



CURRENT CAPITAL
REAL ESTATE GROUP

LAND FOR LEASE 16401 Southern Blvd, Wellington, FL 33470



OFFERING SUMMARY

Lot Size (acres)	4.85
Parcel ID	00-40-43-36-00-000-2050
Land Lease	+/-1 Acre (Negotiable)
Zoning Type	Commerical
County	Palm Beach
Frontage	250.00 Ft
Coordinates	26.684672,-80.304946

PROPERTY OVERVIEW

16401 Southern Blvd, Wellington, FL 33470, is conveniently located in Wellington, FL. This opportunity exists for +/-1 acre fronting Southern Blvd in a recently annexed zone into the Village of Wellington. This location is in a high-traffic area (+/-50,000 Average Daily Traffic Count), surrounded by many planned (national homebuilder) residential development projects. Southern Blvd is a strong and developing retail corridor that is booming with new retail possibilities.

PROPERTY HIGHLIGHTS

- Signage opportunities visible along a high-traffic street. The
- property is strategically located within the recently annexed Wellington area of Palm Beach County with direct frontage on Southern Blvd. Significant residential
- developments planned and underway in surrounding submarkets.
- Fantastic Signage, Exposure and Visibility.
- Excellent Visibility from Southern Blvd and Surrounding Businesses.



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Marketing package created by www.CREBuilder.com

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4000 Hollywood Blvd #765-S

Hollywood, FL 33021

Office: 954-966-8181

www.currentcapitalgroup.com

Calum Winsor

Broker Associate

Mobile: (310) 402-1983

cwinsor@cc-reg.com

License #: 3366506



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Fronage	Retail Commerical	Negotiable	Negotiable	+/-43,560 SF	Negotiable



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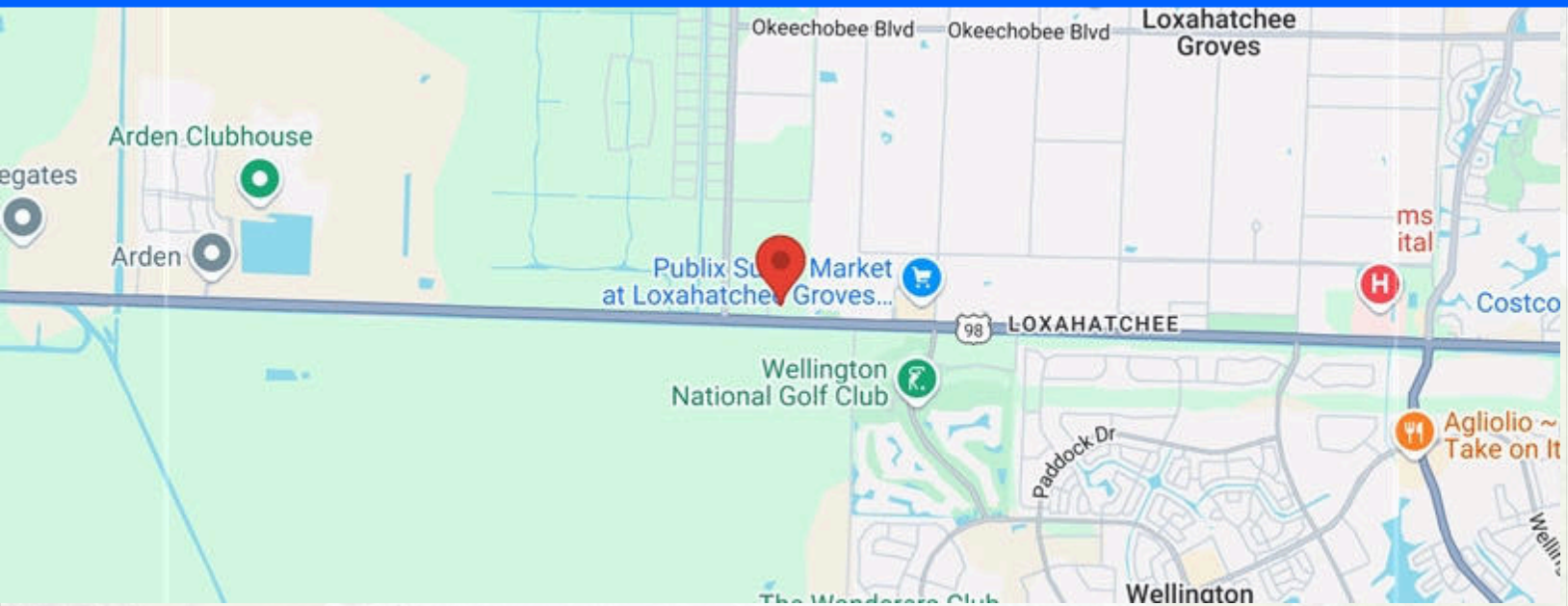
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	915,933	16,587	49,221
2010 Population	1,003	17,064	58,236
2024 Population	1,018	19,425	68,456
2029 Population	0.3 %	19,812	69,299
2024-2029 Growth Rate	953	0.4 %	0.25 %
2024 Daytime Population		14,941	54,937

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	19	254	909
\$15000-24999	9	140	543
\$25000-34999	6	124	776
\$35000-49999	7	231	1,480
\$50000-74999	32	656	3,108
\$75000-99999	24	960	4,299
\$100000-149999	61	1,660	5,650
\$150000-199999	43	1,116	3,478
\$200000 or greater	114	1,515	4,692
Median HH Income	\$149,412	\$123,450	\$108,268
Average HH Income	\$205,235	\$162,713	\$144,227

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	269	5,145	16,951
2010 Total Households	288	5,624	20,531
2024 Total Households	314	6,656	24,935
2029 Total Households	322	6,890	25,490
2024 Average Household Size	3.19	2.91	2.74
2024 Owner Occupied Housing	281	5,654	20,356
2029 Owner Occupied Housing	293	5,998	21,385
2024 Renter Occupied Housing	33	1,002	4,579
2029 Renter Occupied Housing	29	893	4,104
2024 Vacant Housing	16	756	2,353
2024 Total Housing	330	7,412	27,288



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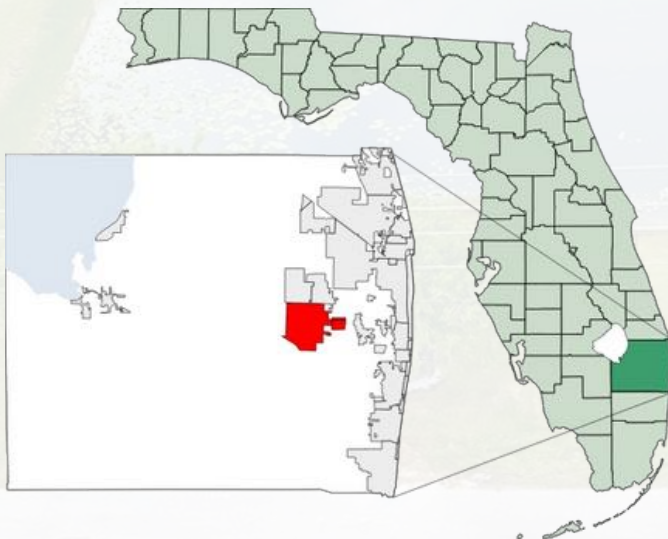


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ABOUT WELLINGTON

Wellington is a village west of West Palm Beach in Palm Beach County and 66 mi (106 km) north of Miami. It is part of the Miami metropolitan area and the fifth largest municipality in Palm Beach County by population. As of the 2020 census, the village had a population of 61,637 according to the U.S. Census Bureau, making it the most populous village in the state.



CITY OF WELLINGTON

County	Palm Beach
Incorporated	12/30/1995

AREA

City Land	45.4 sq mi
Water	45 sq mi
Elevation	0.4 sq mi
	13 ft

POPULATION

Population	61,637
Density	1,370.72 sq mi



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