

RESTAURANT AND RETAIL SPACE AVAILABLE

LOTIS WELLINGTON

FOREST HILL BOULEVARD & HIGHWAY 441, WELLINGTON, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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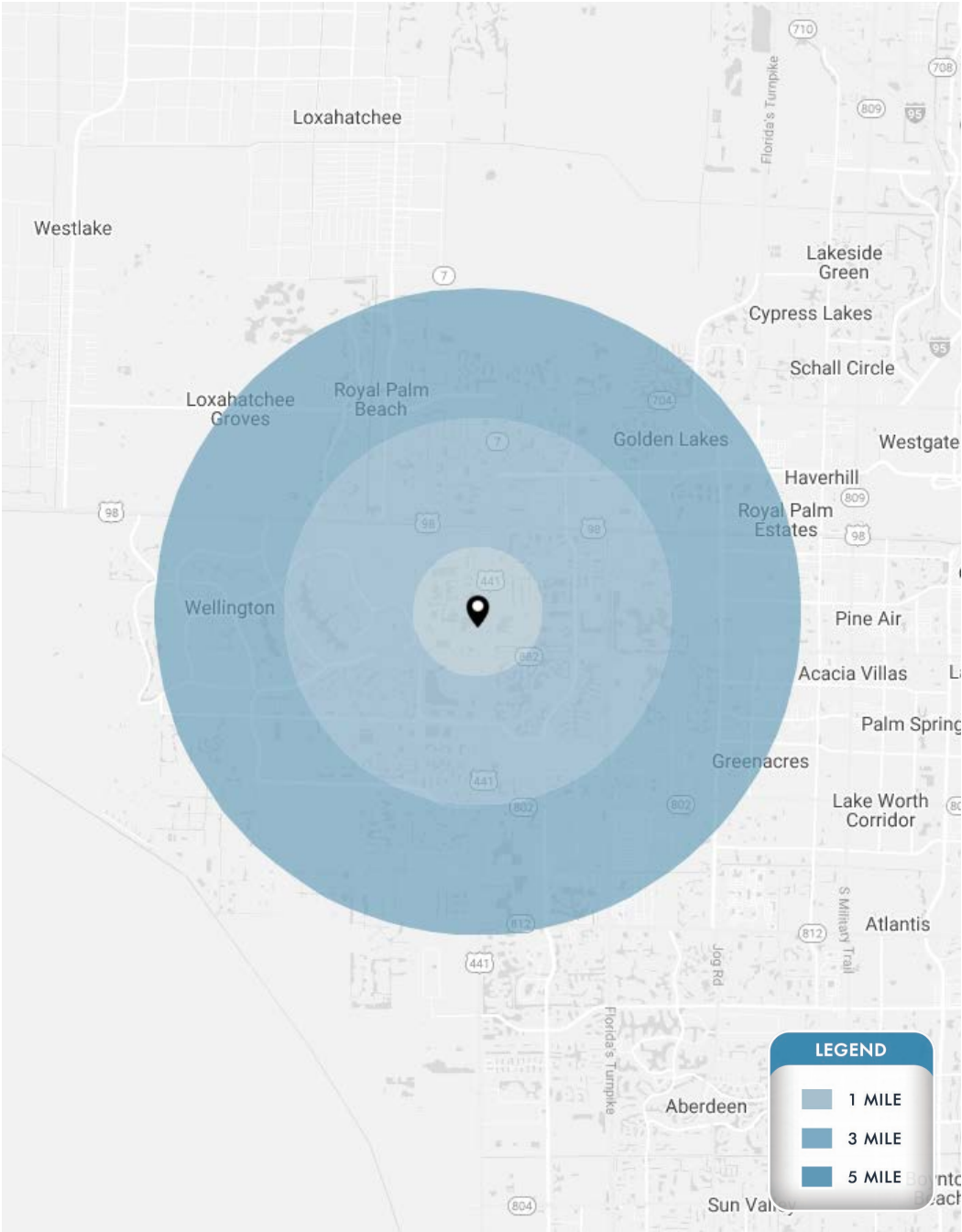
PROPERTY OVERVIEW

HIGHLIGHTS

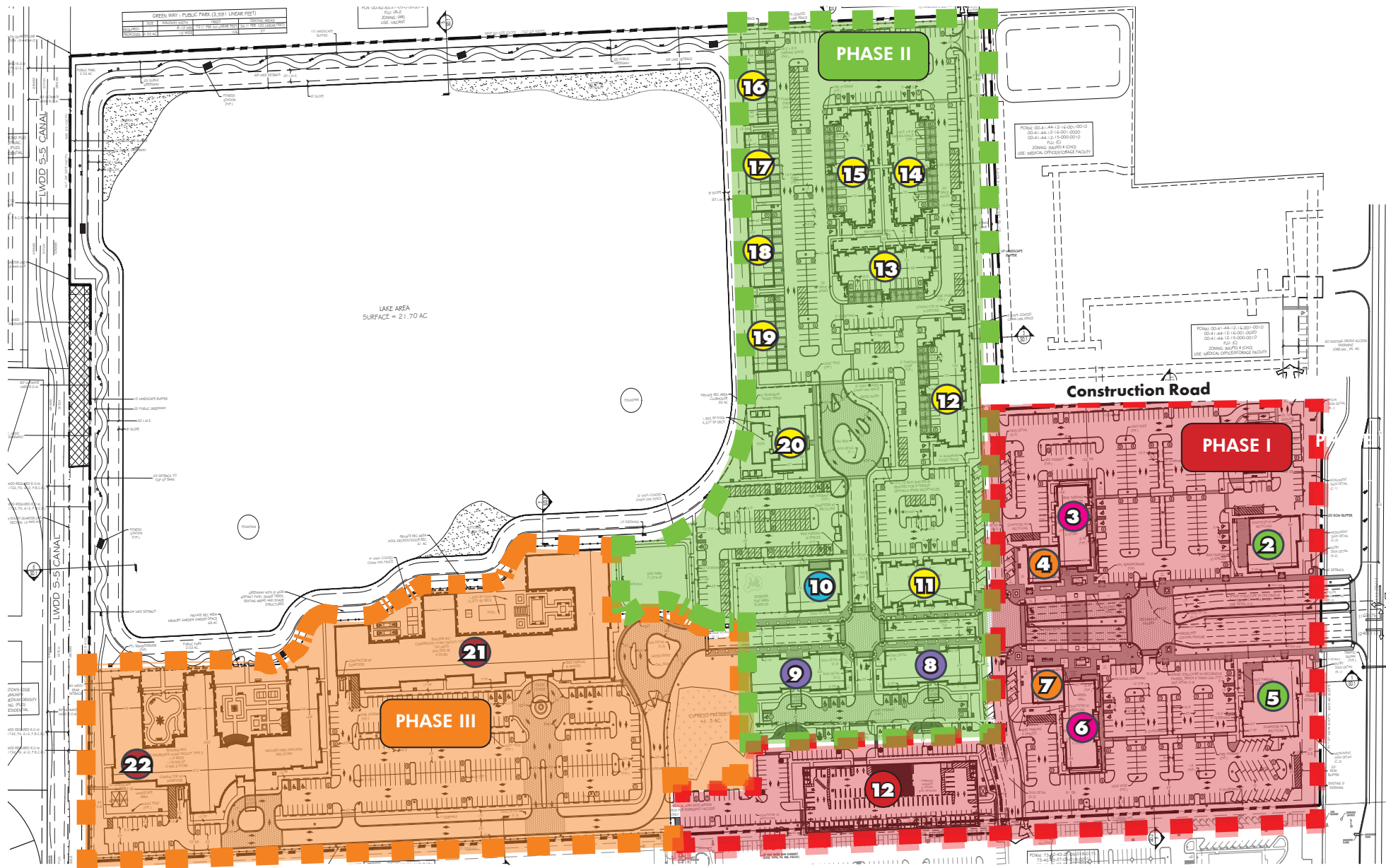
- New mixed-use project coming to Wellington on 64 acres just north of Forest Hill Boulevard and Highway 441/SR7
- Restaurant: ±3,600 SF with 675 SF patio available
- Retail: ±1,595 SF space available
- Located in the dominant retail market of The Mall at Wellington Green and adjacent to the Wellington Regional Medical Center with 233 beds and approximately 764 employees
- Servicing a trade area 300,000 people
- The main entrance is located on Highway 441/SR 7 with over 66,000 cars per day passing Lotis Wellington at his fully signalized intersection
- Uses include: restaurant (17,878 SF), inline restaurant/retail (28,405 SF), restaurant (7,200 SF; two 3,600 SF with patios), medical office (40,000 SF), professional office (12,892 SF), and luxury multifamily
- Total parking spaces in Phase 1: three story parking garage with 329 parking spaces and 546 surface parking spaces

DEMOGRAPHICS

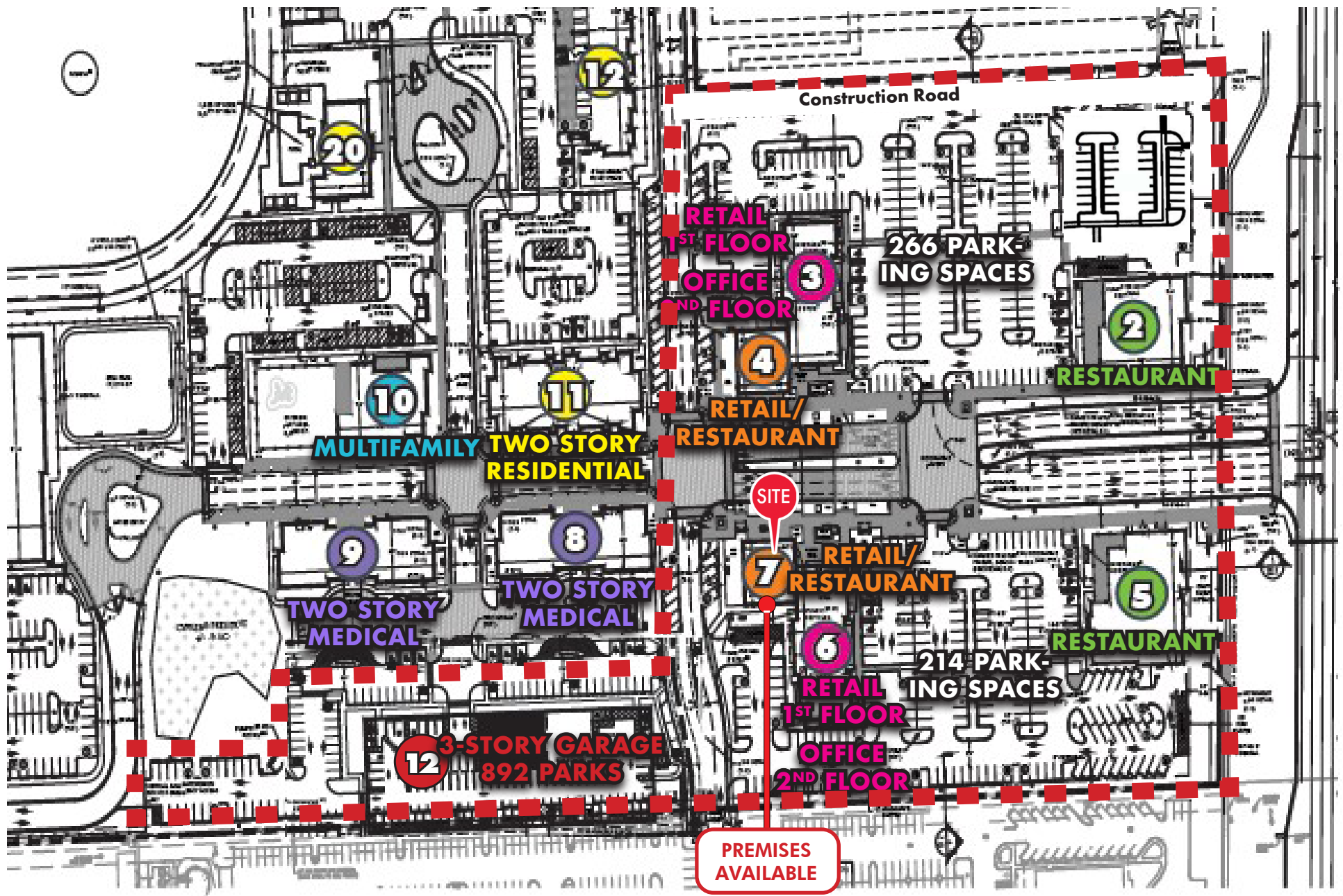
	1 Mile	3 Miles	5 Miles
POPULATION	9,825	64,933	213,261
HOUSEHOLDS	3,379	22,601	78,726
DAYTIME EMPLOYEES	7,990	53,137	175,173
AVERAGE HH INCOME	\$143,875	\$139,941	\$111,414
	5 Minutes	10 Minutes	15 Minutes
POPULATION	20,098	106,375	267,663
HOUSEHOLDS	6,748	38,395	100,486
DAYTIME EMPLOYEES	16,132	87,133	220,618
AVERAGE HH INCOME	\$149,076	\$122,689	\$104,444



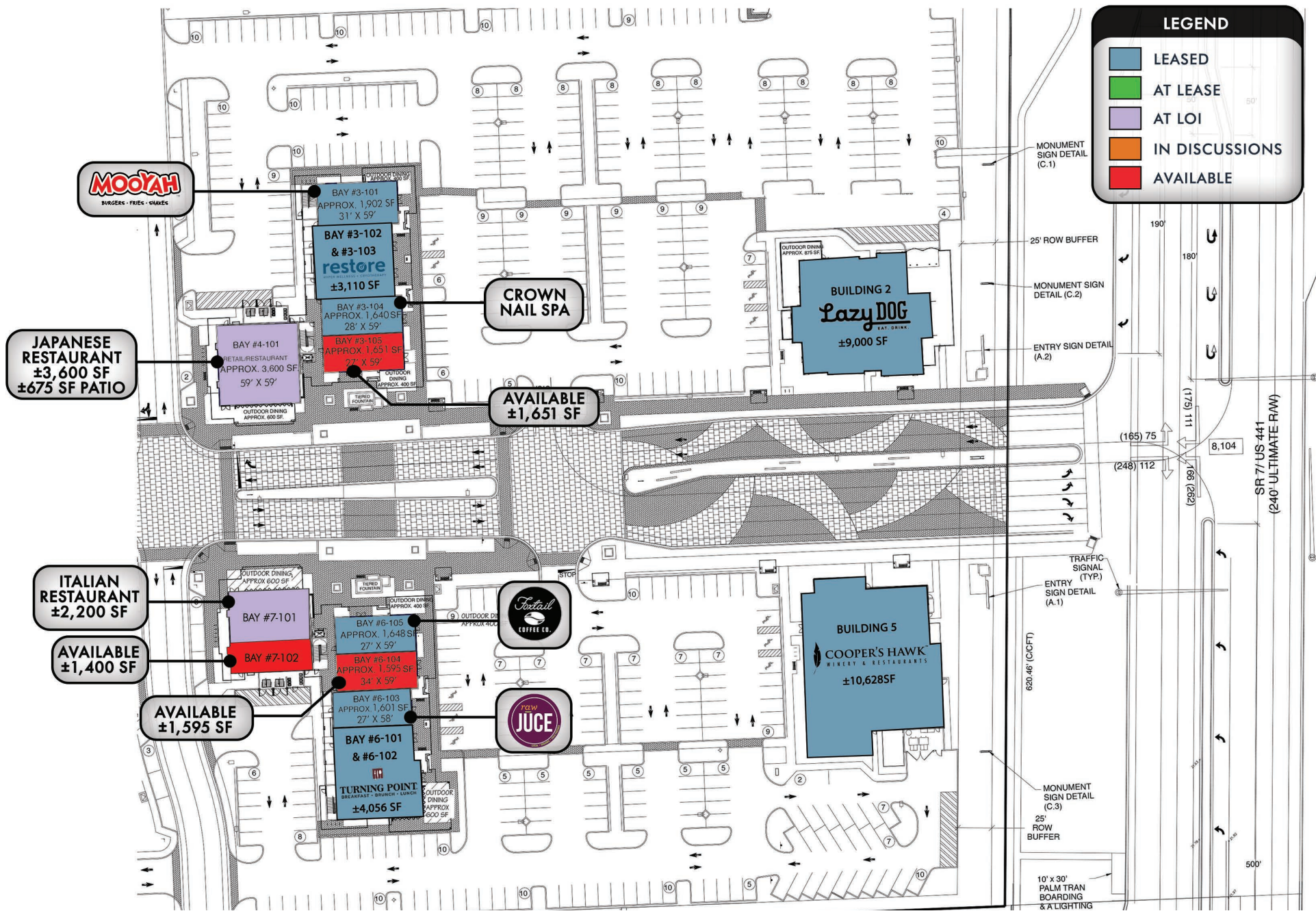
LOTIS WELLINGTON | EXECUTIVE SUMMARY



LOTIS WELLINGTON | PHASING PLAN



LOTIS WELLINGTON | RETAIL SITE PLAN



LOTIS WELLINGTON | MERCHANDISING PLAN

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LOTIS WELLINGTON | CONCEPT PHOTOS



LOTIS WELLINGTON | MARKET AERIAL

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