

RESTAURANT AND RETAIL SPACE FOR LEASE

# THE SQUARE AT LOTIS WELLINGTON

Forest Hill Boulevard & Highway 441, Wellington, FL



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nicole Fontaine

VICE PRESIDENT

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(561) 869-4350

# Property Overview

## HIGHLIGHTS

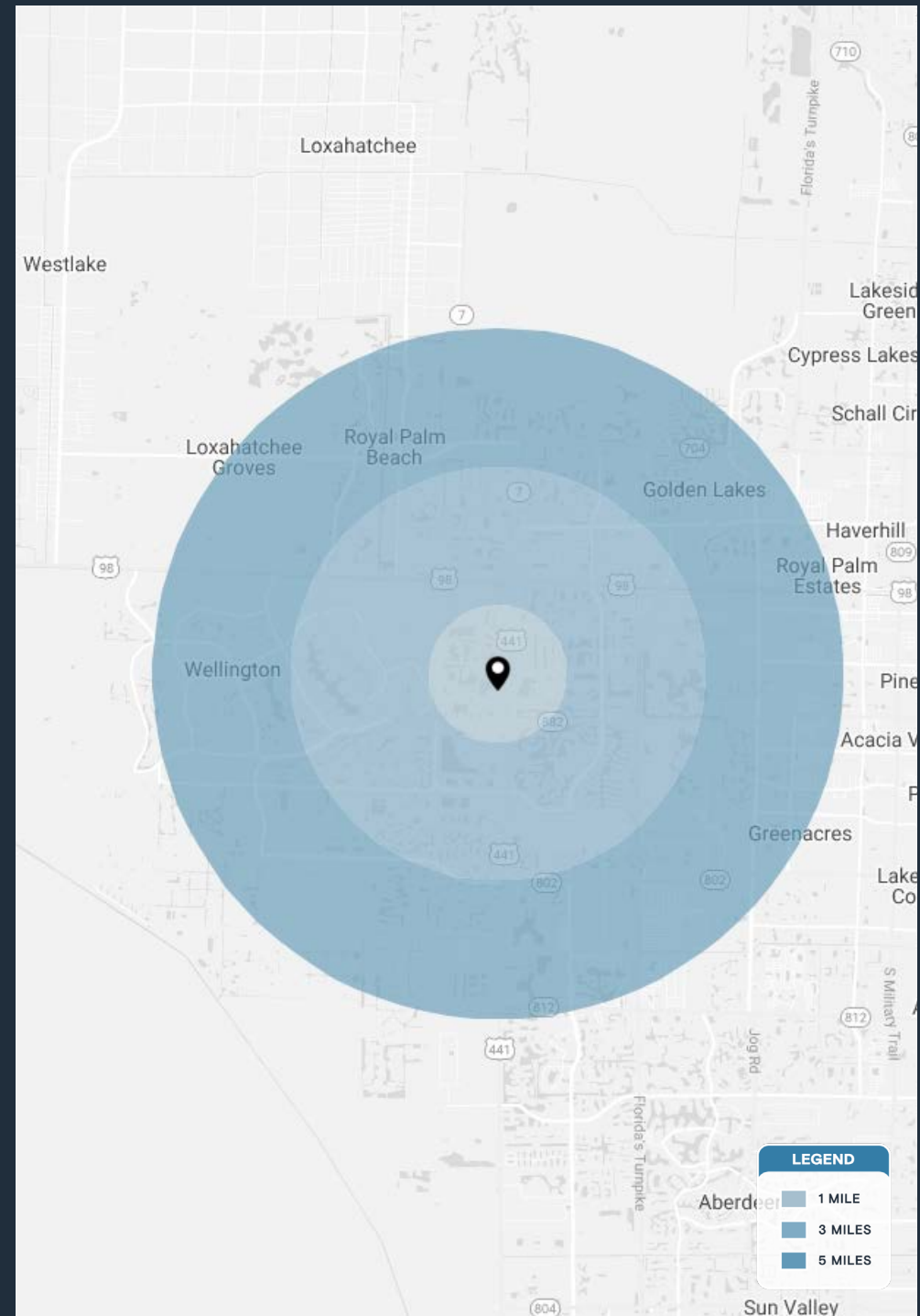
- New mixed-use project coming to Wellington on 64 acres just north of Forest Hill Boulevard fronting Highway 441/SR7
- ±1,600 SF - ±3,100 SF dry retail spaces available in Phase I
- Phase II, 3.1 acre parcel with ample parking available fronting highly traveled Highway 441
- Located in the dominant retail market of The Mall at Wellington Green and adjacent to the Wellington Regional Medical Center with 233 beds and approximately 1,297 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

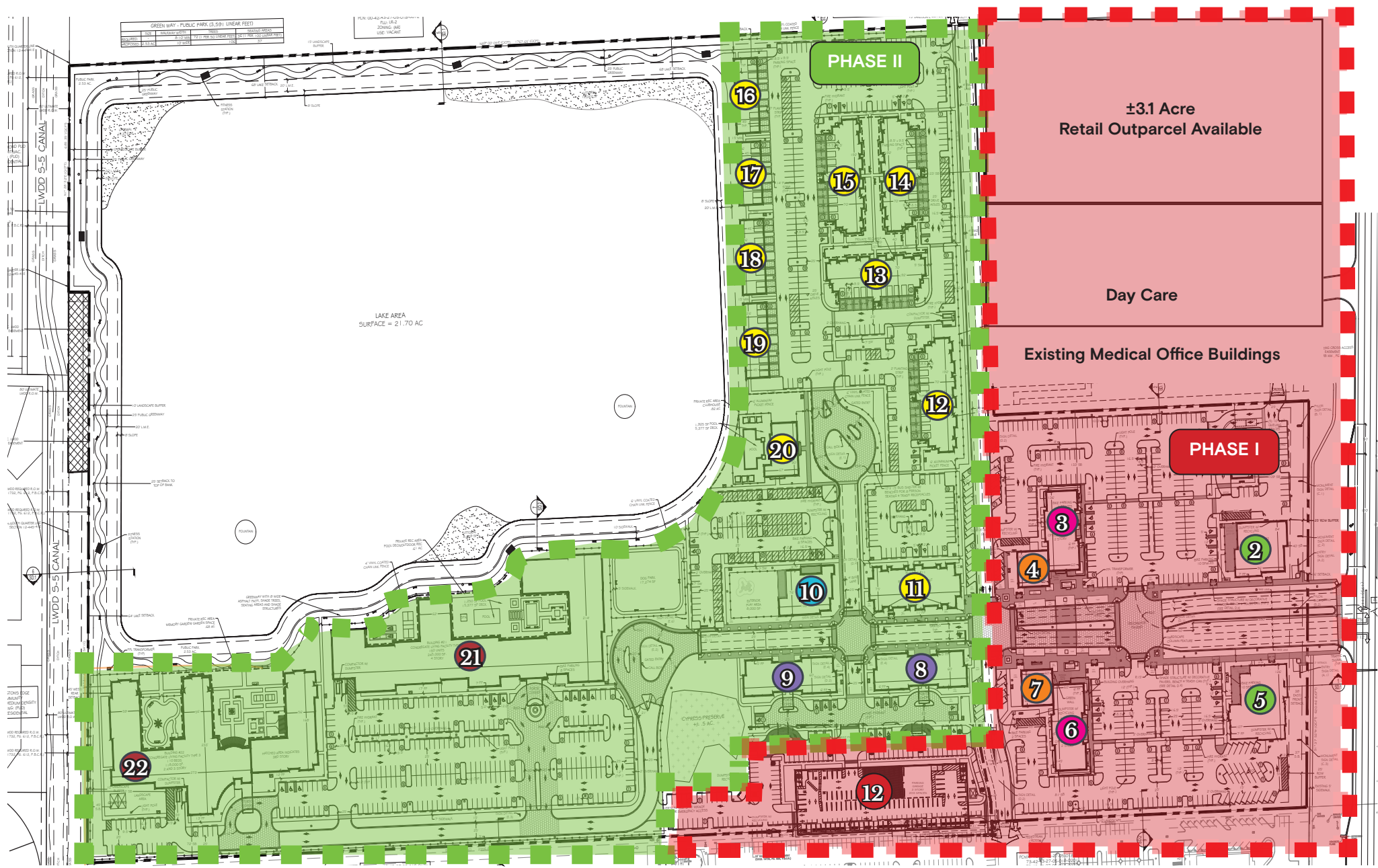
  

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,098	103,375	267,663
HOUSEHOLDS	6,748	38,395	100,486
EMPLOYEES	16,132	87,133	220,618
AVERAGE HH INCOME	\$149,076	\$122,689	\$104,444

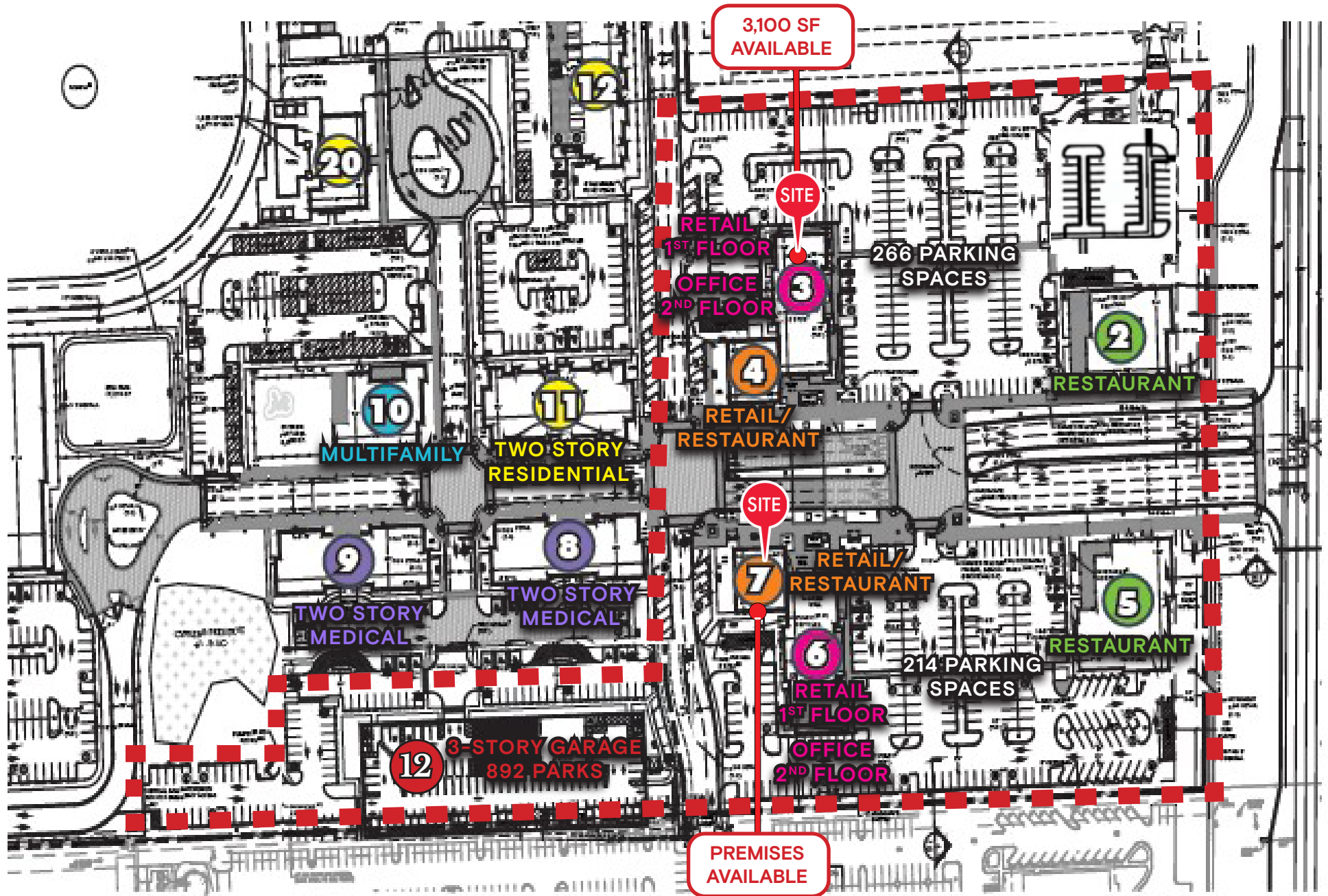


**LEGEND**

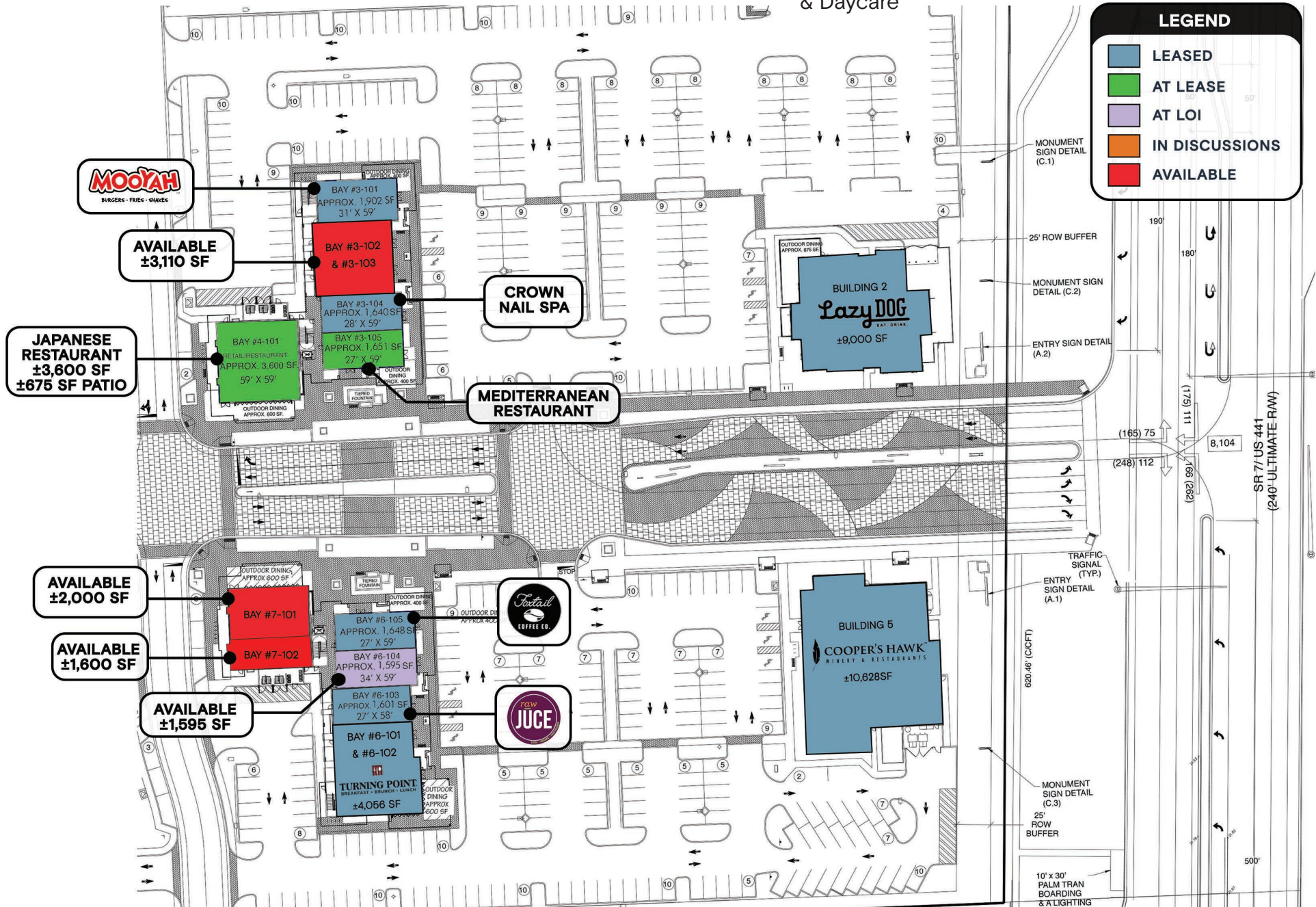
- 1 MILE
- 3 MILES
- 5 MILES







Phase II:  
3.1 Acre Parcel Available  
& Daycare







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

SOUTHERN PALM CROSSING  
**COSTCO** **HomeGoods**  
*WHOLESALE* *PET SUPPLIES PLUS*  
**Marshall's** **GOING GOING GONE!**  
*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*

SOUTHERN BOULEVARD - 79,007 AADT

**Office DEPOT**  
**LOWE'S**  
**Publix**

**EL DORADO**  
*FURNITURE*

**TJ-maxx**  
**Michaels**

LOTIS I  
**COOPER'S HAWK** **Lazy DOG**  
*KEY LIME & ASSASSINATIONS* *EAT. DRINK.*  
**Moojah** **COFFEE CO.** **FEW JUCE** **CROWN NAIL**  
*TURNING POINT*

**ROOMS TO GO**

STATE ROAD 7 - 66,000 AADT

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

**PALM BEACH**  
CENTRAL HIGH SCHOOL  
2,895 STUDENTS

WELLINGTON GREEN SQUARE  
**Kirkland's**

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

**WELLINGTON REGIONAL**  
MEDICAL CENTER  
1,297 EMPLOYEES

FOREST HILL BOULEVARD - 38,000 AADT

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

**LA FITNESS**

**Office DEPOT**  
**Sola**  
*WELLNESS*

**Publix** **Walmart**

**WHOLE FOODS**  
MARKET

**TRADER JOE'S**



# Contact Broker

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