

RETAIL/RESTAURANT FOR LEASE

LOTIS WELLINGTON II

FOREST HILL BOULEVARD & HIGHWAY 441, WELLINGTON, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

NICOLE FONTAINE
VICE PRESIDENT
nicolefontaine@katzretail.com
(561) 869-4350

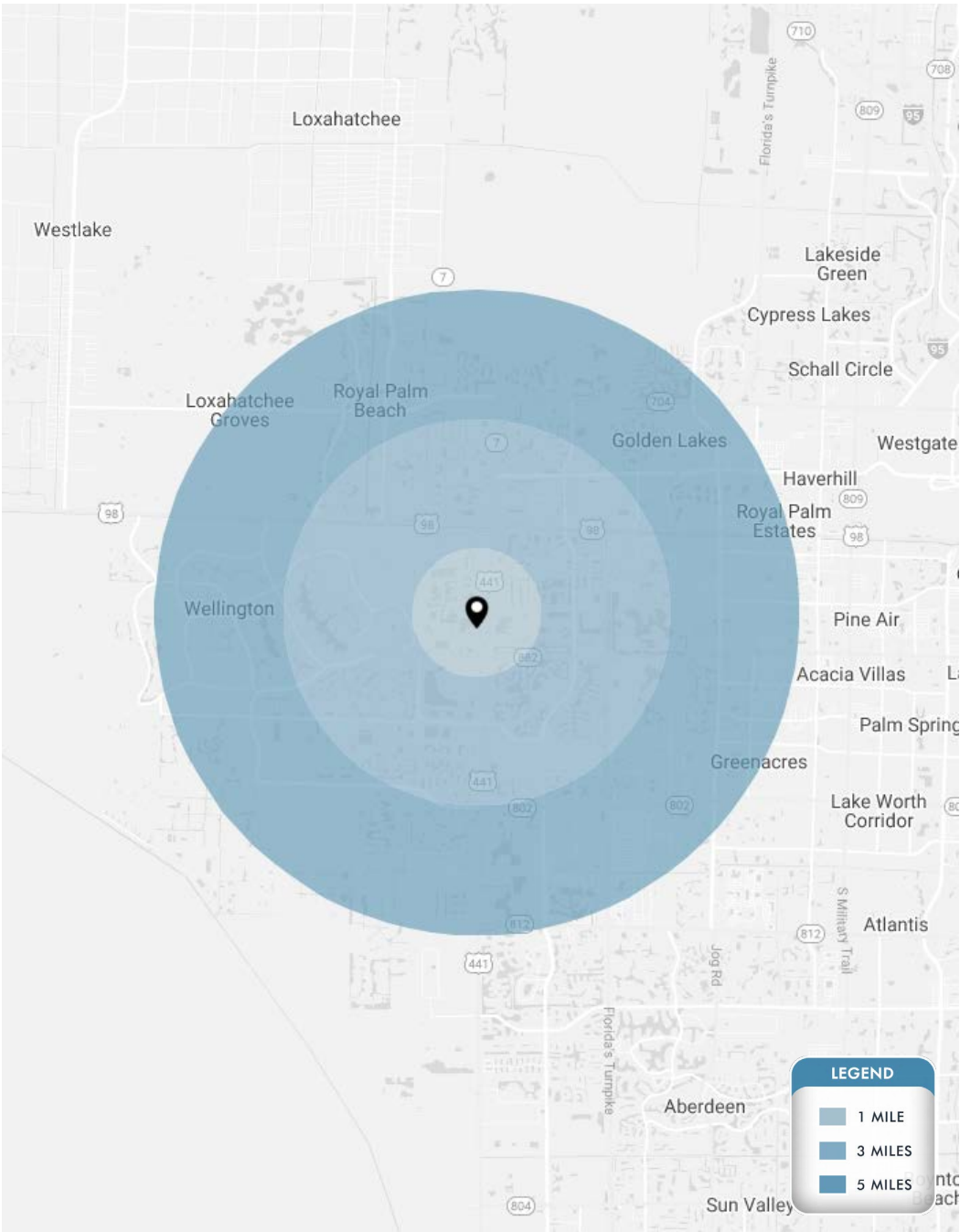
PROPERTY OVERVIEW

HIGHLIGHTS

- Retail/restaurant multi-tenant building with direct frontage on 441
- Adjacent to Lotis I that includes: retail, general office, and medical office. Lotis I is 100% leased.
- Located in the dominant retail market of The Mall at Wellington Green and adjacent to the Wellington Regional Medical Center with 233 beds and approximately 764 employees
- Servicing a trade area of 300,000 people
- Development is located on Highway 441/SR 7 with over 66,000 cars per day passing Lotis Wellington at this fully signalized intersection
- Ideal for fast casual restaurants, hair salons, spas, dentist and specialty retail
- Approximately 2,000 SF - 3,000 SF available with spacious patios

DEMOGRAPHICS

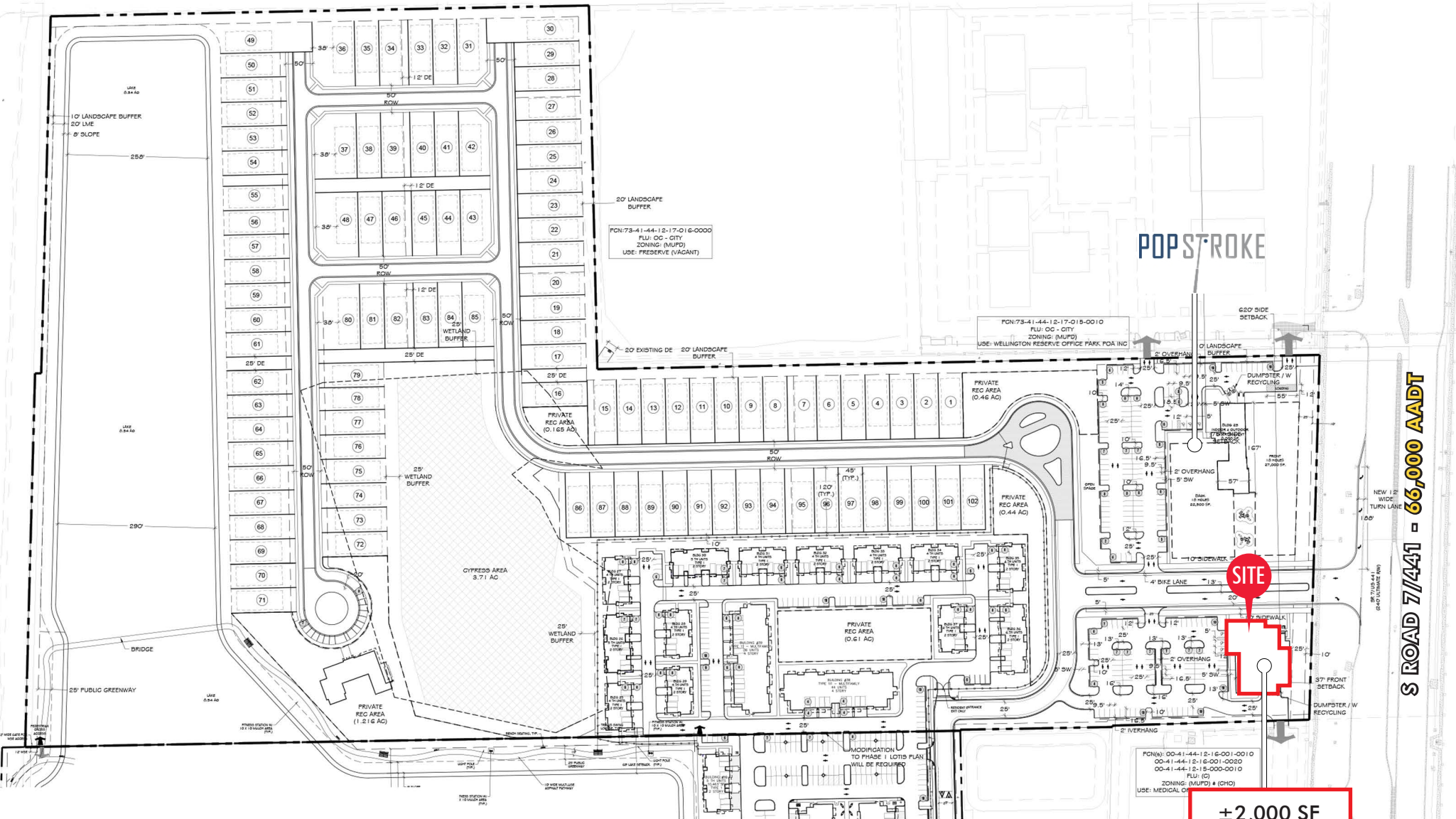
	1 Mile	3 Miles	5 Miles
POPULATION	8,716	68,586	203,995
HOUSEHOLDS	2,976	23,345	75,735
DAYTIME EMPLOYEES	7,081	56,260	166,869
AVERAGE HH INCOME	\$121,927	\$115,701	\$95,584
	5 Minutes	10 Minutes	15 Minutes
POPULATION	27,999	120,593	315,688
HOUSEHOLDS	9,052	43,620	118,110
DAYTIME EMPLOYEES	22,695	98,652	258,056
AVERAGE HH INCOME	\$130,768	\$101,624	\$88,157



LOTIS WELLINGTON II | EXECUTIVE SUMMARY



KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



±2,000 SF
- ±3,000 SF
MULTI-TENANT
BUILDING

LOTIS WELLINGTON II | RETAIL SURVEY - LOTIS II





LOTIS WELLINGTON II | MARKET AERIAL

CONTACT AGENT

NICOLE FONTAINE

VICE PRESIDENT

nicolefontaine@katzretail.com

(561) 869-4350



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.03.23