | Flexible Zoning | Below Market Rents

- Building 1 is occupied by two tenants, Goodyear and Shiny Prints, with Goodyear's lease running through August 2028 and Shiny Prints' lease running through January 2028
- Goodyear also features three five-year extension options with 5% rental increases at the beginning of each option
- Building 2 is occupied by TRENDYGOLF USA, a leading golf apparel and footwear retailer with more than 20 years of operating history and a global presence across the United States and United Kingdom, featuring 3% annual rental increases and one one-year extension option.
- Flexible I-2 zoning supports existing operations and a wide range of industrial uses, including warehouse, storage and research, enhancing the asset's long-term functionality
- Existing leases are below current market rents, creating a value-add opportunity through mark-to-market rent adjustments as any leases expire

NNN and Gross Leases | Limited Landlord Responsibilities | No State Income Tax | Fee Simple Ownership

- Leases require tenants to reimburse most property operating expenses, minimizing landlord expense exposure
- Ideal, low-management investment for an out-of-area, passive investor in a state that has no state personal income tax
- Fee simple ownership enables investors to take advantage of depreciation deductions while benefiting from long-term real estate appreciation

Strong Demographics In Local Trade Area | Six Figure Income

- More than 106,000 residents occupy the 5-mile trade area
- The average household income within a five-mile radius of the subject property is an affluent $201,236

Pennock Industrial Park | Convenient Access to Interstate 95 | Excellent Frontage Visibility | High Traffic Counts

- Located within the established Pennock Industrial Park, which has operated for more than 50 years and recently benefited from approximately $2.1 million in municipal water, drainage and infrastructure improvements (Article Link)
- The asset is located near Interstate 95, a major thoroughfare that sees approximately 135,400 vehicles per day, with the Florida Turnpike also nearby carrying more than 56,000 vehicles per day
- The site benefits from excellent frontage and visibility along Indiantown Road, also known as State Road 706, which sees approximately 62,000 VPD

Close to Publix-Anchored Shopping Center | Natl. Credit Tenants Jupiter Community High School (3,000+ Students)

- The site is located near Chasewood Plaza, anchored by a high-performing Publix that generates approximately **$101.5 million in annual card sales** and **ranks in the top 1% of Publix locations nationwide,** alongside major tenants such as PetSmart, Orangetheory Fitness, First Watch, Chipotle, and more
- Multiple nearby national tenants include The Home Depot, Walmart Supercenter, Planet Fitness, ALDI, Wells Fargo and more
- Indiantown Road is a primary retail corridor in Jupiter, with continued investment highlighted by the $52.75 million acquisition and planned repositioning of the 197,000-square-foot Shoppes at Jupiter, where a new Whole Foods Market will serve as the anchor tenant (Article Link)
- Located less than one mile from the subject property, Jupiter Community High School serves more than 3,000 students, reflecting the area's established and growing residential base

SRS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

GOODYEAR

goodyear.com
Company Type: Public (NASDAQ: GT)
Locations: 49+
2025 Employees: 63,000
2025 Revenue: $18.28 Billion
2025 Assets: $18.21 Billion
2025 Equity: $3.23 Billion
Credit Rating: S&P: B+

Goodyear (NASDAQ: GT) is one of the world's largest tire companies. It employs about 63,000 people and manufactures its products in 49 facilities in 19 countries around the world. Its two Innovation Centers in Akron, Ohio, and Colmar-Berg, Luxembourg, strive to develop state-of-the-art products and services that set the technology and performance standard for the industry.

Source: news.goodyear.com, finance.yahoo.com

SHINY PRINTS

shinyprints.com
Company Type: Private
Locations: 1+

Shiny Prints is a specialty printing company focused exclusively on producing high-definition metal prints for professional photographers, artists, businesses, and consumers. Founded in 2013, the company uses premium ChromaLuxe aluminum panels, advanced dye-sublimation technology, and state-of-the-art Epson F-Series printers to create vibrant, durable, gallery-quality prints. In addition to standard and custom-sized metal prints, Shiny Prints offers a variety of mounting options and is recognized for its commitment to quality, color accuracy, customization, and customer service.

Source: shinyprints.com/about.php

TRENDYGOLFUSA

trendygolfusa.com

Originally inspired by the golf styles of the leading tour players, our mission has always been to make these looks available to golfers everywhere. Golf style is now being driven from global couture brands, grassroots golf and urban culture and is influencing up into the golf establishment, defining a new era in golf fashion.

Source: trendygolfusa.com

LOCATION

Jupiter, Florida
Palm Beach County
Miami-Fort Lauderdale-West Palm Beach MSA

PARKING

There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 1.70 stalls per 1,000 SF of leasable area.

ACCESS

W. Indiantown Road/State Highway 706: 1 Access Point
Commerce Way: 1 Access Point

PARCEL

Parcel Number: 30-42-41-02-07-000-0161
Acres: 1.42
Square Feet: 61,742

TRAFFIC COUNTS

W. Indiantown Road/State Highway 706: 62,000 VPD
Interstate 95: 135,400 VPD

CONSTRUCTION

Year Built: 1973
Year Renovated: 2000

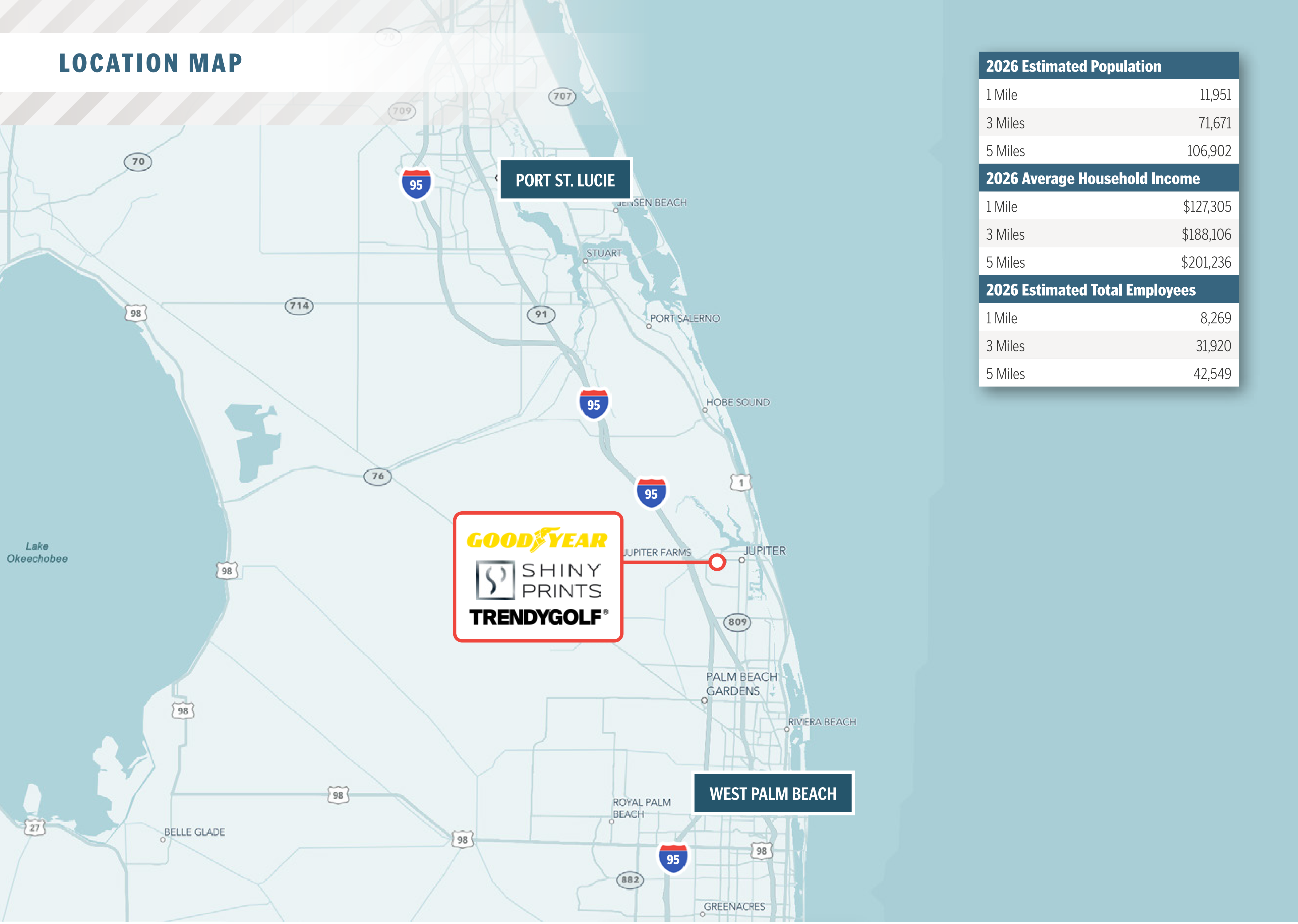
IMPROVEMENTS

There is approximately 17,785 SF of existing building area

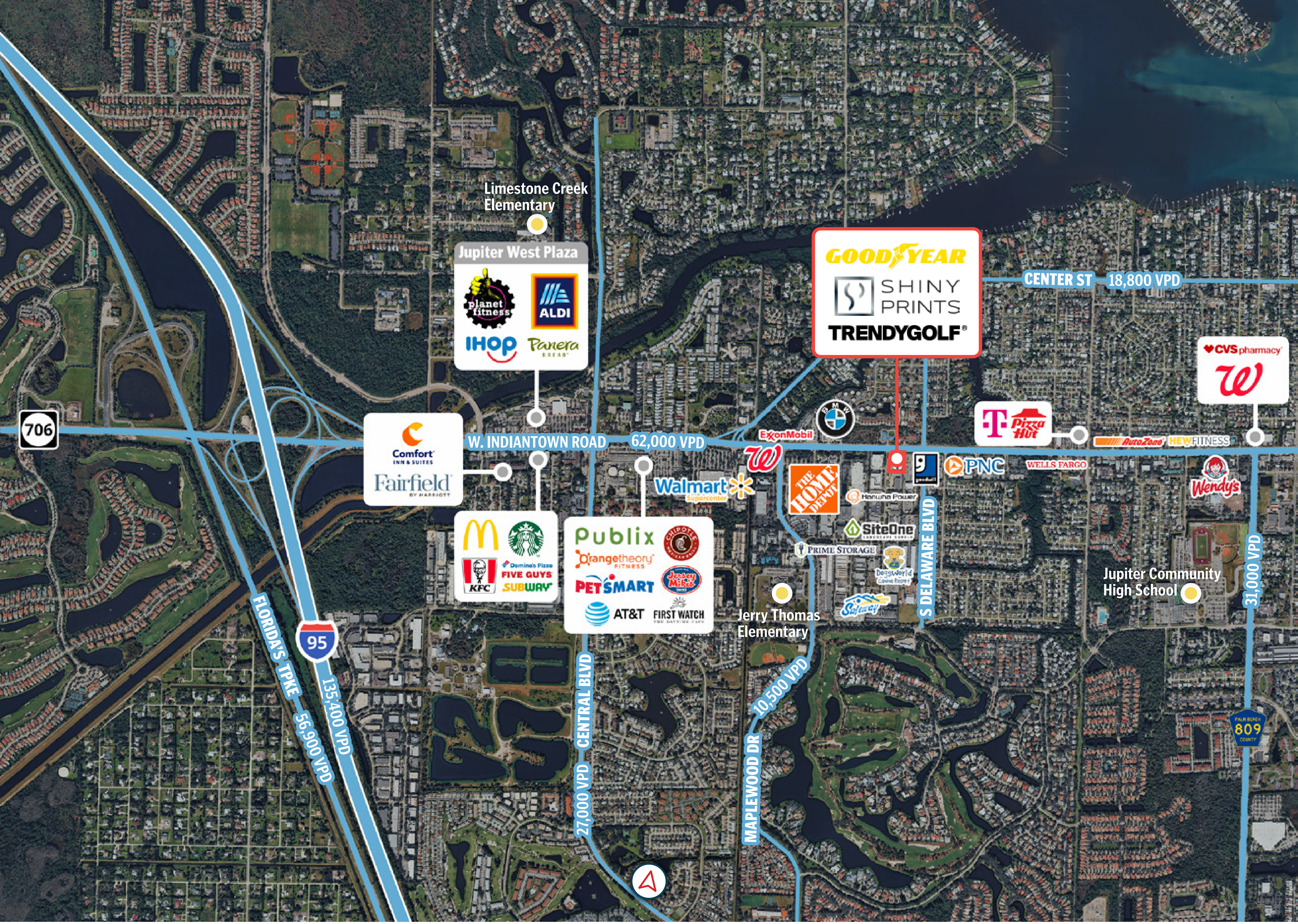
ZONING

I2 Industrial, General

LOCATION MAP



2026 Estimated Population	
1 Mile	11,951
3 Miles	71,671
5 Miles	106,902
2026 Average Household Income	
1 Mile	$127,305
3 Miles	$188,106
5 Miles	$201,236
2026 Estimated Total Employees	
1 Mile	8,269
3 Miles	31,920
5 Miles	42,549



Limestone Creek
Elementary
Jupiter West Plaza
planet fitness
ALDI
IHOP
Panera BREAD
GOODYEAR
SHINY PRINTS
TRENDYGOLF
CENTER ST
18,800 VPD
CVS pharmacy
706
Comfort INN & SUITES
Fairfield BY MARRIOTT
W. INDIANTOWN ROAD
62,000 VPD
ExxonMobil
PNC
WELLS FARGO
AutoZone
HEWFITNESS
Wendy's
Walmart Supercenter
THE HOME DEPOT
Hanwha Power
SiteOne
PRIME STORAGE
S DELAWARE BLVD
Publix
CHIPOTLE
orangetheory FITNESS
PETSMART
Jersey Mike's
AT&T
FIRST WATCH
Domino's Pizza
FIVE GUYS
SUBWAY
KFC
Jerry Thomas
Elementary
Jupiter Community
High School
31,000 VPD
Safeway
95
FLORIDA'S TPKE
56,900 VPD
135,400 VPD
CENTRAL BLVD
27,000 VPD
10,500 VPD
MAPLEWOOD DR
809

706
W INDIANTOWN ROAD 62,000 VPD
Pylon Sign
COMMERCE WAY
GOODYEAR
SHINY PRINTS
TRENDYGOLF

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	11,951	71,671	106,902
2031 Projected Population	12,005	72,079	108,577
2026 Median Age	42.4	46.5	49.6
Households & Growth			
2026 Estimated Households	4,869	29,418	46,441
2031 Projected Households	4,939	29,854	47,709
Income			
2026 Estimated Average Household Income	$127,305	$188,106	$201,236
2026 Estimated Median Household Income	$88,722	$118,516	$125,161
Businesses & Employees			
2026 Estimated Total Businesses	1,021	4,724	6,298
2026 Estimated Total Employees	8,269	31,920	42,549

JUPITER, FLORIDA

Jupiter is the northernmost town in Palm Beach County, located along Florida's Atlantic coast at the mouth of the Loxahatchee River. Approximately 15 miles north of West Palm Beach and 84 miles north of Miami, Jupiter offers direct access to the Atlantic Ocean and the Intracoastal Waterway. The town has an estimated 2026 population of 62,701.

The economy of Jupiter is driven by a diverse mix of life sciences, healthcare, aerospace, advanced manufacturing, marine industries, tourism, retail, and professional services. The town benefits from its strategic location in Palm Beach County, a highly skilled workforce, and a strong business climate that attracts corporate headquarters and research organizations. Jupiter is also recognized as a hub for biotechnology and scientific research, supported by world-class institutions and continued commercial growth. Major employers in the area include The Scripps Research Institute, Max Planck Florida Institute for Neuroscience, Florida Atlantic University Harriet L. Wilkes Honors College, Jupiter Medical Center, United Technologies Corporation (through Collins Aerospace operations), Florida Power & Light, and Town of Jupiter. These organizations, along with a thriving tourism, marine, and small business sector, contribute to Jupiter's stable and expanding economy.

Jupiter is a premier Southeast Florida destination known for its beautiful beaches, outdoor recreation, and upscale coastal lifestyle. Visitors enjoy activities such as boating, fishing, paddling the Loxahatchee River, and climbing the iconic Jupiter Inlet Lighthouse. Popular attractions include Roger Dean Chevrolet Stadium, spring training home of the Miami Marlins and St. Louis Cardinals, as well as Harbourside Place and Downtown Abacoa, which offer shopping, dining, entertainment, and waterfront experiences.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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