

RESTAURANT AND RETAIL SPACE FOR LEASE

LOTIS WELLINGTON

Forest Hill Boulevard & Highway 441, Wellington, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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VICE PRESIDENT

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Property Overview

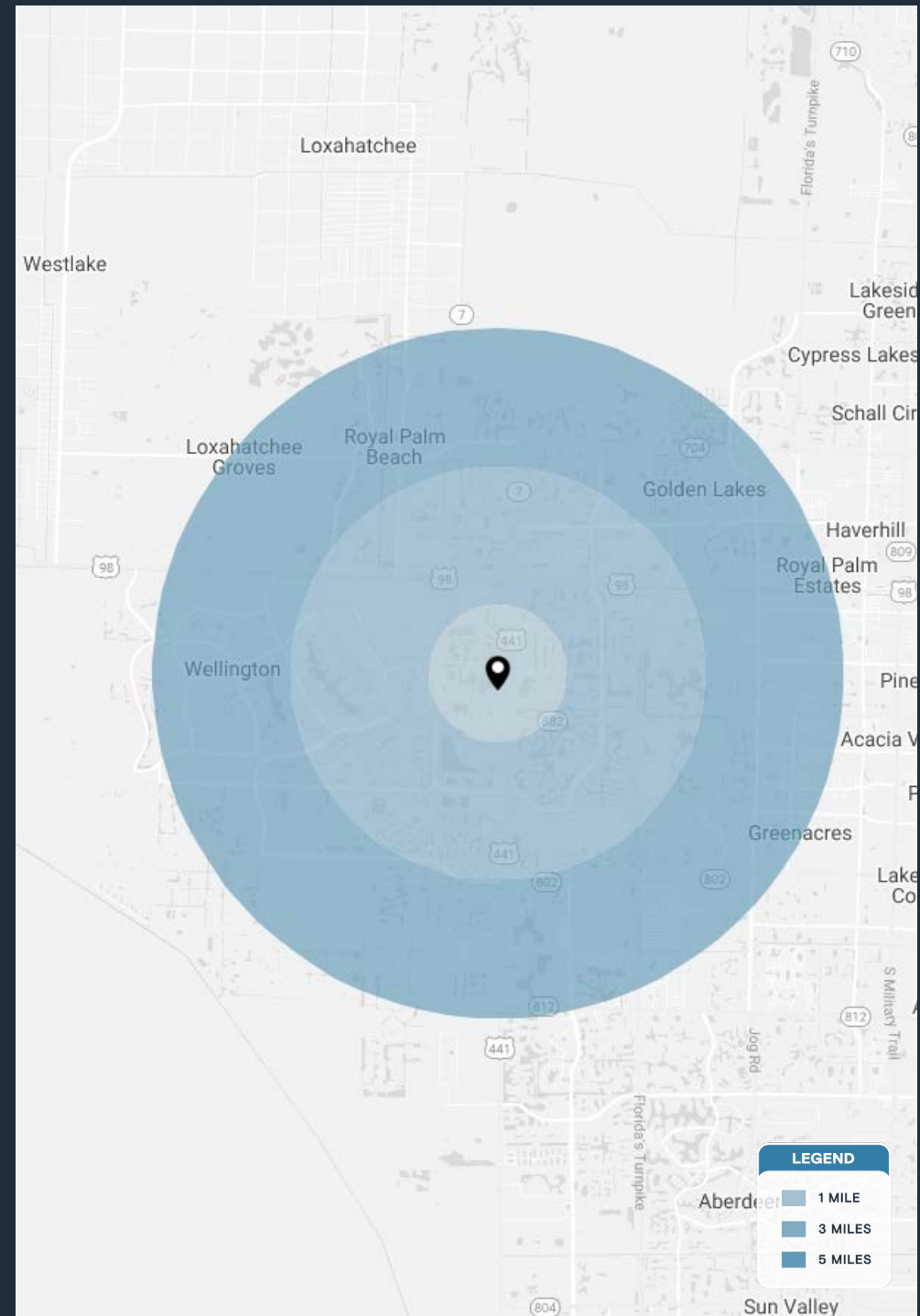
HIGHLIGHTS

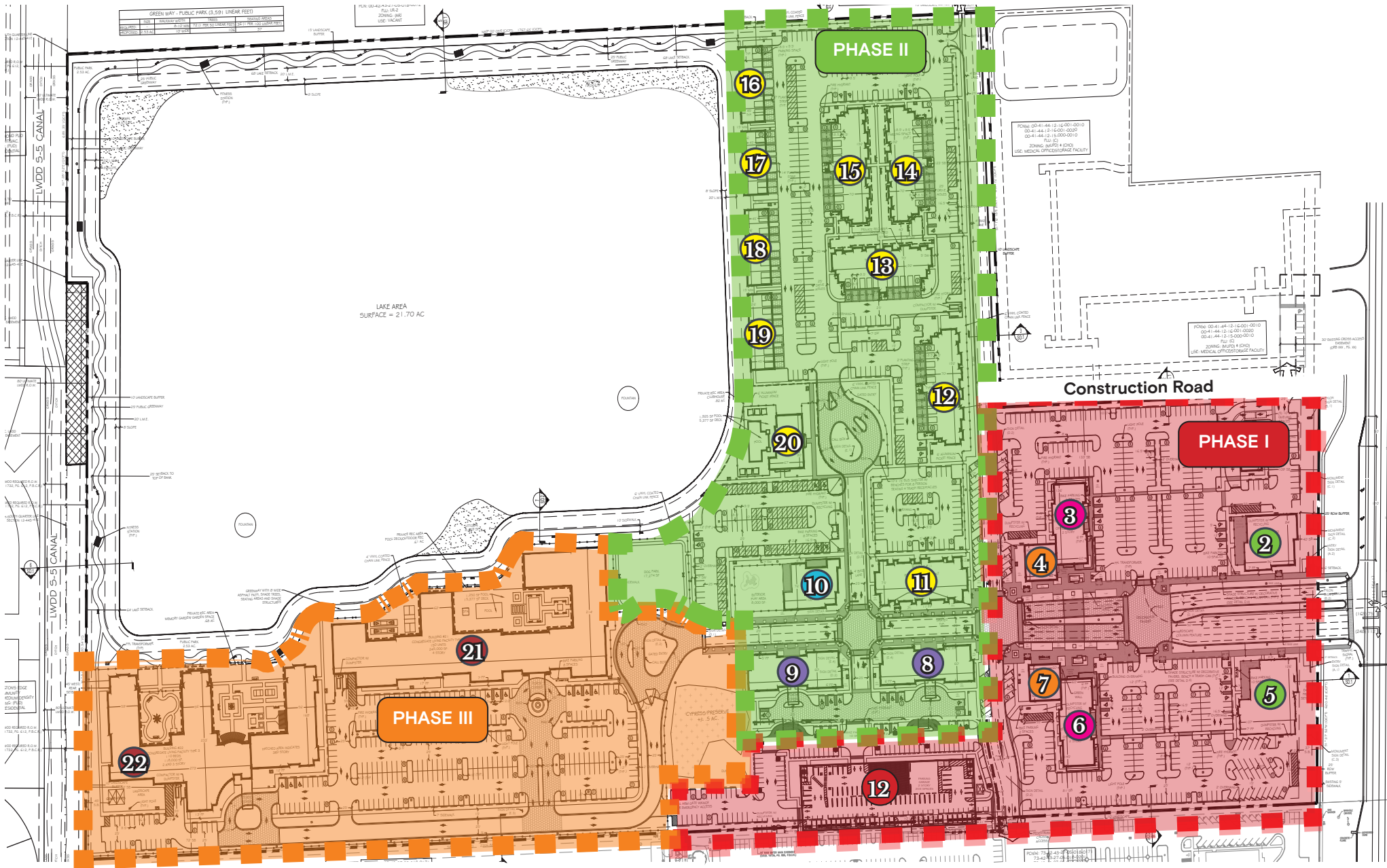
- New mixed-use project coming to Wellington on 64 acres just north of Forest Hill Boulevard and Highway 441/SR7
- Restaurant: ±3,600 SF with 675 SF patio available
- Retail: ±1,595 SF space available
- Located in the dominant retail market of The Mall at Wellington Green and adjacent to the Wellington 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 a 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

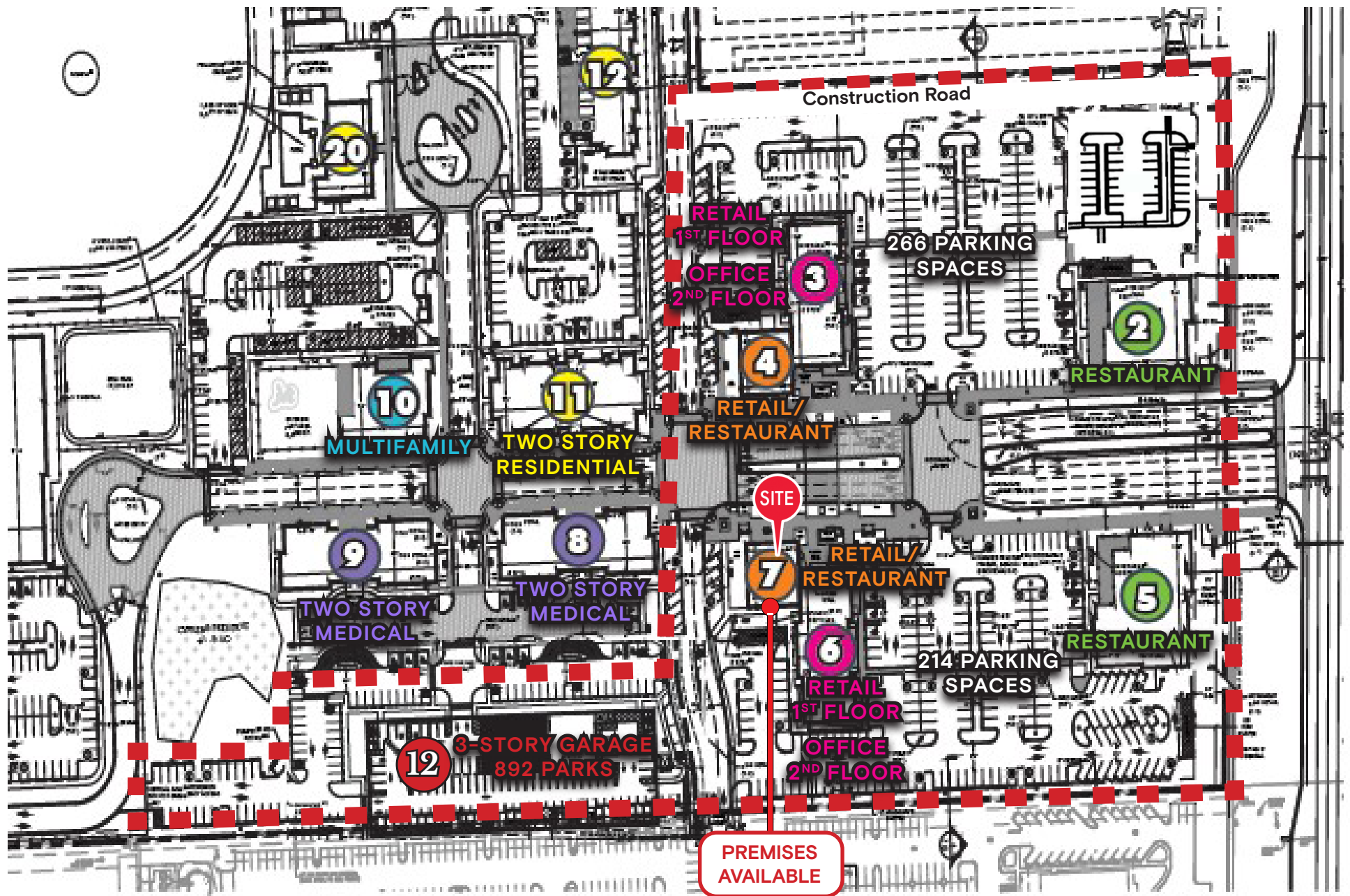
DEMOGRAPHICS

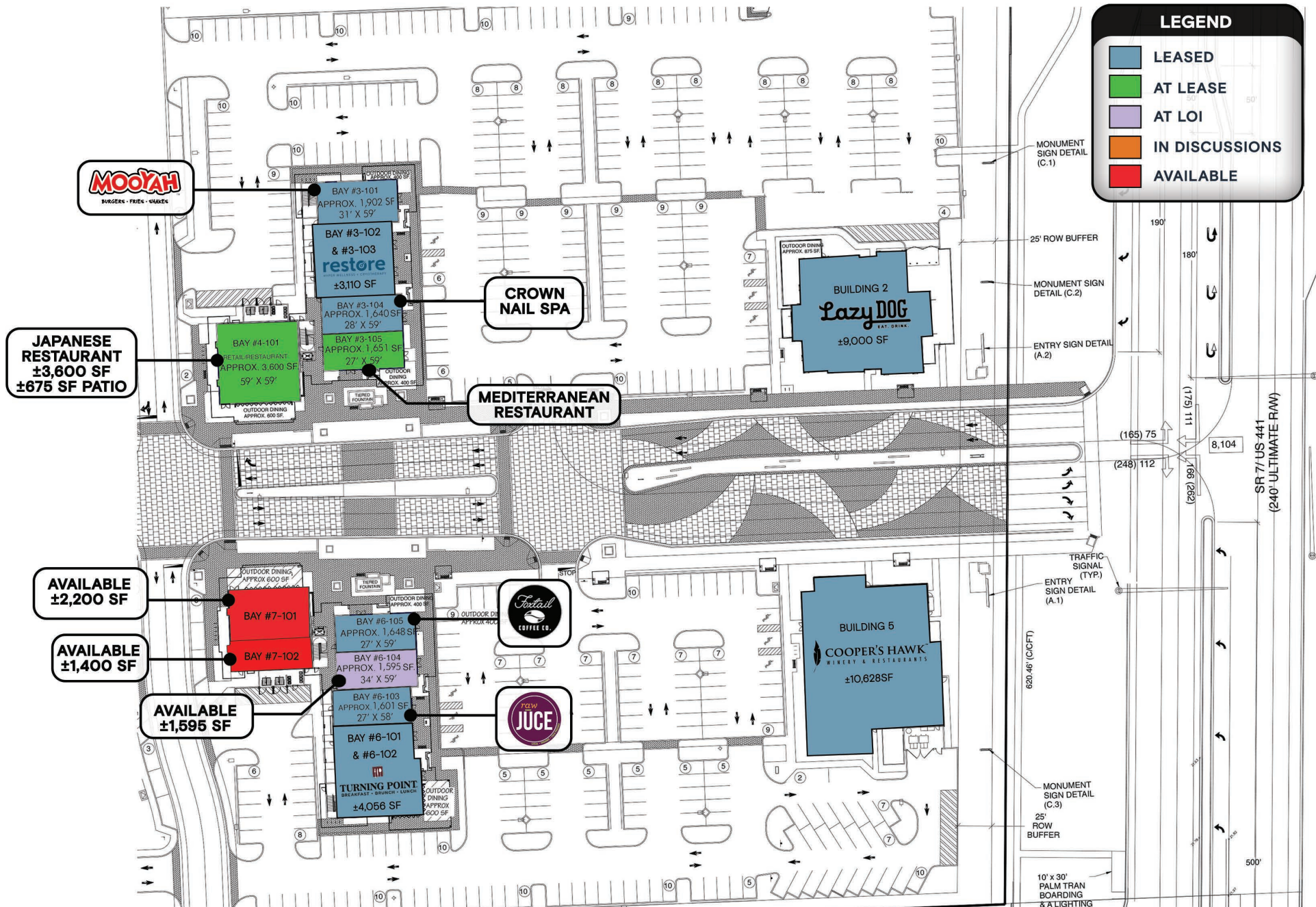
	1 MILE	3 MILES	5 MILES
POPULATION	9,825	64,933	213,261
HOUSEHOLDS	3,379	22,601	78,726
EMPLOYEES	7,990	53,137	175,173
AVERAGE HH INCOME	\$143,875	\$139,941	\$111,414

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,098	103,375	267,663
HOUSEHOLDS	6,748	38,395	100,486
EMPLOYEES	16,132	87,133	220,618
AVERAGE HH INCOME	\$149,076	\$122,689	\$104,444













COMMONS AT ROYAL PALM
HOBBY LOBBY **BIG LOTS!**
Super Savings. Super Selection!
Party City **PETSMART**

SOUTHERN PALM CROSSING
COSTCO **HomeGoods**
WHOLESALE *GOING GOING GONE!*
Marshall's **PET SUPPLIES PLUS**
GREAT PRICES. NO BIDDING.

VILLAGE SHOPPES
Burlington **planet fitness**

Walmart
CORAL SKY PLAZA
Bj's **five BELOW**
ROSS **FAMOUS**
DRESS FOR LESS *footwear*

KOHL'S
DICK'S
SPORTING GOODS

Office DEPOT
LOWE'S
Publix

THE HOME DEPOT
EL DORADO
FURNITURE

TJ-maxx
Michaels

LOTIS I
COOPER'S HAWK **Lazy DOG**
WINE & RESTAURANTS *EAT, DRINK.*
MOOYAH **restore** **CROWN NAIL**
RESTAURANT *WINE & BEVERAGE* *HYPERWELLNESS & CHIROTHERAPY*
TURNING POINT **FEEL** **NEW JUICE**
PHYSICIAN *COFFEE CO.*

ROOMS TO GO

SITE

THE SHOPPES AT ISLA VERDE
SPROUTS **OLD NAVY**
FARMERS MARKET
BEST BUY **Total Wine & MORE**
petco **ULTA**
JOANN

PALM BEACH CENTRAL HIGH SCHOOL
2,895 STUDENTS

WELLINGTON GREEN SQUARE
THE FRESH MARKET **Kirkland's**

THE SHOPPES AT WELLINGTON GREEN
BARNES & NOBLE **urbanAir**
ADVENTURE PARK

WELLINGTON REGIONAL MEDICAL CENTER
233 BEDS

FOREST HILL BOULEVARD - 38,000 AADT

THE MALL AT WELLINGTON GREEN
Dillard's **macys**
JCPenney

LA FITNESS

Office DEPOT
Sola
WINE & BEVERAGE

WHOLE FOODS MARKET

TRADER JOE'S

Publix **Walmart**

Contact Broker

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