

AVAILABLE FOR SUBLEASE

WELLINGTON RESERVE OFFICE PARK

1045 S. State Road 7, Suite 100B | Wellington, FL 33414

PROPERTY	Office Sublease within Wellington Reserve
SPACE AVAILABLE	2,735 SF
BUILDING	Single Story
TRAFFIC COUNT	63,662 AADT
LEASING RATE	\$30.00/SF; NNN



PROPERTY HIGHLIGHTS

- 2,735 SF office located right off of highly traveled State Road 7 (441).
- Ideal for medical administrative work.
- 6 rooms, including one large open bull pen and break area.
- Check-in window and storage carve out.
- Dense population and retail in the immediate area.
- Surrounding amenities include Wellington Regional Medical Center and the Banyan Golf Course.



NICHOLAS O'SHEA
M: 904-738-6230
T: 407-691-0505
noshea@holdthysen.com

ZACH KULICS
M: 561-909-8801
T: 407-691-0505
zkulics@holdthysen.com

This summary has been prepared by Hold-Thysen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thysen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thysen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thysen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thysen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



Southern Blvd.

S. State Road 7

Florida's Turnpike





























Wellington Regional Medical Center

Forest Hill Blvd.

The Mall at Wellington Green



MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,663	67,370	200,037
2023 Estimate	10,448	66,499	198,602
Growth 2010-2023	1.7%	1.3%	0.9%
Growth 2023-2028	0.4%	0.3%	0.1%
Median Age	36.8	40	41.3



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,438	23,503	74,450
2023 Estimate	3,373	23,156	73,929
Growth 2010-2023	1.3%	0.8%	0.5%
Growth 2023-2028	0.4%	0.3%	0.1%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$112,557	\$119,582	\$98,426
2023 Median Household Income	\$81,759	\$91,019	\$73,570



NICHOLAS O'SHEA
 T: 407-691-0505
 M: 904-738-6230
 noshea@holdthyssen.com

ZACH KULICS
 M: 561-909-8801
 T: 407-691-0505
 zkulics@holdthyssen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.