

◆ ACTUAL SITE

THE JONAS BUILDING
189 BRADLEY PLACE
PALM BEACH, FLORIDA 33480
OFFERING MEMORANDUM



Asking: \$8,500,000

BROKER:

Paul Snitkin - BK538943

561.310.7888

psnitkin@andersoncarr.com

SALES ASSOCIATE:

Ron Begleiter - SL3419309

914.715.3967

rbegleiter@andersoncarr.com

- ◆ Rare opportunity to purchase a Trophy Asset on Palm Beach Island with prime visibility
- ◆ Rare Two (2) Story, free-standing building totaling 5,053 square feet with dedicated on-site parking, two residential apartment units (can be converted into 2nd floor office space) and two ground floor commercial spaces.
- ◆ Conveniently Zoned CTS (Town Serving Commercial District)
- ◆ Strong demographics and heavy Island traffic counts (5,500+ AADT)
- ◆ Prime location on major Palm Beach traffic artery

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

INVESTMENT SUMMARY	1
PROPERTY OVERVIEW	2
AREA OVERVIEW	3
PHOTOS	4
SURVEY	16
SITE PLAN	17
ABOUT US	18

Anderson & Carr and NNN Real Estate Group has been retained exclusively to represent and market the property described herein. The information contained in this marketing campaign is strictly confidential and intended to be reviewed only by the party receiving it from Anderson & Carr and NNN Real Estate Group. You should not disseminate, distribute or copy this information. This material has been prepared to provide a summary of the property to qualified investors and should not be used as a replacement for a due diligence investigation. This material does not purport to contain all information necessary for a prospective buyer. Anderson & Carr and NNN Real Estate Group makes no warranty or representation, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited to, the size and square footage of the property and improvements, the income of expenses for the subject property, the future projected financial performance of the property, the financial condition or business prospects of any tenant or any tenant's plans to continue its occupancy of the subject property. Anderson & Carr and NNN Real Estate Group collected such information in this marketing package from sources we believe to be reliable; however we have not conducted any investigation regarding such information and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must investigate the property and must independently verify the accuracy of the information and projections set forth herein.

- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



INVESTMENT SUMMARY

ADDRESS	189 Bradley Place, Palm Beach, Fl 33480
ASKING PRICE	\$8,500,000
BUILDING SIZE	5,053 Square Feet
RENOVATED	2015
LOT SIZE	0.1260 Acres
ZONING	CTS (Town Serving Commercial District)



GENERATIONAL OPPORTUNITY TO ACQUIRE 189 BRADLEY PLACE (THE JONAS BUILDING)

- ◆ Very rare opportunity to purchase Commercial Real Estate on Palm Beach Island
- ◆ One of the most highly desirable areas on the island, 189 Bradley Place is a prime location for this trophy asset with duel corner signage available
- ◆ Two (2) Story, rare freestanding building totaling 5,053 square feet with dedicated on-site parking
- ◆ Two (2) Two Bedroom - Two (2) Bathroom residential apartment units on the second floor (can also be converted into 2nd story office space)
- ◆ Two ground floor commercial spaces totaling 2,573 Square Feet
- ◆ Zoned appropriately for Office, Retail, and Residential (2nd floor). Also grandfathered into ground floor office use.

GENERATIONAL OPPORTUNITY TO ACQUIRE 189 BRADLEY PLACE (THE JONAS BUILDING)

- ◆ Office and retail rents rising upwards of 300%
- ◆ Very few commercial buildings available on Palm Beach, and even more rare on one of the two major thoroughfares
- ◆ Very small island with miniscule opportunities to acquire commercial real estate.
- ◆ Globally recognized area of the world
- ◆ 65% of the world's wealth seasonally comes through Palm Beach
- ◆ Recent above par inspection and engineering report

SURROUNDED BY FAMOUS LANDMARKS AND TRAFFIC DRIVERS

- ◆ Directly adjacent to world renowned restaurant Meat Market
- ◆ Walking distance to Royal Poinciana Way, County Road, Coconut Row, The Flagler Museum, The Biltmore, The Bradley Park Hotel and many other famous landmarks
- ◆ Directly across the street from Il Lugano Luxury Condominiums
- ◆ Less than a mile away The Breakers Hotel, and 1.5 miles away from Worth Avenue
- ◆ Across the street from the Intracoastal and walking distance to the Atlantic Ocean
- ◆ Walking distance to brand new mixed use development project on Sunset Avenue (skyrocketing rents)

PROPERTY OVERVIEW



189 Bradley Place is an extremely rare opportunity to purchase a mixed-use, freestanding commercial building with dedicated parking and direct frontage on one of the Island's most desirable locations in Bradley Place. The building boasts 5,053 Square feet with two ground floor spaces totaling 2,573 square feet. The first space was recently renovated and contains an open retail showroom, back office, breakroom and bathroom. The second location contains a receptionist / waiting room area, two enclosed office spaces, two additional open work area work spaces, and two bathrooms. The second floor of the building consists of two (2) - two bedroom / bathroom apartments totaling 2,480 square feet that can also be converted to additional office space. The north apartment also has a terrace area. The subject property is located on the northeast corner of Bradley Place and Oleander Avenue. It is directly adjacent to the world renowned restaurant Meat Market, and directly across the street from Il Lugano Luxury Condominiums and the Intracoastal, walking distance to Royal Poinciana Way, Coconut Row, County Road, and the Atlantic Ocean. 189 Bradley Place is also minutes away from The Breakers Hotel and Flagler Museum.



Median Home Value
\$1,240,975



Nearest Airport
Palm Beach International Airport
(5 miles)



5,500 AADT Directly In Front of Site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,769	64,104	150,557
Households	3,159	28,473	60,497
Median Home Value	\$503,836	\$294,028	\$219,627
Projected Growth ('19-'24)	8.25%	8.41%	6.88%
Projected Population (2024)	6,245	69,496	160,910



AREA OVERVIEW

The Island of Palm Beach is a fourteen mile island of wealth and extravagance. Known for its upscale boutiques and irresistible beaches, Palm Beach has long been a favorite getaway for vacationers from all over the world. Home to families like the Vanderbilt's, Kennedy's, Rockefeller's, and more, for generations Palm Beach has been one of the most desirable and affluent places in the world to reside and own real estate.

The island is filled with some of the most palatial homes ever constructed, and home to world renowned five star resorts such as The Breaker's Hotel. Famous landmarks and points of interest include Mar-a-lago, The Flagler Museum, Worth Avenue, Billionaires, Row, The Everglades Club, The Breakers Hotel, Four Seasons, and more. There is also no shortage of fine dining on the island as it is home to some of the most world renowned restaurants Palm Beach Grill, HMF, Meat Market, Bucan, Leopard Lounge, Café Boulud, and more.

Palm Beach is also home to some of the wealthiest people in the entire world, as thirty-three billionaires currently call the Island their home, totaling over \$251.6 billion between them alone. With 65% of the world's wealth seasonally coming through Palm Beach, there is also tremendous presence of Hedge Funds and other major institutions making such a commercial acquisition appealing for Financial Services Companies, Brokerage Firms and more.



PHOTOS



PHOTOS



PHOTOS



PHOTOS



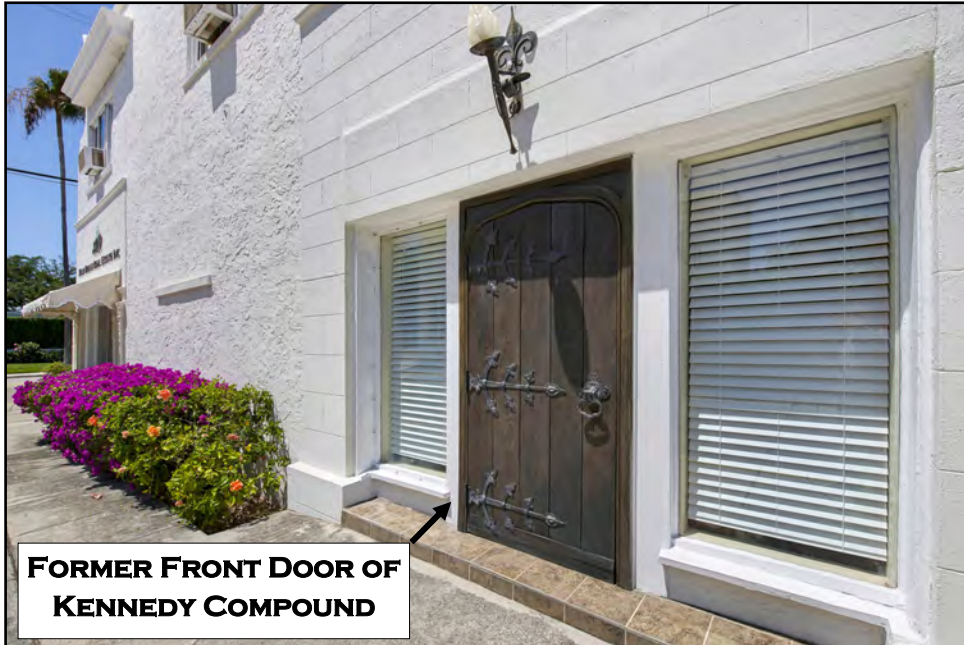
PHOTOS



PHOTOS



PHOTOS



DEDICATED ON-SITE PARKING



AERIALS



- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



AERIALS

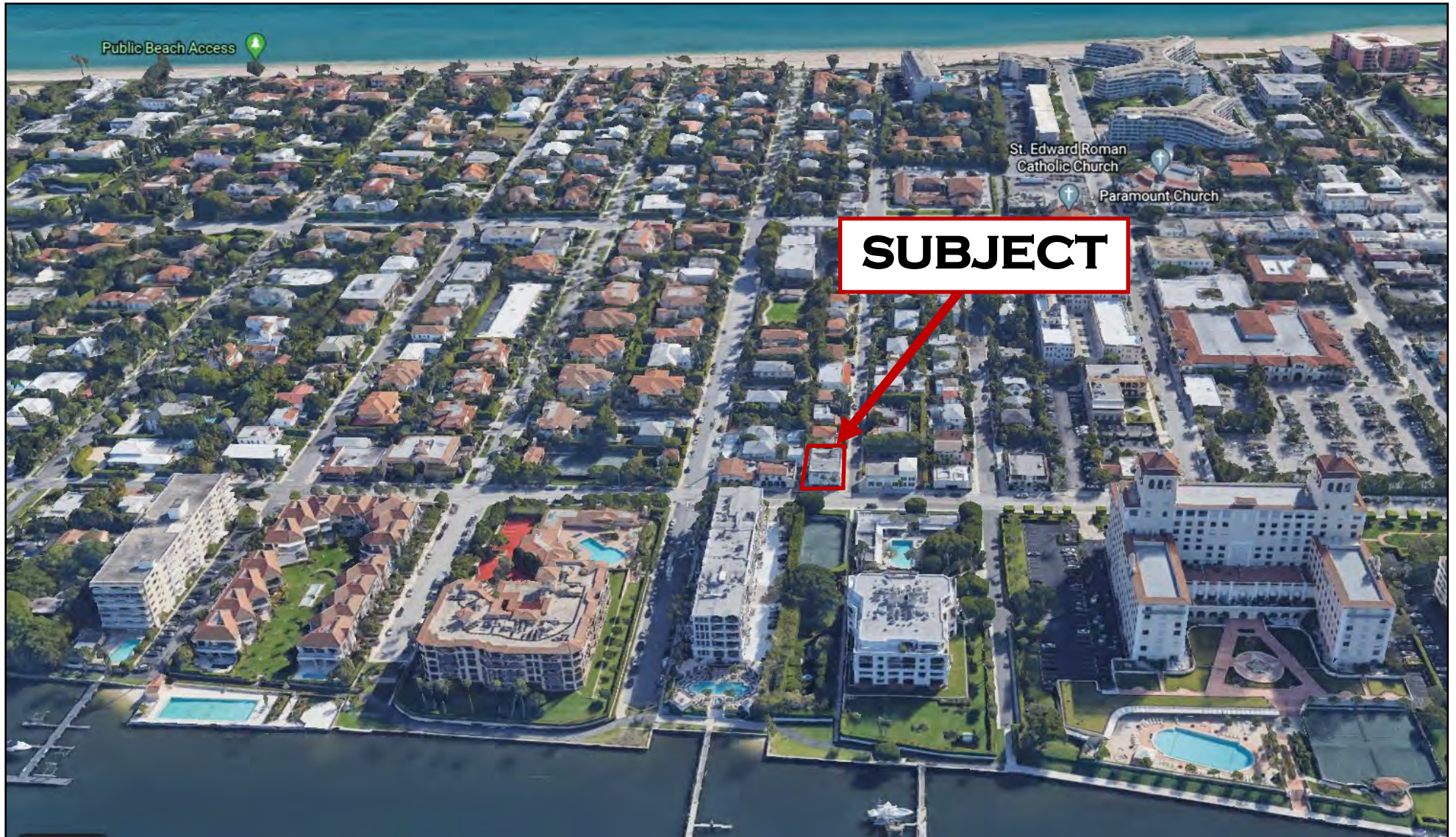


- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



AERIALS



- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



NEIGHBORING LANDMARKS

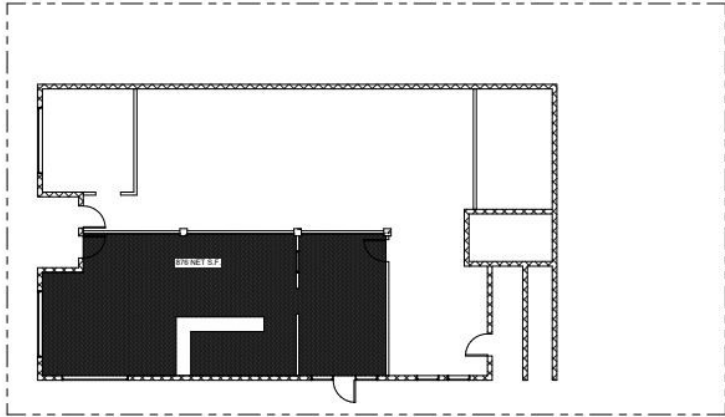


- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



FORMER PROPOSED SITE PLANS



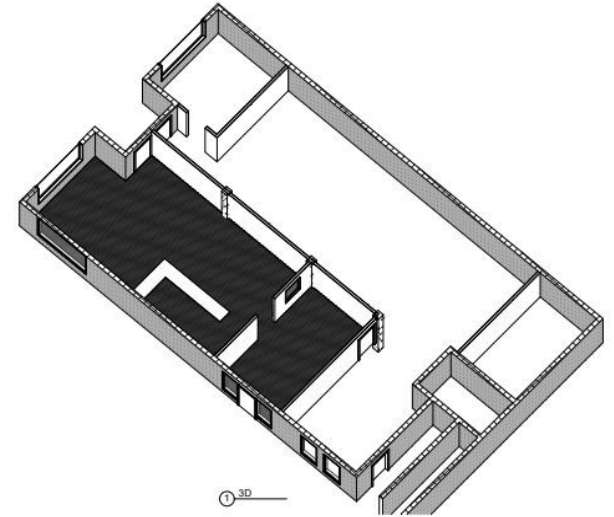
Level 1
1/8" = 1'-0"

EUGENE R. FAGAN ARCHITECT #AR 0011668
3432A WEST 45TH STREET, WPB, FL 33407
561.385.4514 EUGENE@FAGANARCHITECT.COM

No.	Description	Date

FLOOR PLAN

Project number: Project Number
Date: Issue Date
Drawn by: Author
Checked by: Checker
Scale: 1/8" = 1'-0"
A101



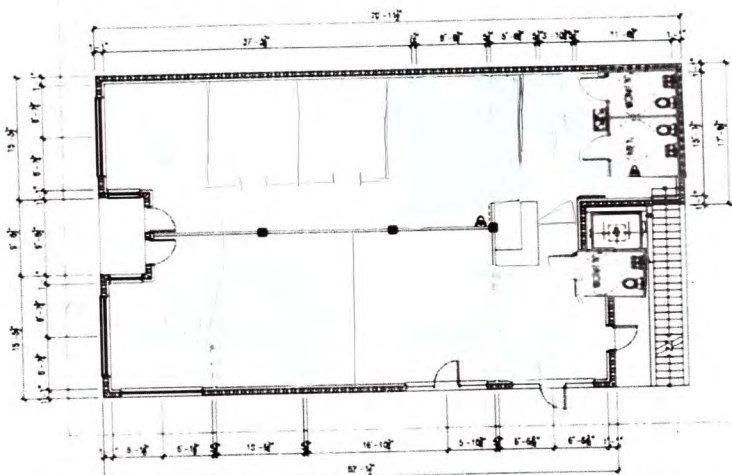
1 3D

EUGENE R. FAGAN ARCHITECT #AR 0011668
3432A WEST 45TH STREET, WPB, FL 33407
561.385.4514 EUGENE@FAGANARCHITECT.COM

No.	Description	Date

ISOMETRIC

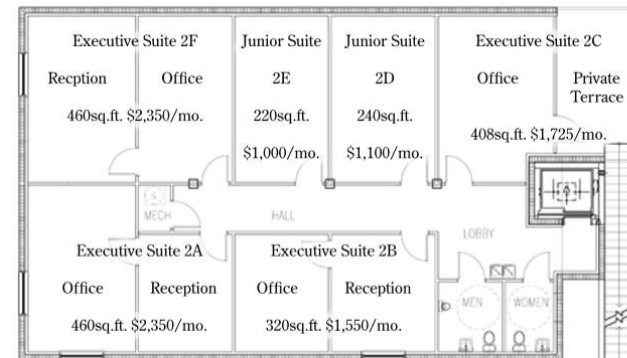
Project number: Project Number
Date: Issue Date
Drawn by: Author
Checked by: Checker
Scale:
A102



EUGENE R. FAGAN III ARCHITECT 189 BRADLEY REMODEL

THE BRADLEY PALM BEACH

EXECUTIVE LEVEL



EUGENE R. FAGAN III ARCHITECT 189 BRADLEY REMODEL

ABOUT US



Since opening our doors in 1947, Anderson Carr has established itself as one of the preeminent providers of commercial and residential real estate services in South Florida. Specializing in real estate valuation, commercial brokerage and leasing, the mission is simple; to create value for our clients. We take great pride in developing and maintaining long lasting relationships with our clients and community. Anderson Carr has provided real estate advisory services exceeding \$100 billion worth of assets in over 100 million square feet of real estate. The real estate experts at Anderson Carr have a combined 250 years of experience and we look forward to sharing our trusted guidance and advice with you.

- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM

