

**±10,431 SF Turnkey Medical Office
1221 South State Road 7, Wellington, FL 33414**



Offering Details



ADDRESS

1221 South State Road 7, Suite 200
Wellington, FL 33414



TOTAL BUILDING SIZE

20,862 SF



AVAILABLE SPACE

10,431 SF



PARKING

119 Spaces



TRAFFIC COUNT

65,500 AADT on
South State Road 7



RATE

\$32/SF NNN



CAM

\$18.19/SF



SUITE

200



YEAR BUILT

2009



AVAILABLE

Immediately

Building Signage: Yes, large signage opportunity directly facing State Road 7

Co-tenant: Dialysis Center

Space Configuration: 16 Exam Rooms, On-site X-ray, Procedure room, 5 restrooms, large waiting room and full PT/OT rehab gym

Restrictions: The property is fee simple and has no restrictions

SUMMARY



Property Description

1221 South State Road 7 offers a premier turnkey medical office opportunity in one of South Florida's most active healthcare corridors. The building features a well appointed second floor with 10,431 SF of contiguous space available for lease.

Located directly on State Road 7, the building benefits from exceptional visibility, strong traffic counts and immediate access to major residential communities, hospitals and regional healthcare providers. Patients and staff will enjoy convenient on-site parking with easy access to the building's main entrance, and proximity to major thoroughfares, including Florida's Turnpike and I-95.

INTERIOR PHOTOS





80,900 AADT



THE SHOPPES AT ISLA VERDE

OLD NAVY petco BEST BUY

ULTA BEAUTY Total Wine SPIRITS • BEER & MORE



SUBJECT
1221 State Road 7
Wellington, FL 33414

S STATE RD 7



65,500 AADT

STONEHAVEN

S STATE RD 7



65,500 AADT

WELLINGTON REGIONAL MEDICAL CENTER



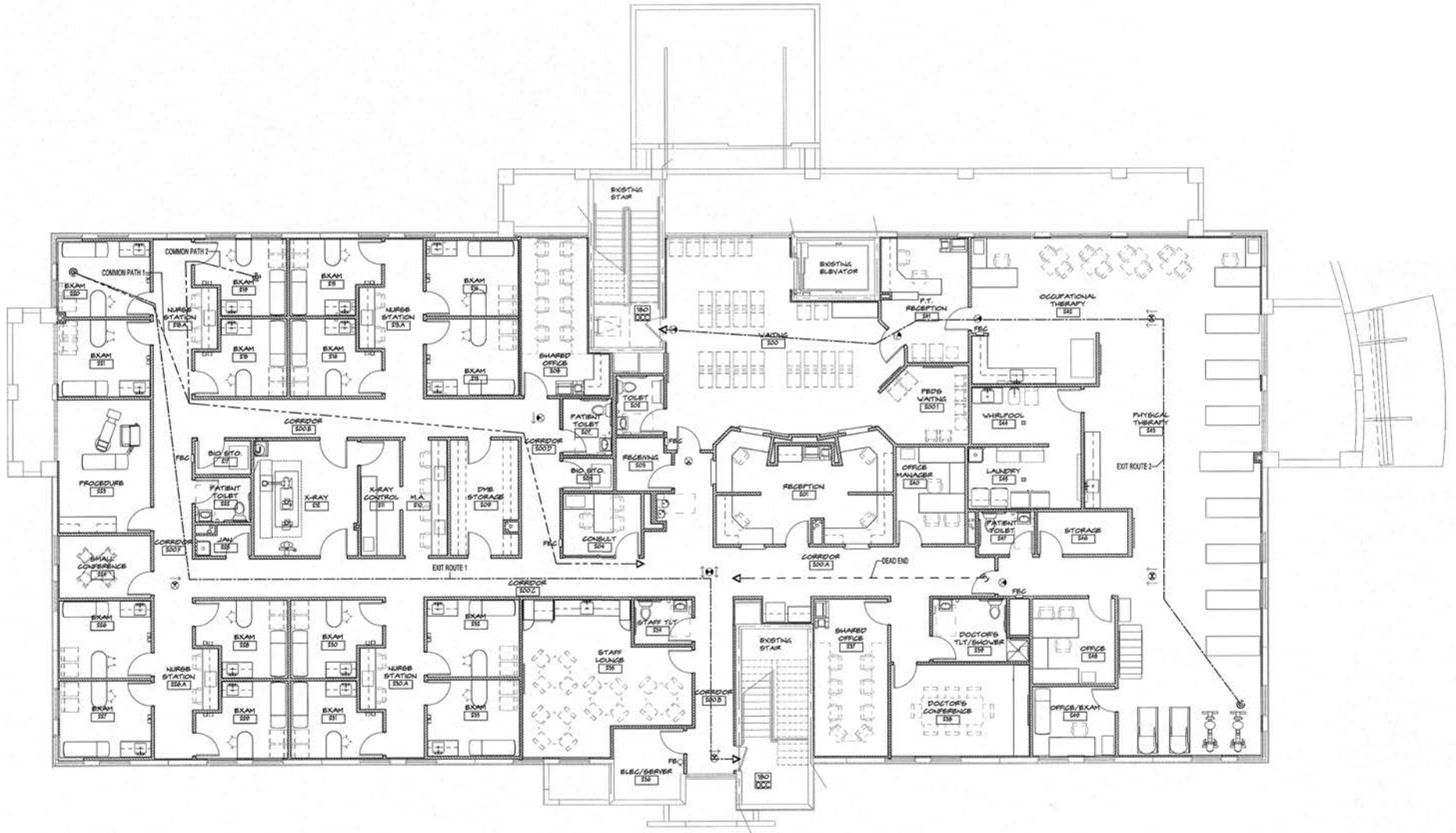
LOTIS WELLINGTON

SUBJECT
1221 State Road 7
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SIDE ENTRANCE




FLOOR PLAN



AREA MAP

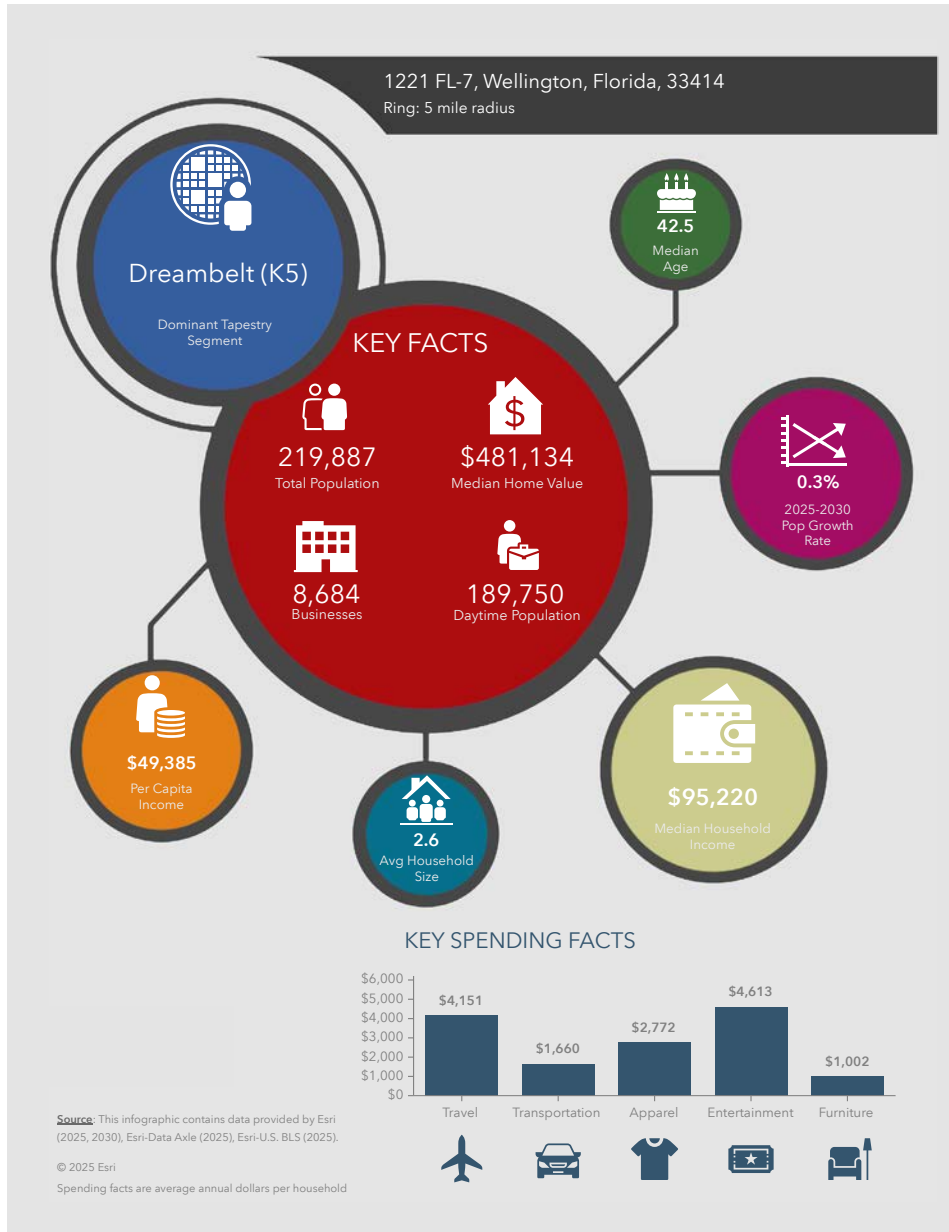
 WELLINGTON REGIONAL MEDICAL CENTER

 **SUBJECT**
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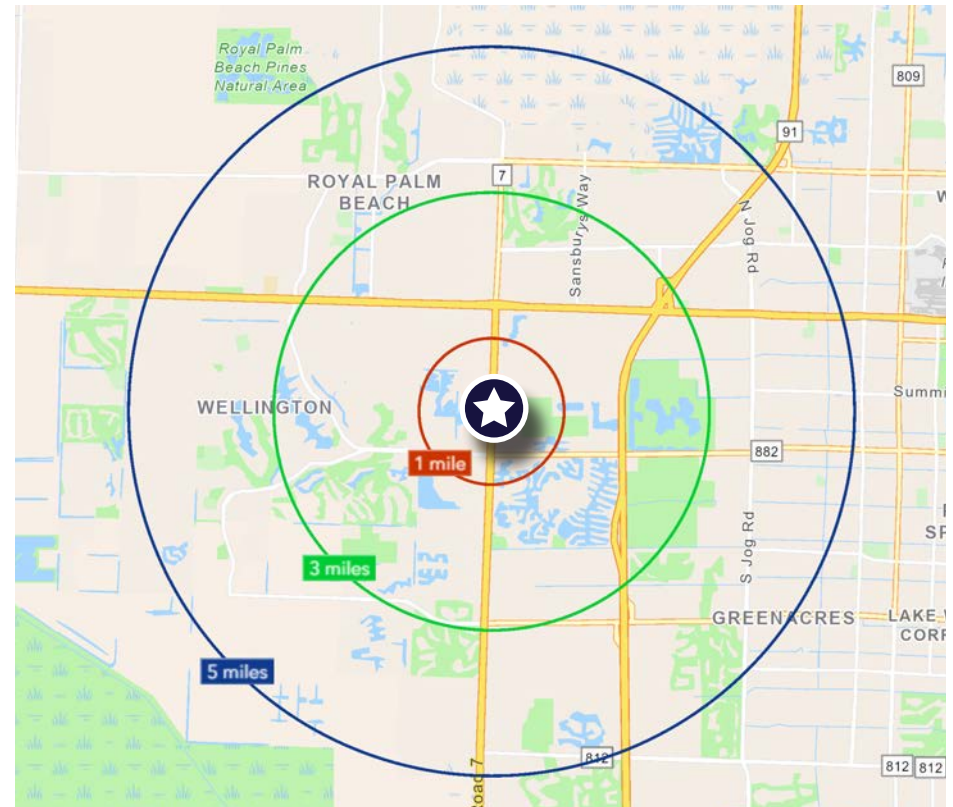


 WELLINGTON REGIONAL MEDICAL CENTER

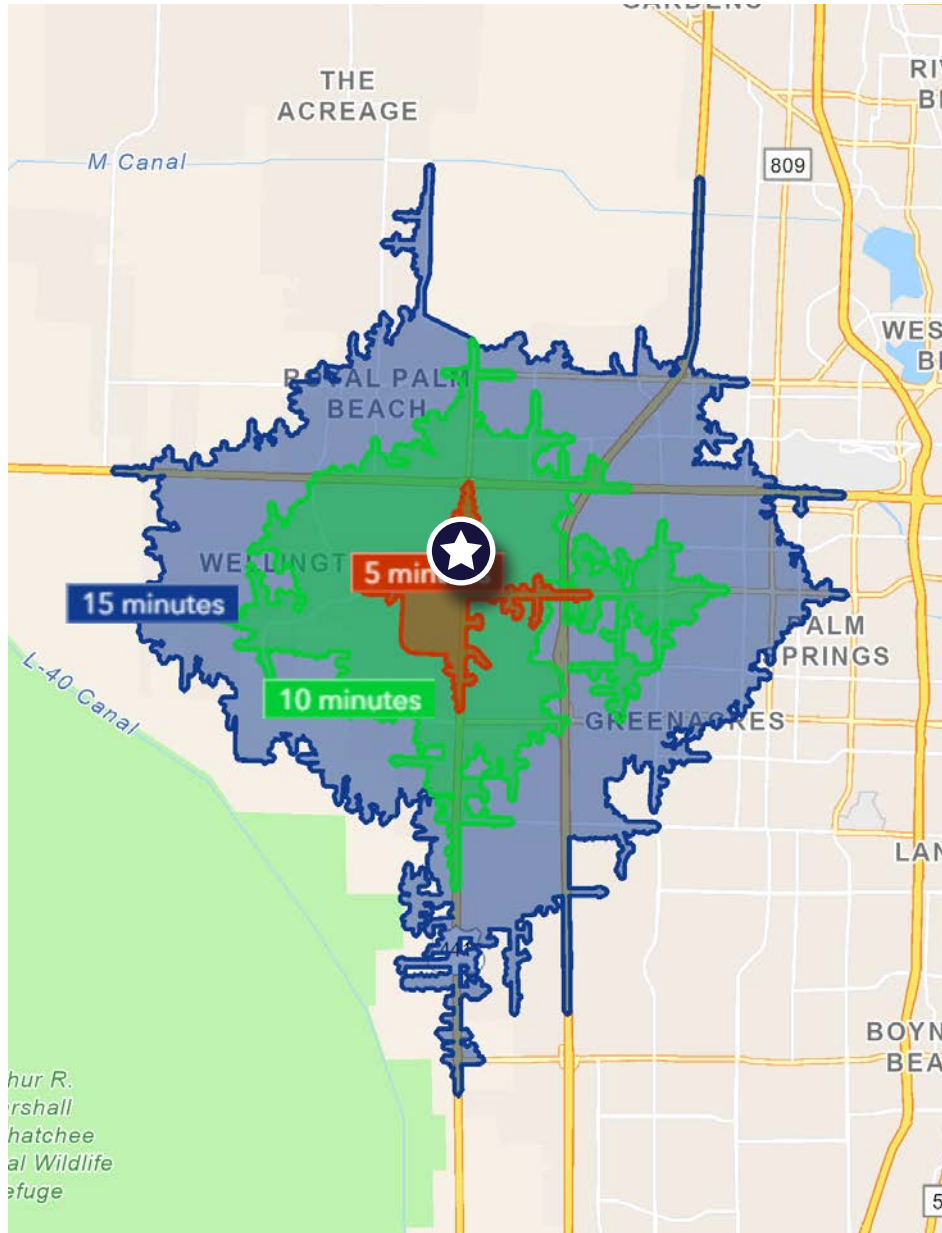
2025 DEMOGRAPHICS



	Population	Average Household Income	Median Age
1 Mile	10,949	\$171,328	38.9
3 Miles	61,982	\$168,987	42.2
5 Miles	219,887	\$131,912	42.5



DRIVE TIME



5 Minutes	10 Minutes	15 Minutes
4,978 2010 Population	73,536 2010 Population	221,279 2010 Population
7,358 2025 Population	85,418 2025 Population	260,752 2025 Population
2.25% 2010-2025 Population Growth	0.30% 2010-2025 Population Growth	0.29% 2010-2024 Population Growth
47.8% 2025-2030 (Annual) Est. Population Growth	16.1% 2025-2030 (Annual) Est. Population Growth	17.8% 2025-2030 (Annual) Est. Population Growth
37.9 2025 Median Age	41.2 2025 Median Age	42.6 2025 Median Age
\$166,436 Average Household Income	\$152,908 Average Household Income	\$126,425 Average Household Income
73.4% Percentage with Associates Degree or Better	57.1% Percentage with Associates Degree or Better	37.0% Percentage with Associates Degree or Better
70.7% Percentage in White Collar Profession	68.9% Percentage in White Collar Profession	60.9% Percentage in White Collar Profession

A rider in a dark jacket and helmet is jumping a brown horse over a blue and white striped obstacle. The horse is in mid-air, clearing the jump. The background shows a blurred crowd and a clear sky.

CITY OVERVIEW

City of Wellington, Florida

Wellington is a highly desirable and well-planned community located in central Palm Beach County, known for its strong residential base, excellent schools, and exceptional quality of life. Widely recognized as the “Winter Equestrian Capital of the World,” Wellington draws international visitors each year for world-class equestrian, polo, and show jumping events—bringing significant economic activity to the area’s retail, dining, hospitality, and service sectors.

The village features abundant parks, preserved green space, and family-friendly neighborhoods, offering a suburban environment that consistently ranks among the most livable communities in the region. Wellington benefits from convenient access to U.S. 441, State Road 7, and Florida’s Turnpike, providing connectivity to West Palm Beach, major employment centers, healthcare hubs, and regional shopping destinations such as The Mall at Wellington Green.

With strong household incomes, stable growth, and consistent demand for commercial and medical services, Wellington continues to present a compelling opportunity for businesses, tenants, and investors seeking a premier location in Palm Beach County.

REGIONAL OVERVIEW

Palm Beach County, Florida

Palm Beach County is one of Florida's most dynamic and economically diverse regions, offering a strong business climate, exceptional quality of life, and a rapidly growing population of more than 1.5 million residents. As the largest county in Florida by land area, Palm Beach County features a mix of thriving coastal cities, suburban communities, agricultural areas, and high-growth commercial corridors that support a wide range of industries.

The county is anchored by West Palm Beach, a major employment and cultural hub with a robust downtown, expanding financial district, and prominent institutions such as the Norton Museum of Art and the Kravis Center for the Performing Arts. Palm Beach County's economy benefits from its diverse sectors—including healthcare, logistics, technology, professional services, tourism, and advanced manufacturing—driven by a skilled workforce and pro-business environment.

Transportation access is a key advantage, with connectivity provided by I-95, Florida's Turnpike, U.S. 1, Brightline high-speed rail, and Palm Beach International Airport (PBI). These strategic corridors support both commuter mobility and regional commerce, making the county a prime location for companies seeking access to South Florida and beyond.

Palm Beach County is also known for its exceptional lifestyle amenities, from pristine beaches and golf courses to top-ranked schools, parks, and cultural attractions. Communities such as Palm Beach, Boca Raton, Wellington, Jupiter, and Delray Beach continue to draw residents and businesses with their blend of luxury living, coastal recreation, and strong economic infrastructure.

With sustained population growth, ongoing development, and long-term investment in infrastructure, Palm Beach County remains one of Florida's most attractive markets for commercial real estate, business expansion, and high-quality residential living.



OFFERING SUMMARY

YOUR SIGN HERE

±10,431 SF Turnkey Medical Office

1221 South State Road 7, Wellington, FL 33414

FOR LEASE | \$32.00/SF Base + \$18.19/SF CAM



For more information, please contact:

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