

Outparcel For Lease Palm Beach County

WELLINGTON GREEN COMMONS, 2545-2665 State Road 7, Wellington, FL 33414



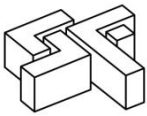
Leasing Information

Location	Mixed-use center fronting State Road 7 (US 441), just south of Forest Hill Blvd. & approx. 4 miles south of the FL Tpk.			
Availability	OP-H - Outparcel as a Ground Lease or Build-to-Suit: <ul style="list-style-type: none"> • Restaurant /Retail: Approved bldg. size of +/- 5,500 SF 			
Property Amenities	<ul style="list-style-type: none"> • Mixed-use development anchored by Whole Foods • Out Parcels include Chili's, Macaroni Grill and BP Amoco • Zoning: MUPD 			
Area Highlights	<ul style="list-style-type: none"> • Directly adjacent to the Mall at Wellington Green with Macy's, Dillard's, City Furniture/Ashley Furniture Home, JCPenney, Nordstrom and 160 specialty stores • Close proximity to numerous equestrian and golf & tennis residential communities and Wellington Regional Medical Center 			
Traffic Counts (2014 Palm Bch Cty)	State Road 7 – 51,702 vpd / Forest Hill Blvd. - 49,976 vpd			
Parking	Spaces: 744 spaces – 6.8/1,000 SF			
Demographics	<u>1-mile</u> <u>3-miles</u> <u>5-miles</u>			
	Population (2014 estimate):	7,949	55,620	181,671
	Population (2019 projected):	8,699	59,216	192,931
	Daytime Population:	7,267	22,721	61,402
	# of Households	2,638	19,726	68,740
	Average Income:	\$99,092	\$96,729	\$75,801
Median Income:	\$77,729	\$75,654	\$55,957	



Representative Tenants:

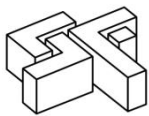




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TENANT ROSTER

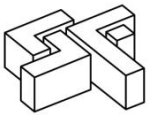
BAY	IN-LINE TENANTS	SQFT
400	Jason's Deli	4,675
410	Moe's Southwest Grill	2,040
420	Cups Frozen Yogurt	1,530
430	Posch Boutique	1,530
440-450	Anthony Vince Nail Salon	3,995
500/510	Massage Envy Spa	2,984
520-530	My Community Pharmacy	2,984
540	Dr. G's Weight Loss & Wellness	1,492
550	Care Dental	1,865
600	Snip-Its Children's Haircuttery	1,400
610-620	Orange Theory Fitness	2,800
630-640	AmTrust Bank	2,800
700	Whole Foods	50,000
800	Hair Cuttery	1,050
810-820	Huntington Learning Center	2,100
830	Amilli Aesthetics (Opening Soon)	1,050
Sub-Total		84,295
2665 SR 7	The Goddard School	8,000
TOTAL IN-LINE		92,295

BAY	OUTPARCEL TENANTS	SQFT
OP-I 10	Sea-View Eye Care	1,500
OP-I 20-30	AT&T Wireless	3,000
TOTAL OP-I		4,500

BLDG	FUTURE DEVELOPMENT	SQFT
OP-H	Ground Lease or Build-to-Suit	5,500

Parcels Owned by Others & Not Included in Property	
2741 SR 7	BP Gas Station / Dunkin Donuts
2535 SR 7	Romano's Macaroni Grill
2525 SR 7	Chili's Grill & Bar
2565 SR 7	Diagnostic Centers of America
2575 SR 7	Florida Eye Microsurgical Institute
2585 SR 7	Comprehensive Pain Care





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