

FOR SALE

# ±1,259 SF MEDICAL OFFICE CONDO FOR SALE

1447 Medical Park Boulevard Unit 105, Wellington, FL 33414

WELLINGTON MEDICAL  
ARTS PAVILION



RARE OPPORTUNITY TO OWN WITHIN  
WELLINGTON REGIONAL MEDICAL CENTER CAMPUS

EXCLUSIVE LISTING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**Eric Spritz**  
VICE PRESIDENT  
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# Property Overview

## HIGHLIGHTS

- ±1,259 SF Unit 105 Medical Office Condo for Sale
- Prime Corner of Forest Hill Boulevard and US 441/State Road 7
- Asking Price \$647,500
- Adjacent to Wellington Regional Medical Center/Hospital
- Rare Opportunity to Own a Three Star Medical Office Condo in Wellington
- One of four Medical Buildings on the Campus of Wellington Regional

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 10,586    | 66,121    | 210,309   |
| HOUSEHOLDS        | 3,727     | 23,002    | 77,795    |
| EMPLOYEES         | 4,393     | 19,279    | 45,960    |
| AVERAGE HH INCOME | \$149,476 | \$146,214 | \$118,812 |

|                   | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| POPULATION        | 20,842    | 89,631     | 256,927    |
| HOUSEHOLDS        | 7,176     | 31,960     | 95,897     |
| EMPLOYEES         | 6,597     | 22,808     | 52,028     |
| AVERAGE HH INCOME | \$149,082 | \$131,872  | \$113,428  |









**THE SQUARE AT LOTIS**

COOPER'S HAWK  
RESTAURANT & BREWERY

Lazy DOG  
EAT · DRINK

MOOZAH  
BREWERY · RESTAURANT

FIRSTBORN  
COFFEE CO.

THE JUCE  
BAR

KURA

TURNING POINT  
PHYSICIAN & MEDICAL CENTER

TREMBLE

degree  
WELLNESS

  
**LOTIS WELLINGTON  
 PHASE 1  
 372 UNITS**



  
**WELLINGTON MEDICAL  
 ARTS PAVILIONS**

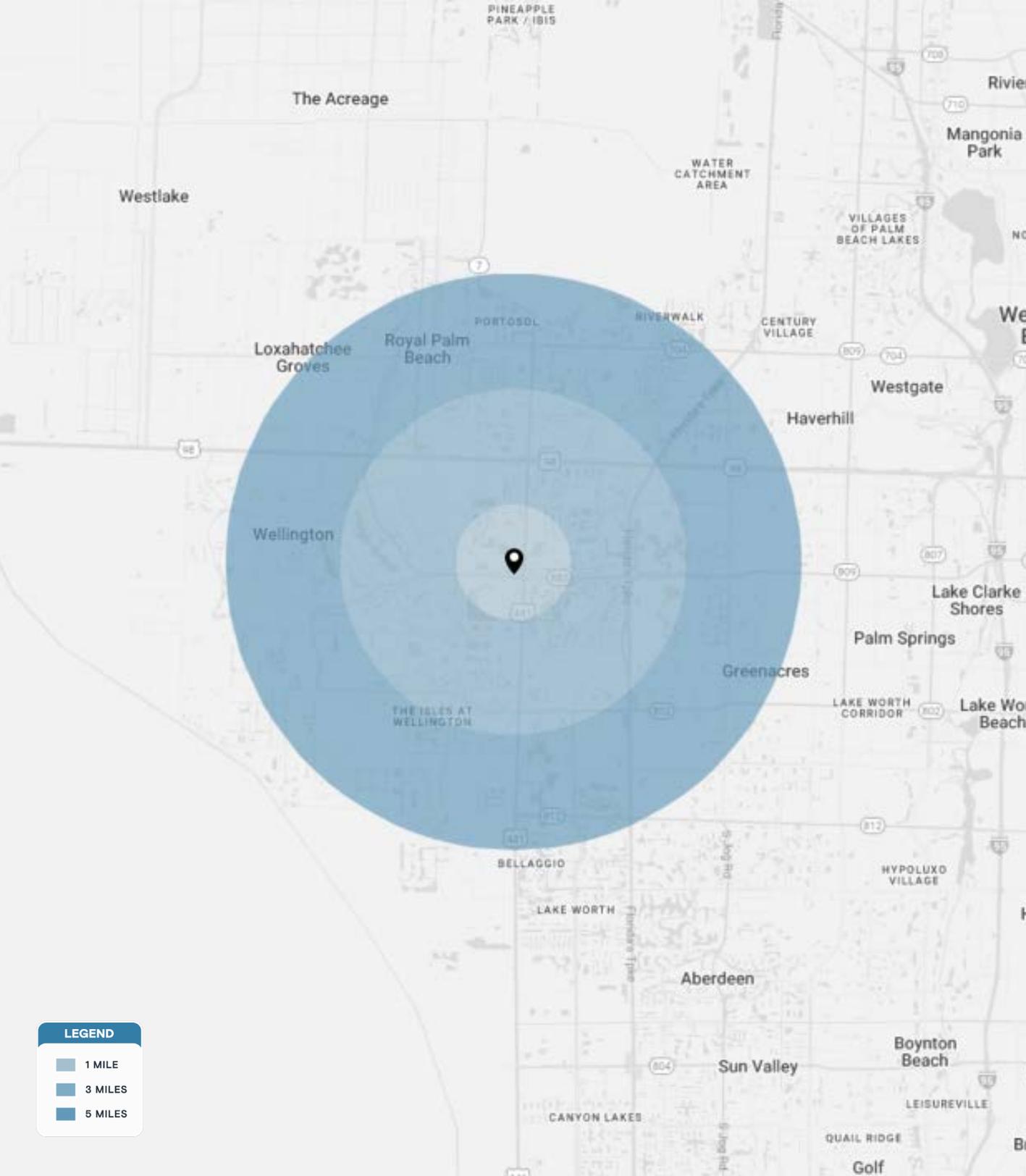
**SITE**

**N STATE ROAD 7 - 65,500 AADT**

  
**WELLINGTON  
 REGIONAL  
 MEDICAL CENTER  
 235 BEDS**







**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

# Contact Broker

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## KATZ & ASSOCIATES

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[katzretail.com](http://katzretail.com)

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