

FOR LEASE

WESTLAKE PALMS

4931 SEMINOLE PRATT WHITNEY ROAD, WESTLAKE, FL 33470



PROPERTY DESCRIPTION

10,000 sf of new construction serving direct community of over 4,500 new homes with household incomes of approximately \$100,000. Join 7-11, Heartland Dental, Orange Theory Fitness, Verizon Wireless, Starbucks, KFC and more.

PROPERTY HIGHLIGHTS

- New construction servicing the fastest growing city in Palm Beach County.
- Located in the heart of Westlake's commercial development, the site is surrounded by over 8,000 approved residential units.
- A new Publix and retail plaza opened in 2023 with many more stores and restaurants scheduled to open later this year.
- Daily traffic count of 28,500 on Seminole Pratt Whitney Rd
- Adjacent to the ER at Westlake, owned and operated by Wellington Regional Medical Center which recently added 35 acres for a future medical campus.
- 17.5 acres next to Westlake Landings purchased with the intent of building a 227,000-square-foot complex there for offices, distribution and warehouses.
- Westlake is surrounded by over 18,000 existing estate homes in the trade area

OFFERING SUMMARY

Lease Rate: \$35.00 - 40.00 SF/yr (NNN)

Available SF: 1,405 - 2,953 SF

Lot Size: 1 Acres

Building Size: 10,293 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	507	5,640	16,454
Total Population	1,497	17,332	50,803
Average HH Income	\$146,630	\$130,155	\$129,291

BRYAN COHEN

561.471.0212

info@cohencommercial.com

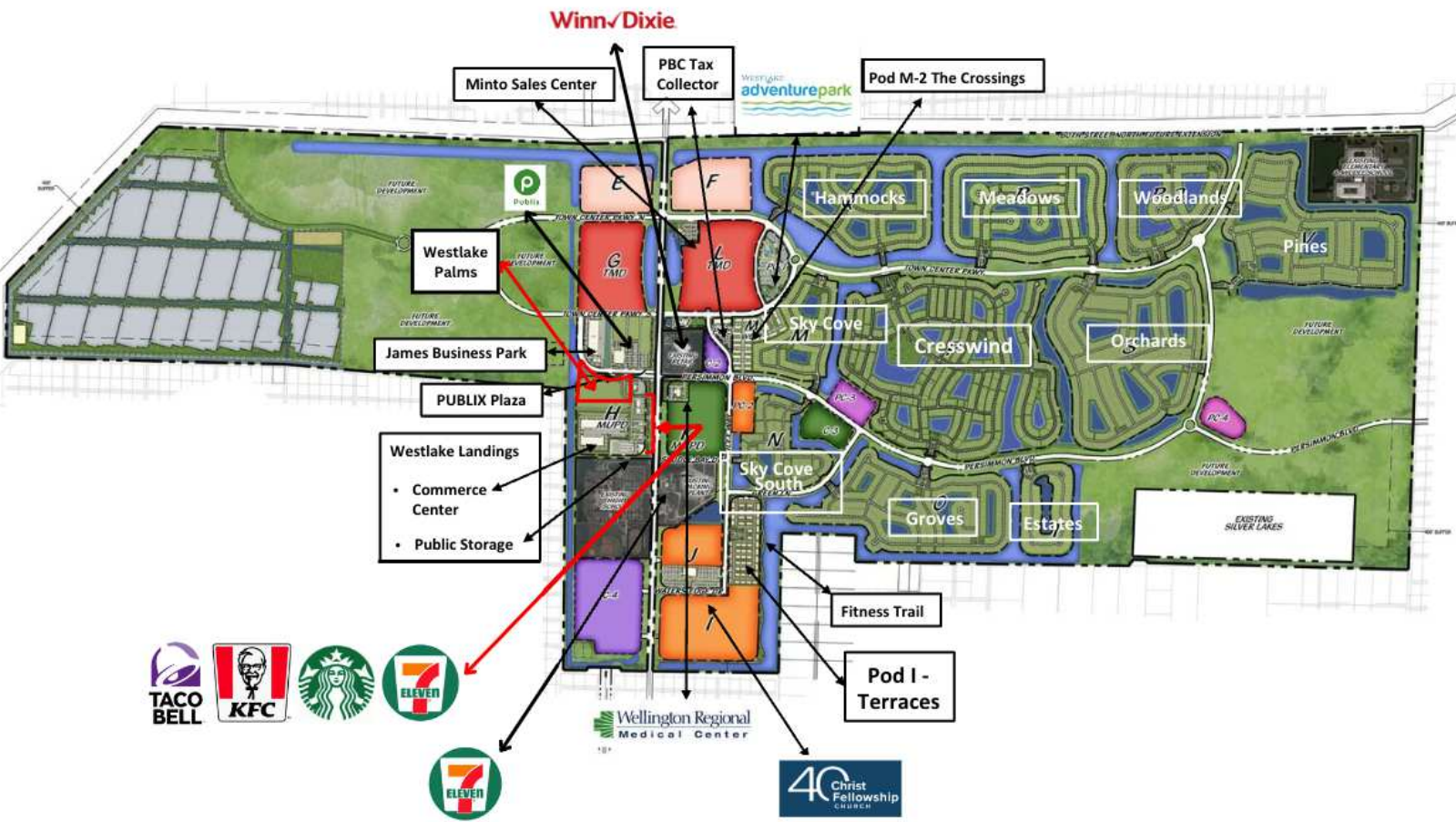


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WESTLAKE MASTER PLAN



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WESTLAKE PALMS
Westlake, Florida



LEASING PLAN

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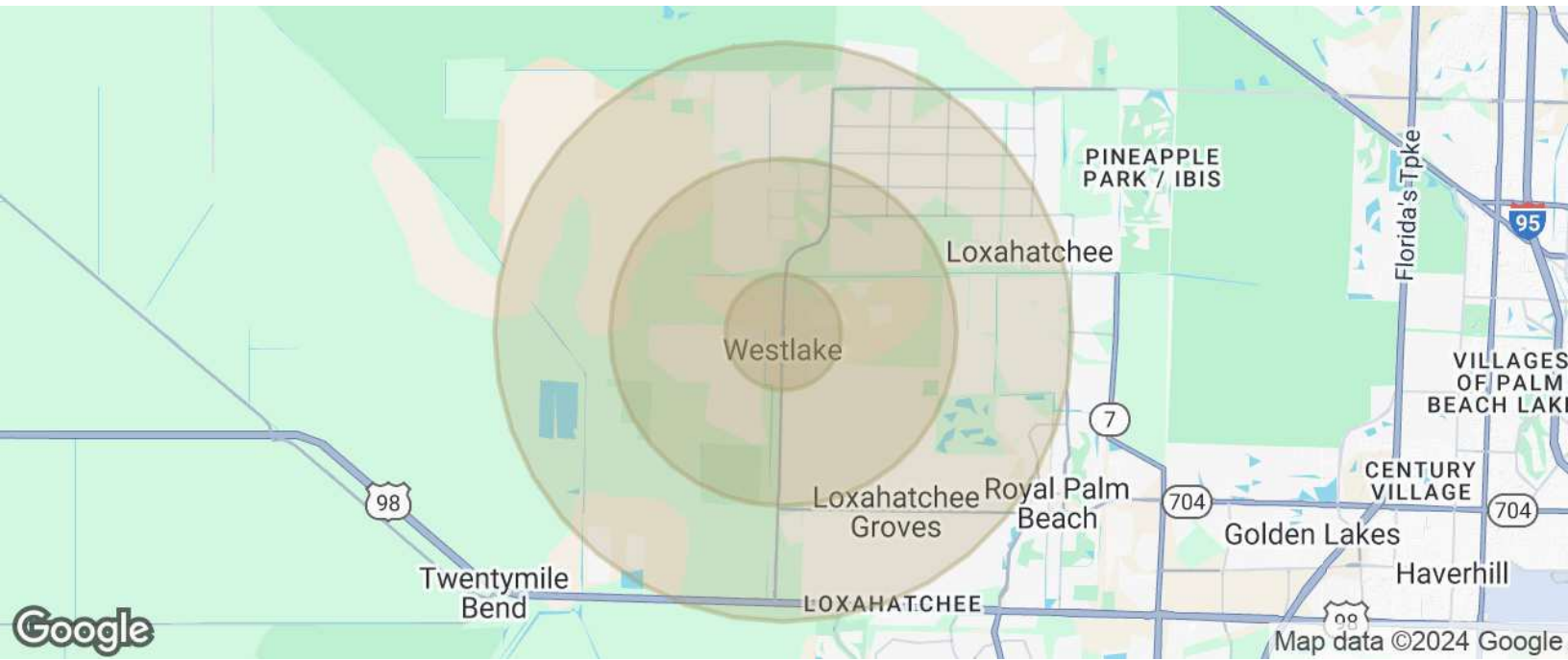
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,497	17,332	50,803
Average Age	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	507	5,640	16,454
# of Persons per HH	3	3.1	3.1
Average HH Income	\$146,630	\$130,155	\$129,291
Average House Value	\$567,811	\$591,914	\$563,250

Demographics data derived from AlphaMap

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