

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

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Property Overview

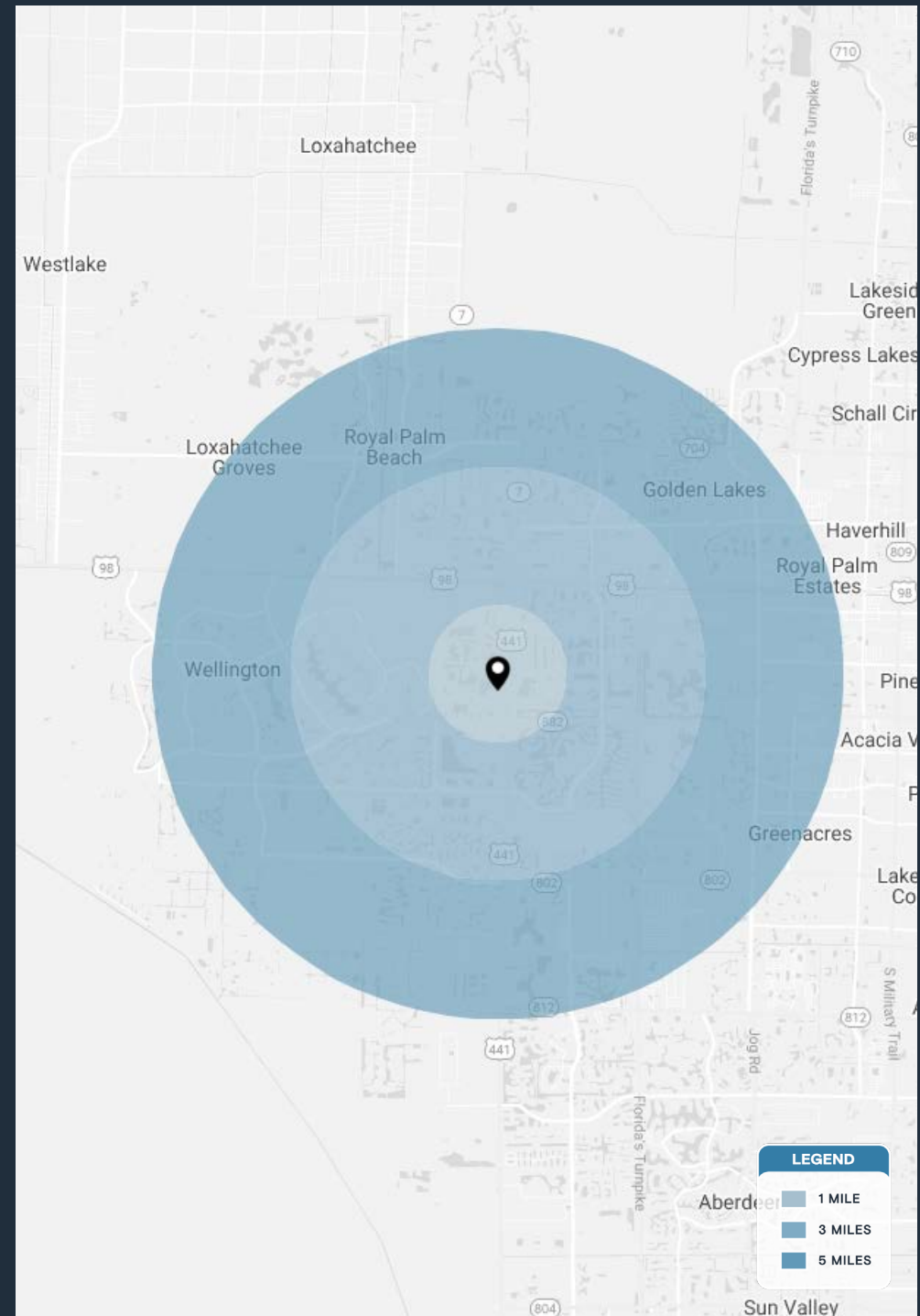
HIGHLIGHTS

- 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

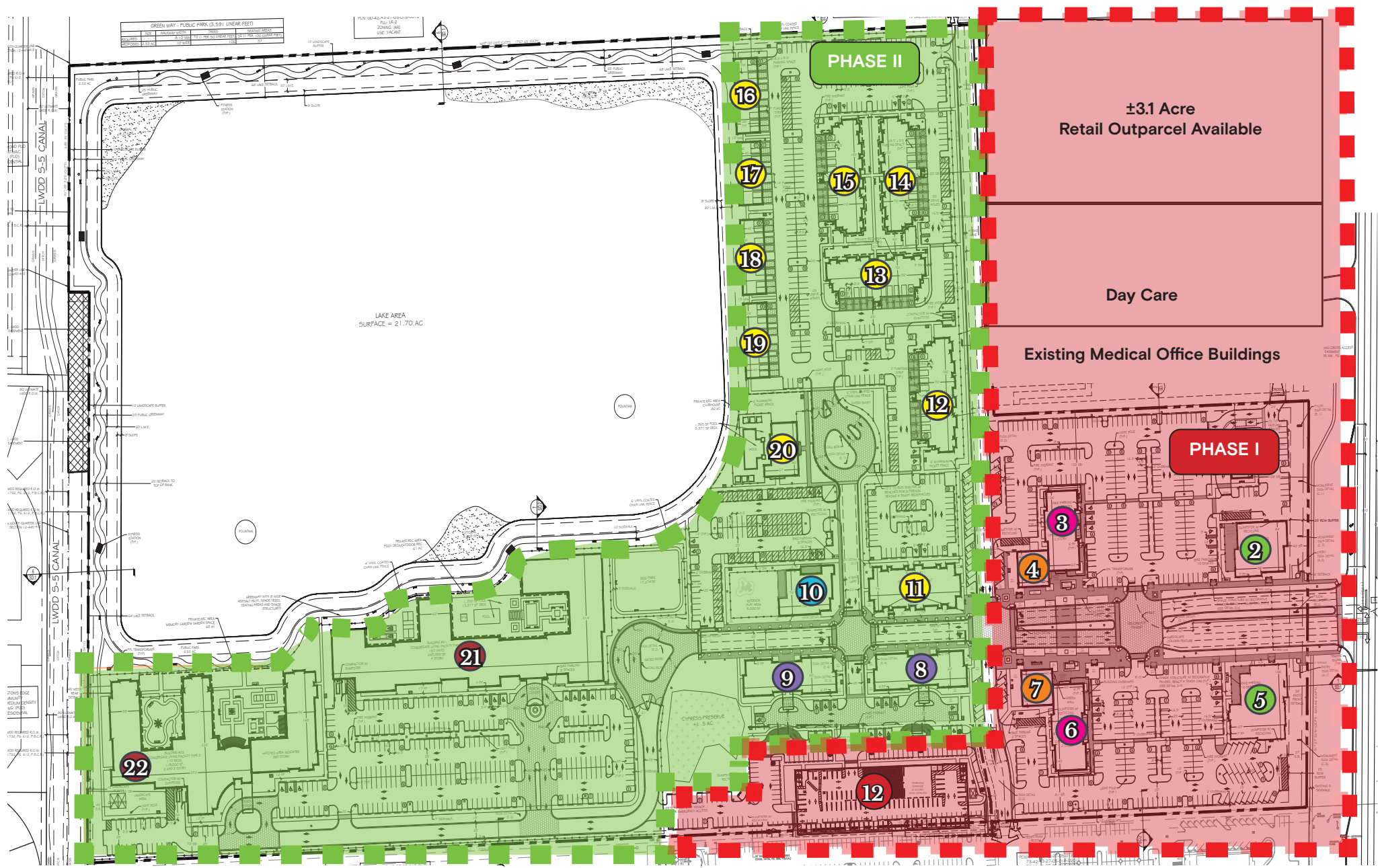
	1 MILE	3 MILES	5 MILES
POPULATION	9,825	64,933	213,261
HOUSEHOLDS	3,379	22,601	78,726
EMPLOYEES	7,990	53,137	175,173
AVERAGE HH INCOME	\$143,875	\$139,941	\$111,414

	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

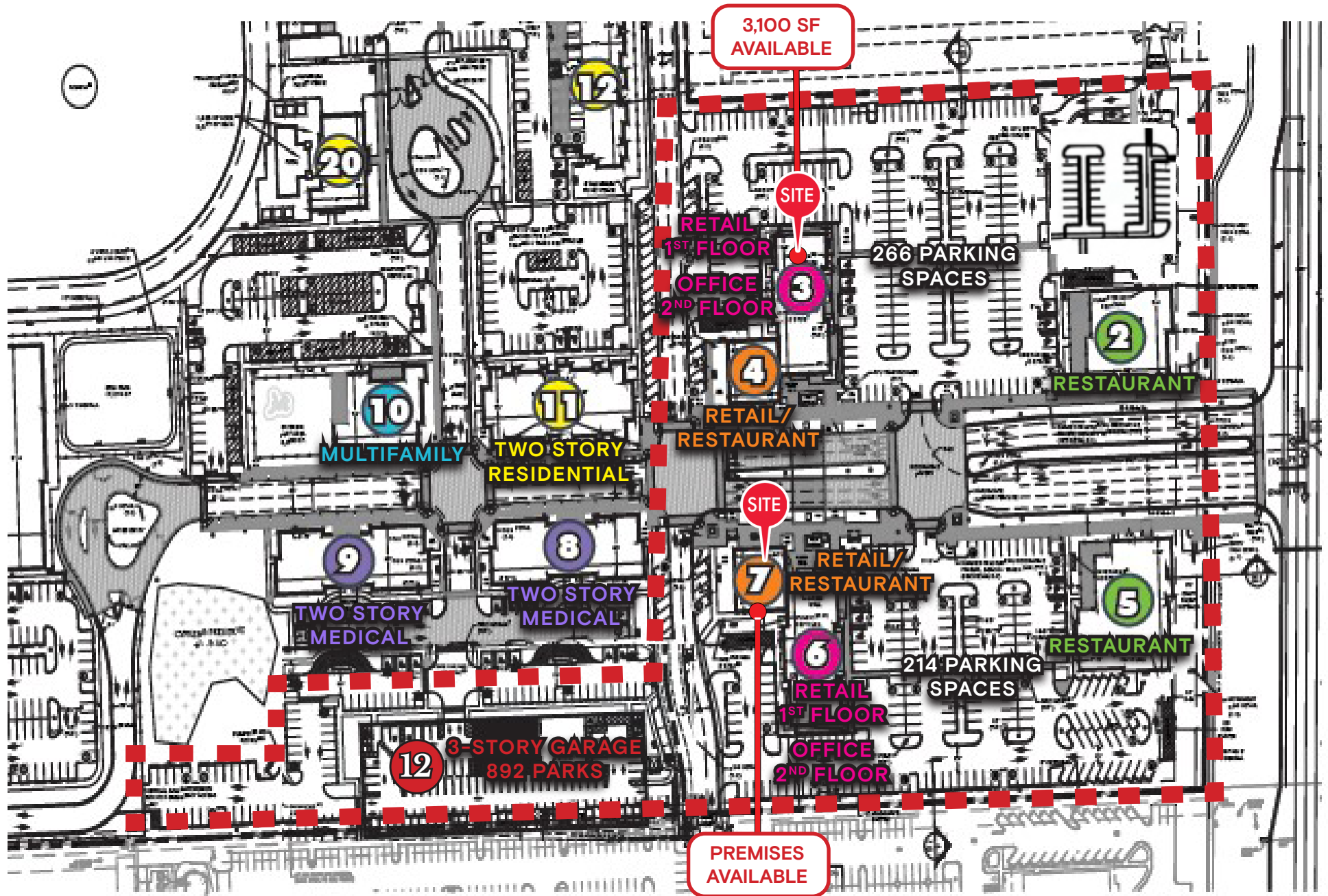


LEGEND

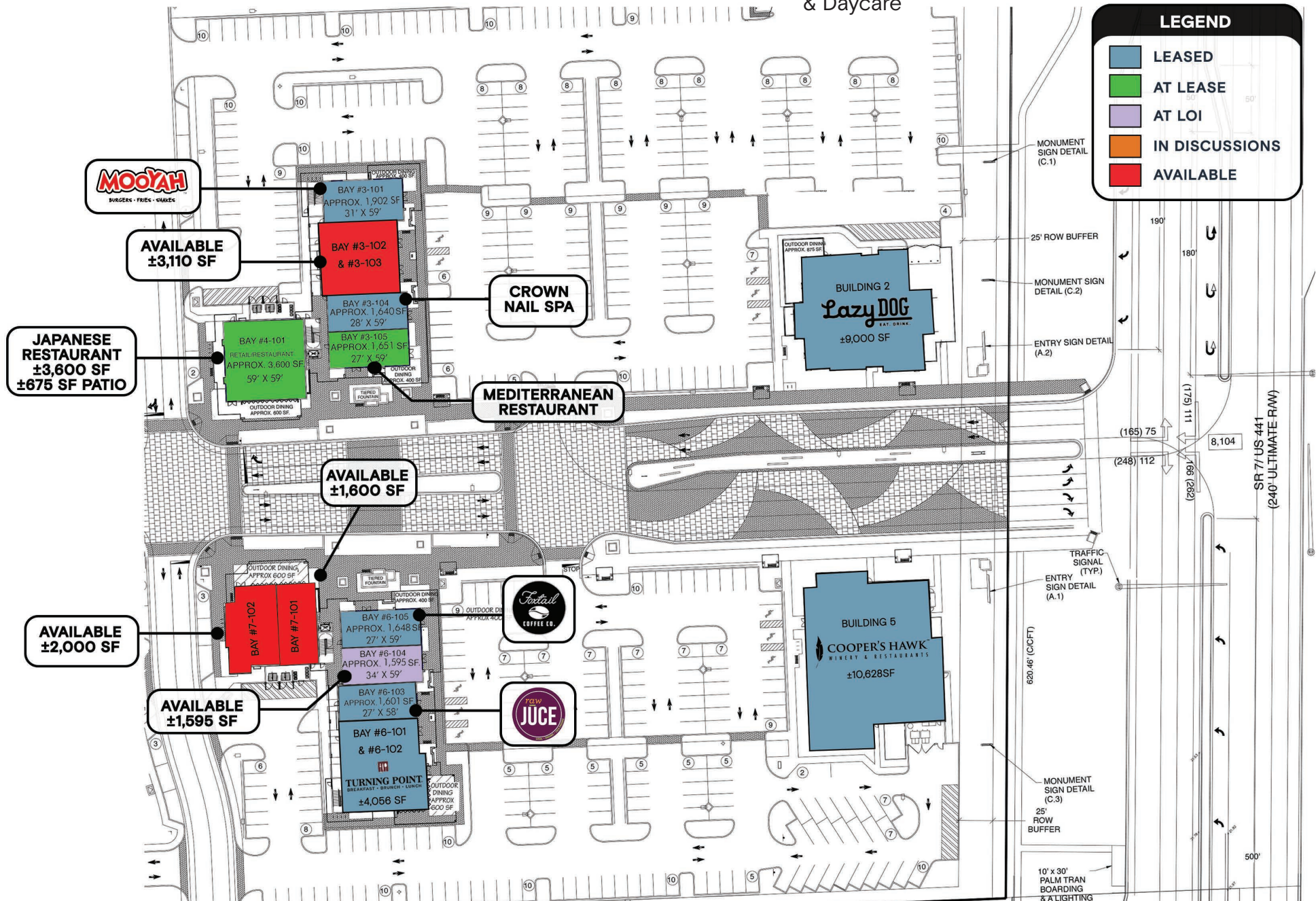
- 1 MILE
- 3 MILES
- 5 MILES







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 *GOING PET SUPPLIES PLUS GONE!*
Marshall's **GOING PET SUPPLIES PLUS GONE!**
WHOLESALE *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

STATE ROAD 7 - 66,000 AADT

80,000 AADT
FLORIDA'S TURNPIKE

Office DEPOT
LOWE'S
Publix

THE HOME DEPOT **EL DORADO**
FURNITURE

TJ-maxx
Michaels

LOTIS I
COOPER'S HAWK **Lazy DOG**
KEYWEST & ASSOCIATES *EAT. DRINK.*
Moojah **COFFEE CO.** **FEW JUICE** **CROWN NAIL**
TURNING POINT

ROOMS TO GO

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
THE FRESH MARKET **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
WELLINGTON

Publix **Walmart**

WHOLE FOODS MARKET

TRADER JOE'S

Contact Broker

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