

FOR LEASE

WESTLAKE PALMS

4931 SEMINOLE PRATT WHITNEY ROAD, WESTLAKE, FL 33470



PROPERTY DESCRIPTION

Discover 10,293 square-feet of brand-new construction in a rapidly growing community of 4,500+ new homes with average household incomes of \$100,000. This prime location offers high visibility and strong consumer demand. Join industry leaders like 7-Eleven, Heartland Dental, Orangetheory Fitness, Verizon Wireless, Starbucks, KFC, and more. Don't miss this exceptional opportunity to position your business for success!

PROPERTY HIGHLIGHTS

- New construction servicing the fastest growing city in Palm Beach County with 2,716 SF endcap available
- Located in the heart of Westlake's commercial development, the site is surrounded by more than 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
- Leases signed with Westlake Eyecare and Ella Café
- Located 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 was recently purchased with the intent of building a 227,000-square-foot complex, including office, distribution, and warehouse space
- Westlake is surrounded by more than 18,000 existing estate homes in the trade area
- Perfect location for medical/professional office tenants

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,786 SF
Building Size:	10,293 SF

SPACES	LEASE RATE	SPACE SIZE
5	Negotiable	2,786 SF

BRYAN COHEN

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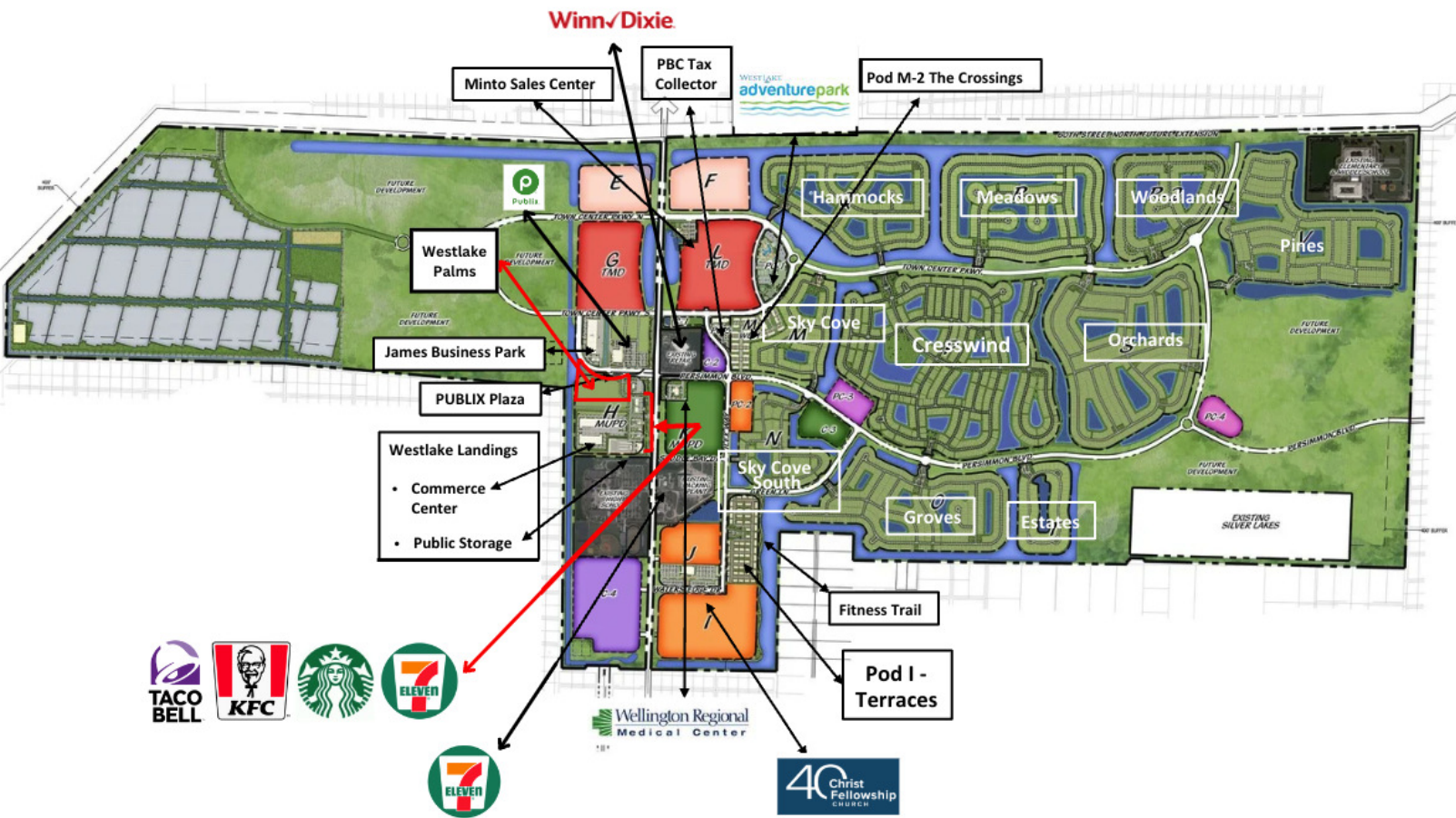


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WESTLAKE MASTER PLAN



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,786 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
5	Available	2,786 SF	NNN	Negotiable

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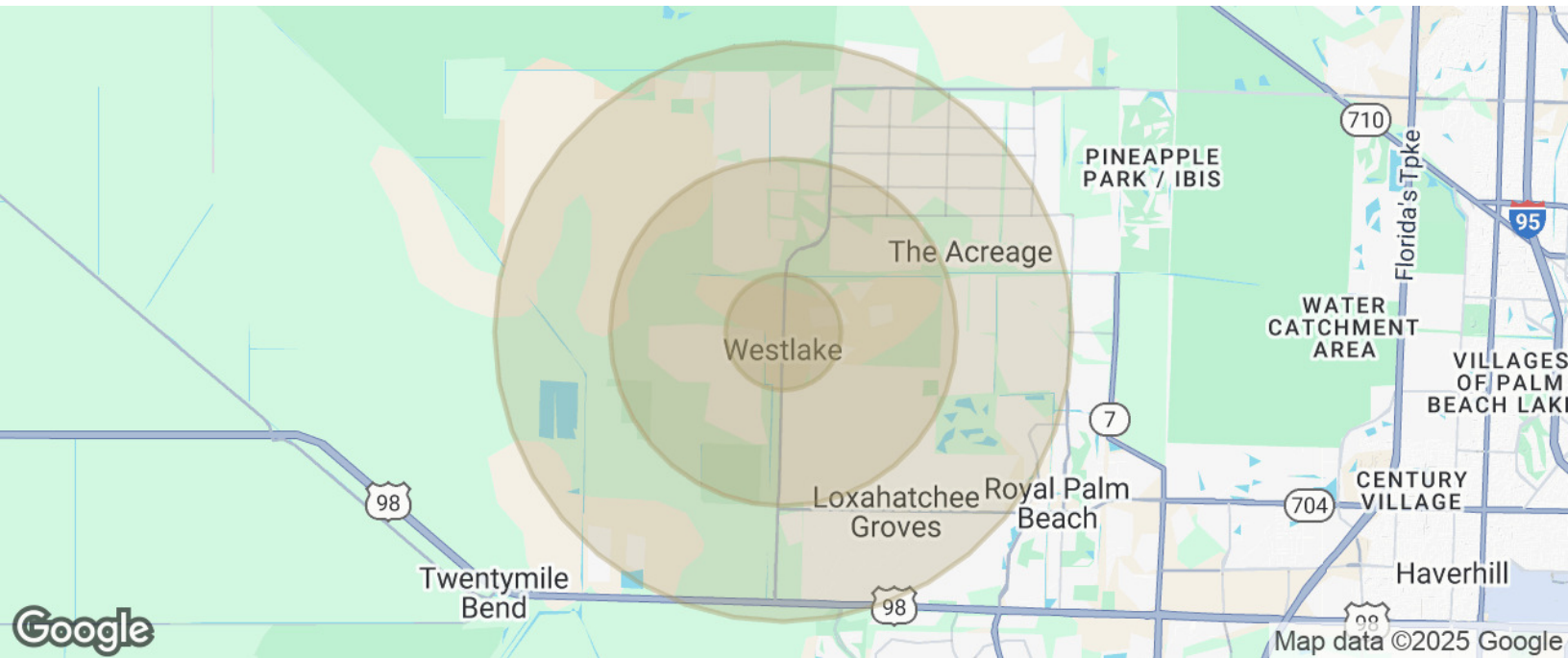
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,497	17,332	50,803
Average Age	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	507	5,640	16,454
# of Persons per HH	3	3.1	3.1
Average HH Income	\$146,630	\$130,155	\$129,291
Average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

Demographics data derived from AlphaMap

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