

TOWN SERVING ANALYSIS FOR CARRIAGE HOUSE CLUB IN PALM BEACH, FLORIDA

February 1, 2018

Prepared for:

Carriage House Properties Partners, LLC

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APPENDIX 1 – Business Locator List

Executive Summary

- The Client plans to open a private membership club (“Club”) called Carriage House, at 264 and 270 S. County Road, located in the Town of Palm Beach, Florida.
- The Club will offer lunch and dinner as well as social gathering space for members. The Club will accommodate 244 memberships, in 11,164 square feet of building space.
- The Palm Beach Code of Ordinances Sec. 134-1109 (11) - Special exception uses indicates; the Club must be found by Town Council to be Town-serving. This means: principally oriented to serving the needs of Townspersons who are defined as “all full-time and seasonal residents as well as visitors staying at accommodations and employees working in establishments located within the town”. At least 50% or more of the 244 memberships must be Townspersons to meet the Town-serving criteria.
- Similar existing membership clubs in the Town include The Everglades Club, The Bath & Tennis Club, The Sailfish Club, The Palm Beach Country Club, The Beach Club, The Old Guard Club and Mar-a-Lago. Existence of multiple such clubs, located in the Town of Palm Beach, demonstrates the market viability of the private club concept.
- An analysis of Town business employment, within walking distance of the Club, indicates a capture rate of 1.1% among existing business employees alone allows the Club to meet the 50% Town Serving requirement.
- There are 1,066 permanent residences valued in excess of \$2.5 million located in the Town of Palm Beach. Very high value homes correspond with high household net worth and represent the Club’s target market. Household capture rate of less than 12% among permanent very high value householders alone would meet the 50% Town-serving requirement.
- There are 647 seasonal residences valued in excess of \$2.5 million located in the Town of Palm Beach. Very high value homes correspond with high household net worth and represent the Club’s target market. Household capture rate of less than 20% among seasonal very high value householders alone would meet the 50% Town-serving requirement.
- Based on a likely scenario of very low capture rates among the target market segments discussed, Carriage House will meet and exceed the criteria requiring 50% of memberships be Town-serving (please see Table E1).

Table E.1

Target Market Segments	Number	Market Capture	Membership
Walking Distance Employees (Townspersons)	11,638	1.00%	116
Driving Distance Employees (Townspersons)	5,166	0.50%	26
Permanent High Value Townsperson Households	1,066	0.50%	5
Seasonal High Value Townsperson Households	<u>647</u>	<u>0.50%</u>	<u>3</u>
Total Market Capture to Meet Town-serving Requirement	18,517	0.81%	151

1.0 Introduction & Site Overview

The Client has purchased the Carriage House property located at 264 and 270 South County Road, in the Town of Palm Beach. The Client has proposed renovations to the property for the purpose of offering an exclusive, private membership club to local residents and business persons. Figure 1 shows an image of the subject property.

Figure 1. Carriage House



The Client has requested Fishkind and Associates, Inc. provide analysis to demonstrate how, under reasonable market conditions, Carriage House will be Town-serving. To accomplish this Fishkind provides an overview of existing private membership clubs in Palm Beach. Existing clubs demonstrate the concept viability and market support found in Palm Beach.

Further, Fishkind examines reasonable membership capture rates for Palm Beach residents and employees working in the Town (Townspersons), demonstrating the basis on which the Club is shown to be Town-serving, under the City Ordinance criteria.

The Carriage House will be an exclusive, private, upscale membership only club. Design will be intimate, luxurious and chic, offering lunch and dinner and providing members with social gathering space. The dining and service will be world class, with uniquely designed bars, as well as exclusive entertainment areas.

There are a number of private membership clubs located in the Town of Palm Beach. Existing clubs include The Everglades Club, The Bath & Tennis Club, The Sailfish Club, The Palm Beach Country Club, The Beach Club, The Old Guard Club and Mar-a-Lago. These clubs are long-lived. The Everglades Club is the oldest having opened in 1919. Mar-a-Lago is the newest, having opened in 1995. The existence of multiple such clubs demonstrates the market viability and long-term success of the private club concept in the Town of Palm Beach.

The proposed Club is planned to reflect a Palm Beach style of the type of offerings found in other well-known and world renown private clubs including London's 5 Hertford Street, Annabelle's and Mark's Club as seen in Figure 2.

Figure 2. Comparable Private Club Designs



2.0 Existing Business Conditions and Town Serving Market Opportunity

The Town of Palm Beach is home to an estimated 1,177 businesses as of 2017, employing 16,800 persons (please see Figure 3). The average employment per company is 14 persons indicating a high percentage of small businesses, sole proprietorships and partnerships. With a very low capture rates among employees within the town, business related memberships alone could meet the Town-serving requirement.

Employment has been analyzed based on those within walking distance (seven-tenths of a mile; a 15-minute walk) and those outside walking distance. There are 713 businesses, employing 11,638 persons within walking distance of the Club. This is almost 70% of all employment within the Town. Businesses within this area include banks, trust companies, real estate firms, investment companies, law firms, medical providers, as well as specialty retail such as estate auctions fine jewelers among others. Because of the high concentration of Town employment within walking distance, a low capture rate of approximately 1.1 percent, alone, would be sufficient to meet the 50% Town Serving membership requirement, generating 122 memberships of the 244 total memberships available.

ESRI online data services estimates business sales, within walking distance of the Club, exceed \$1.8 billion annually. Of these sales, approximately ½ percent of annual sales revenues would be sufficient to generate \$10 million – an amount likely to cover building purchase and renovation costs. The local market area, within walking distance, generates sufficient business revenues such that a low capture rate among businesses, based on revenues, is sufficient to support the capital start-up requirements of the club.

Employment outside of walking distance from the Club is 5,166 employees. A capture rate of 2.4 percent among these workers alone is sufficient to meet the 50% Town Serving membership requirement.

In reality, smaller shares of each of the target market segments combined will be sufficient to meet and exceed the Town-serving criteria. The residential target market segment is discussed in the following section. Figure 3 provides the target market segment demographics.

Figure 3. Town of Palm Beach Demographic Characteristics

2017 Permanent Population Town of Palm Beach	8,735
2017 Housing Unit Count Town of Palm Beach	9,447
Households Permanent	5,012
Very High Value Permanent Households	1,066
Households Seasonal	3,627
Very High Value Seasonal Households	647
2017 Employment in Town of Palm Beach	16,804
Employment within .7 mile of Club	11,638
Employment Remainder	5,166
Average Net Worth per Permanent Household	\$2,975,174
Total Business Revenue within .7 mile of Club	\$1,845,328,000

Source: ESRI, Business Analyst Online; Palm Beach County Property Appraiser; Fishkind & Associates, Inc.

Note: Permanent and Seasonal Households do not add to total housing units due to other vacant properties for rent or sale

3.0 Existing Residents and Membership Opportunity

Household demographic data indicates there are 5,012 occupied, permanent households in the Town of Palm Beach, on a base of nearly 9,500 total housing units. The Census housing profile data indicates there is a high rate of seasonality with many units held for occasional use, explaining the difference between the housing inventory and permanent households. Discussion of Seasonal Householders is found in Section 4.0

The average net worth among permanent resident householders in the Town is \$2.9 million per household. An estimated 60%, nearly 3,000 householders, have net worth in excess of \$500,000.

Among these, there are 1,066 single family and condominium units, with homestead exemption indicating permanent residency, valued in excess of \$2.5 million. These very high value homeowners are a portion of the residential target market segment for the Club.

A capture of less than 12% of these select very high value homeowners would be sufficient to meet the entire Town-serving requirement.

However, a more likely capture rate of this segment in our view is under 1 percent. Combined low capture rates among each of the target market segments including employees, permanent and seasonal householders will generate the necessary memberships to meet and exceed the Town-serving requirement of 122 memberships.

4.0 Seasonal and Hotel Visitors and Membership Opportunity

There are nearly 1,250 hotel rooms located in the Town of Palm Beach. Hotel stays are typically shorter in duration than seasonal visits and may be business or leisure related. Of the hotels in the Town, most are full service including restaurants and recreation. Because of shorter stays and available services, hotel guests are not viewed as a key target demographic for Club membership. In our view, it is more likely hotel visitors will accompany an existing member, should they attend the Club. It is unlikely hotel visitors would purchase a Club membership.

Seasonal residents are estimated to represent 647 condominium and single-family households, with individual unit value of \$2.5 million or greater. These very high value households do not have a homestead exemption based on Palm Beach County Property Appraiser data, and therefore represent non-permanent seasonal householders. Seasonal householders with very high net worth tend to travel and enjoy multiple residences. The non-homestead (seasonal or held for occasional use) property owners are an important target market for Club membership and can be expected to utilize Club services when in Town.

With 647 such households, among the select group of high net worth, seasonal homeowners, a capture rate of approximately 18% would be sufficient alone to meet the Town-serving membership threshold criteria.

A more likely capture rate in our view is under 1 percent. Combined low capture rates among each of the target market segments including employees, permanent households and seasonal households will generate the necessary memberships to meet and exceed the Town-serving requirement of 122 memberships.

5.0 Conclusions

Based on the analysis, Fishkind finds there are four primary target market segments representing Club membership opportunity. These are 1) Town Employees within .7 mile walking distance from the Club; 2) Town Employees outside walking distance; 3) Permanent Residents of Very High Net Worth Households and; 4) Seasonal Residents of Very High Net Worth Households.

Figure 4 shows how a modest capture rate among each of these target market segments alone is sufficient to generate the required 122 Town-serving memberships.

Figure 4. Market Segments and Individual Town-serving Market Segment Capture Rates

Target Market Segments	Number	Market Capture	Membership
Walking Distance Employees (Townspersons)	11,638	1.1%	122
Driving Distance Employees (Townspersons)	5,166	2.4%	122
Permanent Resident High Value Town Households	1,066	11.4%	122
Seasonal Resident High Value Town Households	647	18.9%	122

A more likely membership scenario is a set of lower capture rates among each of the target market segments, when combined, would reach and exceed the Town-serving threshold. In the likely scenario, an overall capture rate of 8-tenths percent among the combined segments would provide the necessary memberships to meet and exceed the Town-serving requirement of 122 memberships, as shown in Figure 5.

Figure 5. Likely Target Market Capture Rates Demonstrating Town-serving Threshold

Likely Capture Scenario - Target Market Segments	Number	Market Capture	Membership
Walking Distance Employees (Townspersons)	11,638	1.00%	116
Driving Distance Employees (Townspersons)	5,166	0.50%	26
Permanent Resident High Value Town Households	1,066	0.50%	5
Seasonal Resident High Value Town Households	<u>647</u>	<u>0.50%</u>	<u>3</u>
Total Market Capture to Meet Town-serving Requirement	18,517	0.81%	151

In summary, the analysis shows there are a number of successful, long-lived private membership clubs located in the Town of Palm Beach. These clubs demonstrate there is a viable market for private membership clubs in the Town of Palm Beach. Further, the analysis identifies specific target market segments of Townspersons who would be interested and eligible for membership.

The analysis shows how each of these segments, individually, could generate sufficient membership to meet the Town-serving requirement. In addition, a scenario of likely capture rates indicates very small and thus reasonably attainable capture rates, among each of the target market segments, when combined, provide sufficient memberships for the Club to meet and exceed the Town-serving standard, as required by Palm Beach ordinance.

Appendix 1



Business Locator

264 S County Road Carriage House
264 the Grill
Rings: 0.7 mile radii

Prepared by Esri
Latitude: 26.70643
Longitude: -80.03641

2010 Residential Population:	1,745	2017 Total Sales (\$000)	\$1,845,328
2017 Residential Population:	1,815	2017 Total Employees	11,638
2022 Residential Population:	1,894	Employee/Residential Population Ratio:	6.41:1
Annual Population Growth 2017 - 2022	0.86%	Total Number of Businesses:	713

SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
734201	J D PEST CONTROL SVC S COUNTY RD PALM BEACH, FL 33480		0.01 SW	3	\$302
152207	B PETERSON PHIPPS PLZ PALM BEACH, FL 33480		0.01 NW	2	\$755
912101	US CABLE WEARSIDE INC S COUNTY RD PALM BEACH, FL 33480		0.02 NE	1	\$0
799105	KEY TO LIFE THERAPIES SPA S COUNTY RD PALM BEACH, FL 33480		0.02 SW	5	\$456
075204	ONBLONDE PET SPA & BOUTIQUE S COUNTY RD PALM BEACH, FL 33480		0.03 NW	3	\$214
738902	BILL KOPP SMITH INTERIOR S COUNTY RD PALM BEACH, FL 33480		0.03 NW	6	\$803
602103	ATM S COUNTY RD NORTH PALM BEACH, FL 33408		0.03 SE	0	\$0
628201	J P MORGAN PRIVATE BANK ROYAL PALM WAY PALM BEACH, FL 33480		0.03 SW	50	\$15,917
599999	BONHAMS ROYAL PALM WAY PALM BEACH, FL 33480		0.03 SW	2	\$400
899999	PALM BEACH CAPITAL SVC S COUNTY RD PALM BEACH, FL 33480		0.03 SE	2	\$310
602103	WELLS FARGO BANK ATM S COUNTY RD PALM BEACH, FL 33480		0.03 SE	0	\$0
628205	ABBOT DOWNING S COUNTY RD PALM BEACH, FL 33480		0.03 SE	12	\$3,820
653108	TANGENT CORP S COUNTY RD PALM BEACH, FL 33480		0.03 SE	1	\$109
602101	WELLS FARGO BANK S COUNTY RD PALM BEACH, FL 33480	5	0.03 SE	100	\$26,696

Data Note: Businesses are listed based on their proximity to the study area location. A maximum of 250 records can be displayed on one report. Data on the Business Locations report is based on the businesses whose location falls within the area of study. Total Sales, Total Daytime Business Population, Total Number of Businesses, and the Daytime Business (pop)/Residential Ratio are calculated using the collection of business points that fall within the area of study.

Source: Copyright 2017 Infogroup and Esri. Esri Total Residential Population forecasts for 2017.

January 27, 2018



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Prepared by Esri
Latitude: 26.70643
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
651301	PHIPPS CONDO ASSN S COUNTY RD PALM BEACH, FL 33480		0.03 NW	5	\$817
621101	MURIEL SIEBERT & CO INC S COUNTY RD PALM BEACH, FL 33480		0.03 NW	10	\$1,744
581208	CHEZ L'EPICIER-PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.04 SE	6	\$317
738202	HOME SECURITY SYSTEMS EXPERTS S COUNTY RD PALM BEACH, FL 33480		0.04 SE	6	\$1,072
871202	PANDULA ARCHITECTS SEAVIEW AVE PALM BEACH, FL 33480		0.05 NW	3	\$513
621111	ADEC PRIVATE EQTY INVSTMNT S COUNTY RD PALM BEACH, FL 33480		0.05 NE	3	\$1,744
872102	PALM BEACH ACCOUNTING S COUNTY RD PALM BEACH, FL 33480		0.05 NE	1	\$125
591205	LEWIS PHARMACY S COUNTY RD PALM BEACH, FL 33480		0.05 NE	6	\$1,678
152144	GREGORY JULIANO CONSTRUCTION S COUNTY RD PALM BEACH, FL 33480		0.05 NE	3	\$1,132
591205	SOUTH OCEAN PHARMACY S COUNTY RD PALM BEACH, FL 33480		0.05 NE	4	\$1,119
832264	AMERICAN CANCER SOCIETY S COUNTY RD PALM BEACH, FL 33480		0.05 NE	3	\$195
738110	EPIC REALTY GROUP LLC S COUNTY RD PALM BEACH, FL 33480		0.05 NE	3	\$228
738902	ANNE PEPPER INTERIORS S COUNTY RD PALM BEACH, FL 33480		0.05 NE	2	\$268
999977	CEANN'S VIEUX SEAVIEW AVE PALM BEACH, FL 33480		0.06 NW	0	\$0
654102	PREMIER TITLE CO LTD ROYAL PALM WAY PALM BEACH, FL 33480		0.06 SE	3	\$367
811103	GUNSTER YOAKLEY & STEWART PA ROYAL PALM WAY PALM BEACH, FL 33480		0.06 SE	12	\$2,714

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
874201	QUICK T FIRST PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.06 NW	1	\$131
599201	POTTED PLANT & FLOWER SHOP S COUNTY RD PALM BEACH, FL 33480		0.06 NW	4	\$436
141101	PARIS CERAMICS S COUNTY RD PALM BEACH, FL 33480		0.06 NW	1	\$89
871202	SMITH ARCHITECTURAL GROUP INC PHIPPS PLZ PALM BEACH, FL 33480		0.06 NW	10	\$1,707
628203	LEE MUNDER INVESTMENTS ROYAL PALM WAY PALM BEACH, FL 33480		0.07 SW	46	\$14,643
999977	REDNUM CAPITAL PARTNERS LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.07 SW	0	\$0
651303	ADISON WELL PALM BEACH LLC S COUNTY RD PALM BEACH, FL 33480		0.08 SW	4	\$654
602101	SABADELL BANK & TRUST ROYAL PALM WAY PALM BEACH, FL 33480		0.08 SE	20	\$5,340
602103	PNC BANK ATM ROYAL PALM WAY WEST PALM BEACH, FL 33401		0.08 SW	0	\$0
628203	PNC WEALTH MANAGEMENT ROYAL PALM WAY WEST PALM BEACH, FL 33401		0.08 SW	27	\$8,595
738902	SCOTT SNYDER INC PHIPPS PLZ PALM BEACH, FL 33480		0.08 NW	12	\$1,606
602101	FIRST REPUBLIC BANK ROYAL PALM WAY PALM BEACH, FL 33480		0.09 SW	5	\$1,335
602101	CITIBANK ROYAL PALM WAY PALM BEACH, FL 33480	Q	0.09 SW	10	\$2,670
019101	GENTLE FOX FARMS S COUNTY RD PALM BEACH, FL 33480		0.09 SE	6	\$597
999977	ELITAT S COUNTY RD PALM BEACH, FL 33480		0.09 SE	0	\$0
653117	CAMPANIELLO THOMAS S COUNTY RD PALM BEACH, FL 33480		0.09 SW	4	\$435

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
562105	FASHIONISTA PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.10 SW	2	\$379
599999	FASHIONISTA S COUNTY RD PALM BEACH, FL 33480		0.10 SW	2	\$400
546102	BLEU PROVINCE BAKERY S COUNTY RD PALM BEACH, FL 33480		0.10 SW	3	\$155
874201	SWEET SPOT S COUNTY RD PALM BEACH, FL 33480		0.11 SE	3	\$391
571217	MARUMO GALLERY S COUNTY RD PALM BEACH, FL 33480		0.11 SE	1	\$274
571925	LORI JAYNE INC S COUNTY RD PALM BEACH, FL 33480		0.11 SW	2	\$374
602102	BESSEMER TRUST ROYAL PALM WAY PALM BEACH, FL 33480		0.11 SW	30	\$8,009
564103	ARISTOKIDS S COUNTY RD PALM BEACH, FL 33480		0.11 SE	3	\$394
738942	LORI JAYNE MONOGRAMMING & MORE S COUNTY RD PALM BEACH, FL 33480		0.11 SE	2	\$402
594112	P B GIRLS CLUB S COUNTY RD PALM BEACH, FL 33480		0.12 SE	3	\$679
753201	DON'T BEND THAT FENDER S COUNTY RD PALM BEACH, FL 33480		0.12 SE	3	\$404
594113	P B BOYS CLUB S COUNTY RD PALM BEACH, FL 33480		0.12 SE	2	\$453
594201	CLASSIC BOOKSHOP S COUNTY RD PALM BEACH, FL 33480		0.12 SW	8	\$1,041
738902	CYNTHIA THOMAS INC ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	2	\$268
762902	PALM BEACH WHIRLPOOL REPAIR ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	13	\$1,159
653108	F J K PROPERTIES ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	3	\$326

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
628203	FIDELITY INVESTMENTS ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	6	\$1,910
562101	FRANCES BREWSTER INC S COUNTY RD PALM BEACH, FL 33480		0.12 SW	2	\$379
593235	LINDROTH DESIGN CORP S COUNTY RD PALM BEACH, FL 33480		0.12 SW	3	\$1,449
484101	DISH NETWORK S COUNTY RD PALM BEACH, FL 33480		0.12 SW	10	\$14,158
811103	SIMSES & ASSOC ROYAL PALM WAY PALM BEACH, FL 33480	L	0.12 SW	9	\$2,035
594408	STEPHANIE KANTIS ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	3	\$863
811103	AKERMAN LLP ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	5	\$1,131
602102	CYPRESS TRUST CO ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	35	\$9,344
566101	STUBBS & WOOTTON ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	5	\$847
628203	CYPRESS CAPITAL GROUP INC ROYAL PALM WAY PALM BEACH, FL 33480		0.12 SW	22	\$7,004
839998	PALM BEACH BOARD OF REALTORS ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	7	\$0
641112	CELEDINAS INSURANCE GROUP ROYAL PALM WAY PALM BEACH, FL 33480	V	0.13 SE	3	\$484
653118	HALL REAL ESTATE ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	5	\$544
078103	SANCHEZ & MADDUX ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	10	\$2,155
999977	DUPONTEC INC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	0	\$0
999977	RICK WARD ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	0	\$0

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
679999	CDR ACQUISITION LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	3	\$942
738901	CHRISTIE'S FINE ART ACTNRS ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SE	3	\$402
628203	WESCOTT FINANCIAL ADVISORY GRP ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	15	\$4,775
653118	PHILLIPS DEVELOPMENT CO ROYAL PALM WAY PALM BEACH, FL 33480	!	0.13 SW	1	\$109
653118	AMERICAN CONTINENTAL PROPERTY ROYAL PALM WAY PALM BEACH, FL 33480	!	0.13 SW	3	\$326
872101	HAFER CO LLC ROYAL PALM WAY PALM BEACH, FL 33480	C	0.13 SW	8	\$1,000
861102	AMERICAN TECHNION SOCIETY ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	2	\$0
621111	CHASBRO INVESTMENTS INC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	3	\$1,744
628203	BLACK ROCK INC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	18	\$5,730
653118	WRIGHT PROPERTIES INC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	4	\$435
628203	ASSOCIATED CAPITAL GROUP INC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	2	\$637
653118	PLAZA CENTER ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	4	\$435
999977	SHARON QUEENEY WEINTZ ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	0	\$0
811103	RONALD L FICK ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	3	\$679
628203	R & R TRADING CO OF JUPITER ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	3	\$955
628203	MERRILL LYNCH WEALTH MGMT ROYAL PALM WAY PALM BEACH, FL 33480	M	0.13 SW	45	\$14,325

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Latitude: 26.70643
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
641112	MARSH ROYAL PALM WAY PALM BEACH, FL 33480	H	0.13 SW	30	\$4,835
811103	DUNWODY WHITE & LANDON PA ROYAL PALM WAY PALM BEACH, FL 33480	LSW	0.13 SW	4	\$905
864108	CLUB COLETTE PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.13 SW	10	\$0
581208	SURFSIDE DINNER S COUNTY RD PALM BEACH, FL 33480		0.13 SW	6	\$317
839998	PALM BEACH DAY SCHOOL SEAVIEW AVE PALM BEACH, FL 33480		0.13 NW	73	\$0
734201	FRANK & SONS PEST CONTROL SVC SEABREEZE AVE PALM BEACH, FL 33480		0.13 NE	3	\$302
593202	KOFSKI ANTIQUES INC S COUNTY RD PALM BEACH, FL 33480		0.13 SE	1	\$483
593202	APPRAISAL & ACQUISITION ASSOC S COUNTY RD PALM BEACH, FL 33480		0.13 SE	1	\$483
564103	CUSTOM HOUSE S COUNTY RD PALM BEACH, FL 33480		0.13 SE	2	\$263
738902	WITMAN JOHN H INTERIORS S COUNTY RD PALM BEACH, FL 33480		0.13 SW	2	\$268
653118	GWINN REALTY INC S COUNTY RD PALM BEACH, FL 33480		0.13 SW	4	\$435
593202	HENEMADER F S ANTIQUES S COUNTY RD PALM BEACH, FL 33480		0.13 SW	1	\$483
602102	WILMINGTON TRUST NATIONAL ASSN ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	5	\$1,335
653108	OCONNOR MANAGEMENT LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	3	\$326
653108	F J K III ROYAL PALM WAY PALM BEACH, FL 33480		0.13 SW	3	\$326
573609	MICHAEL CARNEY MUSIC SEABREEZE AVE PALM BEACH, FL 33480		0.14 NE	3	\$747

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January 27, 2018



Business Locator

264 S County Road Carriage House
264 the Grill
Rings: 0.7 mile radii

Prepared by Esri
Latitude: 26.70643
Longitude: -80.03641

SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
651301	BRAZILIAN OF PALM BEACH BRAZILIAN AVE PALM BEACH, FL 33480		0.14 SW	5	\$817
723119	KEY TO LIFE THERAPIES INC S COUNTY RD PALM BEACH, FL 33480		0.14 NW	1	\$53
628203	US TRUST ROYAL PALM WAY PALM BEACH, FL 33480		0.14 SE	50	\$15,917
602103	BANK OF AMERICA ATM ROYAL PALM WAY PALM BEACH, FL 33480		0.14 SE	0	\$0
999977	BARCLAY GEDI CORP BRAZILIAN AVE PALM BEACH, FL 33480		0.14 SE	0	\$0
506324	W G COMPASS ALARM LINES ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	4	\$3,874
866107	ROYAL PALM WAY LLC ROYAL PALM WAY PALM BEACH, FL 33480	C	0.15 SW	3	\$0
809308	HOSPITAL FOR SPECIAL SURG ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	12	\$1,729
628202	NORTHERN TRUST ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	14	\$4,457
839998	TREE OF LIFE ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	2	\$0
721704	PALM BEACH CARPET CLEANING ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	2	\$107
628205	ALEX BROWN ROYAL PALM WAY PALM BEACH, FL 33480		0.15 SW	3	\$0
724101	LEO'S GOLDEN RAZOR BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	1	\$31
723106	SALON MARGRIT & SPA BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SE	30	\$1,574
738902	CYNTHIA THOMAS INC BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	1	\$134
569947	RAPUNZEL'S CLOSET OF PALM BCH BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	25	\$3,756

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
651303	PRIVATE VIEWS LLC BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	4	\$654
874201	PIERCE CONSULTING GROUP BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	3	\$391
599949	PALM BEACH INVESTMENTS BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	2	\$400
472402	PROTRAVEL INTERNATIONAL BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	3	\$331
653108	FOREST PROPERTIES MGMT INC BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	3	\$326
811103	JASON P DOLLARD LAW OFFICE PA BRAZILIAN AVE PALM BEACH, FL 33480	FJW	0.16 SW	1	\$227
999977	M Y C S DEVELOPMENT LLC BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	0	\$0
653118	SCOTT GORDON REALTY BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	4	\$435
871202	FAIRFAX SAMMONS & PARTNERS BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	3	\$513
999977	AFX BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	0	\$0
152106	STUDIO B DESIGN INC BRAZILIAN AVE PALM BEACH, FL 33480		0.16 SW	3	\$1,132
811103	LESLIE ROBERT EVANS & ASSOC PA BRAZILIAN AVE PALM BEACH, FL 33480	V	0.16 SW	12	\$2,714
621111	TUDOR INVESTMENTS ROYAL PALM WAY PALM BEACH, FL 33480		0.17 SE	3	\$1,744
794101	SMSI SEABREEZE AVE PALM BEACH, FL 33480		0.17 NW	2	\$402
581208	CAFE L'EUROPE S COUNTY RD PALM BEACH, FL 33480		0.17 SE	85	\$4,480
651301	ONE ROYAL PALM WAY ROYAL PALM WAY PALM BEACH, FL 33480		0.17 SE	21	\$3,430

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
671901	DELROCK HOLDINGS INC ROYAL PALM WAY PALM BEACH, FL 33480		0.17 SE	3	\$1,874
804918	REHABILITATION CENTER-CHILDREN ROYAL PALM WAY PALM BEACH, FL 33480		0.17 SW	25	\$1,604
801101	REHABILITATION PHYSICIANS PA ROYAL PALM WAY PALM BEACH, FL 33480	W9	0.17 SW	3	\$700
562101	RAPUNZEL'S CLOSET-PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.18 SW	10	\$1,893
999977	ANGELO'S OF PALM BEACH INC S COUNTY RD PALM BEACH, FL 33480		0.18 SW	0	\$0
734902	CHANTELLE CHANDELIERS S COUNTY RD PALM BEACH, FL 33480		0.18 SW	1	\$76
738902	KEMBLE INTERIORS INC HIBISCUS AVE PALM BEACH, FL 33480		0.18 SW	15	\$2,007
762902	PALM BEACH GE REPAIR BRAZILIAN AVE PALM BEACH, FL 33480		0.18 SW	11	\$981
173101	PALM BEACH ELECTRICIAN HIBISCUS AVE PALM BEACH, FL 33480		0.18 SW	4	\$479
653104	PROPERTY RESOURCES CORP INC BRAZILIAN AVE PALM BEACH, FL 33480		0.18 SE	3	\$326
594409	PALM BEACH JEWELRY & ANTQ CTR S COUNTY RD PALM BEACH, FL 33480		0.18 SE	2	\$575
594408	SEQUIN OF PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.18 SW	3	\$863
602101	VALLEY NATIONAL BANK S COUNTY RD PALM BEACH, FL 33480		0.18 SE	25	\$6,674
562101	C ORRICO CLOTHING CO S COUNTY RD PALM BEACH, FL 33480		0.18 SW	3	\$568
513705	LILLY PULTIZER S COUNTY RD PALM BEACH, FL 33480		0.18 SW	5	\$6,083
723106	EVA & MARIA KOZMETIKA INC S COUNTY RD PALM BEACH, FL 33480		0.18 SW	2	\$105

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799701	PALM BEACH RECREATION CTR SEAVIEW AVE PALM BEACH, FL 33480		0.19 NW	19	\$2,490
799971	SEAVIEW TENNIS CTR SEAVIEW AVE PALM BEACH, FL 33480		0.19 NW	5	\$553
421203	KATE LEVY LLC SEASPRAY AVE PALM BEACH, FL 33480		0.19 NW	7	\$939
912104	PALM BEACH OCEAN RESCUE S COUNTY RD PALM BEACH, FL 33480		0.20 SE	14	\$0
922104	PALM BEACH POLICE DEPT S COUNTY RD PALM BEACH, FL 33480		0.20 SE	108	\$0
922104	PALM BEACH POLICE-TRAINING OFC S COUNTY RD PALM BEACH, FL 33480		0.20 SE	2	\$0
922104	PALM BEACH POLICE-RECORDS OFC S COUNTY RD PALM BEACH, FL 33480		0.20 SE	2	\$0
922104	PALM BEACH POLICE SPCL INVSTGT S COUNTY RD PALM BEACH, FL 33480		0.20 SE	5	\$0
554101	GRAY'S SUNOCO S COUNTY RD PALM BEACH, FL 33480	W	0.20 SW	14	\$15,616
651301	THREE HUNDRED SOUTH OCEAN S OCEAN BLVD PALM BEACH, FL 33480		0.21 SE	15	\$2,450
641112	PETER F BONO WEALTH PLANNING ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	2	\$323
594712	FABER COE & GREGG ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	2	\$215
738901	LESLIE HINDMAN AUCTIONEERS ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	2	\$268
999977	CATALINA DEVELOPERS LC ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	0	\$0
811103	PILLSBURY WINTHROP SHAW ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	150	\$33,914
874201	SEMINOLE MANAGEMENT CO ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	3	\$391

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
628205	TIEDEMANN WEALTH MANAGEMENT ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	3	\$955
874899	TALISMAN GROUP ADVISORS ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	1	\$129
874201	IMPALA ASSET MANAGEMENT ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	3	\$391
794105	TAMPA BAY BUCCANEERS ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	16	\$3,210
602103	US BANK ATM ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	0	\$0
811103	CALDWELL PACETTI EDWARDS ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	3	\$679
999977	ALBARRAN JACQUELINE ROYAL PALM WAY PALM BEACH, FL 33480		0.22 SW	0	\$0
594712	TRUFFIES OF PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.22 SW	2	\$215
736103	PRIVATE CHEFS INC S COUNTY RD PALM BEACH, FL 33480		0.22 SW	2	\$132
569932	DONALDS FASHION ALTERATIONS S COUNTY RD PALM BEACH, FL 33480		0.22 SW	5	\$752
804918	TENENBAUM & SULLIVAN INC S COUNTY RD PALM BEACH, FL 33480		0.22 SW	5	\$321
363501	ALL BRAND VACUUMS S COUNTY RD PALM BEACH, FL 33480		0.22 SW	2	\$120
581208	BUCCAN S COUNTY RD PALM BEACH, FL 33480		0.22 SW	6	\$317
152103	KEYSTONE RESTORATION S COUNTY RD PALM BEACH, FL 33480		0.22 SW	6	\$2,264
871202	BROWER ARCHITECTURAL ASSOC S COUNTY RD PALM BEACH, FL 33480		0.22 SW	2	\$342
581208	IMOTO AT BUCCAN S COUNTY RD PALM BEACH, FL 33480		0.22 SW	6	\$317

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
531102	BLESK S COUNTY RD PALM BEACH, FL 33480		0.22 SW	4	\$743
738990	PALM BEACH SHREDDING S COUNTY RD PALM BEACH, FL 33480		0.22 SW	8	\$1,071
734201	PEST ALL OVER S COUNTY RD PALM BEACH, FL 33480		0.22 SW	3	\$302
653118	WEBSTER'S INTERNATIONAL REALTY S COUNTY RD PALM BEACH, FL 33480		0.22 SW	15	\$1,630
722101	LILA PHOTO S COUNTY RD PALM BEACH, FL 33480		0.22 SW	2	\$94
653118	LOGAN REALTY INC S COUNTY RD PALM BEACH, FL 33480		0.22 SW	4	\$435
731917	OCEANPARADISE.COM S COUNTY RD PALM BEACH, FL 33480		0.22 SW	8	\$1,356
999977	JUFF S COUNTY RD PALM BEACH, FL 33480		0.22 SW	0	\$0
999977	MY-G-SPOT S COUNTY RD PALM BEACH, FL 33480		0.22 SW	0	\$0
651301	MELBOURNE HOUSE AUSTRALIAN AVE PALM BEACH, FL 33480		0.22 SW	9	\$1,470
811103	METTLER RANDOLPH MASSEY ROYAL PALM WAY PALM BEACH, FL 33480	LV	0.24 SW	8	\$1,809
999977	METTLER SHELTON & RANDOLPH ROYAL PALM WAY PALM BEACH, FL 33480		0.24 SW	0	\$0
621111	ROYAL PALM MANAGEMENT INC ROYAL PALM WAY PALM BEACH, FL 33480		0.24 SW	3	\$1,744
874130	COMPASS REALTY MANAGEMENT ROYAL PALM WAY PALM BEACH, FL 33480		0.24 SW	5	\$685
651301	330 SOUTH OCEAN INC S OCEAN BLVD PALM BEACH, FL 33480		0.24 SE	8	\$1,307
912104	PALM BEACH TOWN CLERK S COUNTY RD PALM BEACH, FL 33480		0.24 SE	1	\$0

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
912104	PALM BEACH PLANNING & ZONING S COUNTY RD PALM BEACH, FL 33480		0.24 SE	20	\$0
912104	PALM BEACH MAYOR S COUNTY RD PALM BEACH, FL 33480		0.24 SE	6	\$0
912104	TOWN-PALM BEACH-TOWN HALL S COUNTY RD PALM BEACH, FL 33480		0.24 SE	5	\$0
581212	AARONS CATERING S COUNTY RD SOUTH PALM BEACH, FL 33480		0.24 SE	4	\$211
912104	PALM BEACH POLICE-TRAINING OFC S COUNTY RD PALM BEACH, FL 33480		0.24 SE	4	\$0
912104	PALM BEACH TOWN FINANCE S COUNTY RD PALM BEACH, FL 33480		0.24 SE	9	\$0
912104	PALM BEACH RISK MANAGEMENT S COUNTY RD PALM BEACH, FL 33480		0.24 SE	1	\$0
912104	PALM BEACH TOWN COUNCIL S COUNTY RD PALM BEACH, FL 33480		0.24 SE	39	\$0
912104	PALM BEACH TOWN HUMAN RESOURCE S COUNTY RD PALM BEACH, FL 33480		0.24 SE	4	\$0
912104	PALM BEACH TOWN BUILDING S COUNTY RD PALM BEACH, FL 33480		0.24 SE	20	\$0
912104	PALM BEACH TOWN MANAGER S COUNTY RD PALM BEACH, FL 33480		0.24 SE	6	\$0
811103	SALEEBY & RANSIER PA S COUNTY RD PALM BEACH, FL 33480		0.25 SE	3	\$679
874104	TEW & TAYLOR INC S COUNTY RD PALM BEACH, FL 33480		0.25 SE	3	\$411
835103	SITTERS IN A SECOND INC S COUNTY RD PALM BEACH, FL 33480		0.25 SE	1	\$29
723119	FREDERIC FEKKAI SALON & SPA AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	16	\$840
581208	CAFE BOULUD PALM BEACH AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	100	\$5,271

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
701101	BRAZILIAN COURT AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	120	\$13,163
734201	FLORIDA BED BUGS INC AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	3	\$302
762902	PALM BEACH APPLIANCE REPAIR AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	8	\$714
602103	ATM AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	0	\$0
873303	NOLAND OFFICE AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	2	\$0
821103	PALM BEACH PUBLIC ELEMENTARY COCOANUT ROW PALM BEACH, FL 33480	EKN	0.25 NW	65	\$0
563207	GLAM & STYLE S COUNTY RD PALM BEACH, FL 33480		0.25 SE	1	\$167
721201	CRICKET CLEANERS S COUNTY RD PALM BEACH, FL 33480		0.25 SE	3	\$219
999977	LAFRANCE FILMS S COUNTY RD PALM BEACH, FL 33480		0.25 SE	0	\$0
152103	ALONSO & ASSOC S COUNTY RD PALM BEACH, FL 33480		0.25 SE	3	\$1,132
866110	CHABAD-NORTHERN PALM BEACH IS S COUNTY RD PALM BEACH, FL 33480		0.25 SE	2	\$0
763101	STERGIOS DESIGNS & CO S COUNTY RD ABC PALM BEACH, FL 33480		0.25 SE	2	\$138
866141	PALM BEACH JEWISH CTR AUSTRALIAN AVE PALM BEACH, FL 33480		0.25 SW	2	\$0
671901	K M C PROPERTY HOLDINGS LLC CLARKE AVE PALM BEACH, FL 33480		0.25 NW	3	\$1,874
738901	SOTHEBY'S ROYAL PALM WAY PALM BEACH, FL 33480		0.25 SW	2	\$268
653118	COMPASS REALTY MANAGEMENT LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.25 SW	4	\$435

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763101	CORTES OF PALM BEACH S COUNTY RD PALM BEACH, FL 33480		0.26 SE	2	\$138
581219	SANDWICHES BY THE SEA S COUNTY RD PALM BEACH, FL 33480		0.26 SE	2	\$106
873303	EQUESTRIAN AID FOUNDATION CHILEAN AVE PALM BEACH, FL 33480		0.26 SW	1	\$0
592104	SCOTTI WINES & LIQUORS S COUNTY RD PALM BEACH, FL 33480		0.26 SE	3	\$999
701107	PALM BEACH HISTORIC INN S COUNTY RD PALM BEACH, FL 33480		0.26 SE	3	\$330
799101	PALM BEACH FITNESS CHILEAN AVE PALM BEACH, FL 33480		0.27 SE	10	\$911
651303	OCEANSIDE APARTMENTS AUSTRALIAN AVE PALM BEACH, FL 33480		0.27 SE	1	\$164
762902	PALM BEACH FRIGIDAIRE REPAIR AUSTRALIAN AVE PALM BEACH, FL 33480		0.27 SE	10	\$892
651301	LOWELL HOUSE S OCEAN BLVD PALM BEACH, FL 33480		0.27 SE	9	\$1,470
628203	CHILTON TRUST CO LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.28 SW	3	\$955
628205	CHILTON TRUST MANAGEMENT LLC ROYAL PALM WAY PALM BEACH, FL 33480		0.28 SW	3	\$955
353703	CROWN LIFT TRUCKS HIBISCUS AVE PALM BEACH, FL 33480		0.29 SW	50	\$17,274

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