



PEBB ENTERPRISES

SHOPPES AT ISLA VERDE

820 SOUTH STATE ROAD 7 | WELLINGTON, FL 33414
12,000 SF AVAILABLE



HIGHLIGHTS

- 12,000 SF end cap adjacent to Sprouts Farmer's Market
- The site is located in the market dominant power center, The Shoppes at Isla Verde, servicing a trade area of 300,000
- The center itself is located on SR-7 with over 60,000 cars passing the center daily at a fully signalized intersection
- 60,000 VPD on State Road 7
- 66,000 VPD on Southern Blvd.
- 48,000 VPD on Forest Hill Blvd.

AREA DEMOGRAPHICS

- **Population 3mi/5mi:** 65,500/210,363
- **Households 3mi/5mi:** 22,350/77,984
- **Average Household Income 3mi/5mi:** \$96,452/\$82,005

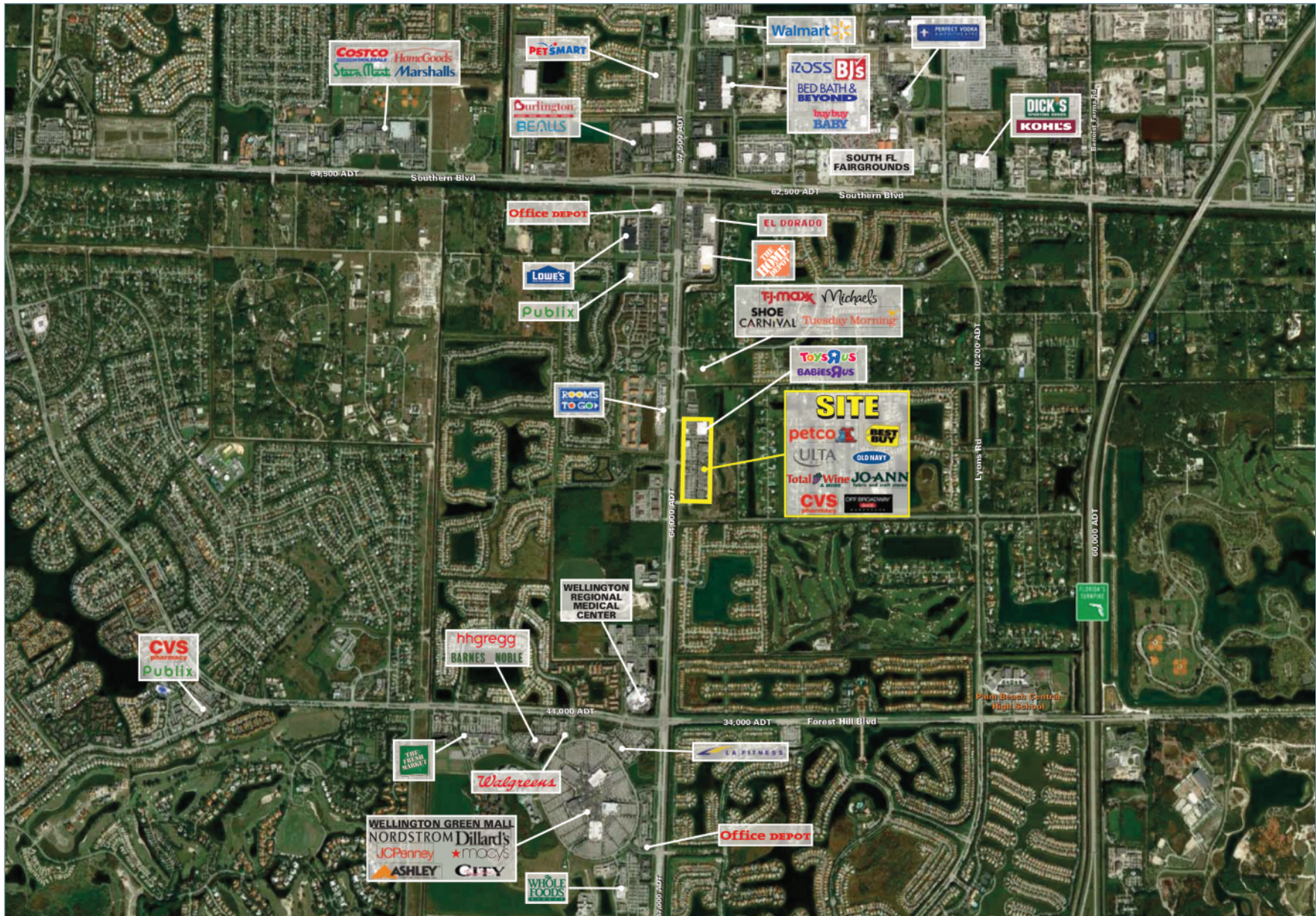
Chris Stewart | Senior Vice President of Leasing
561.613.4020 | cstewart@pebbent.com | pebbent.com

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Current Square Footage & Availability	
Suite 800	12,900 SF CVS
Suite 820	30,158 SF Sprouts
Suite 820-1	12,000 SF AVAILABLE
Suite 840	18,350 SF Old Navy
Suite 860-1	1,565 SF Steven H. Machiela
Suite 860-2	1,958 SF HotWorx
Suite 880-1	1,500 SF La Vie Nails
Suite 880-2	1,323 SF Frogu Yogu Group
Suite 900	4,169 SF HSBC Bank
Suite 920	15,084 SF Petco
Suite 940	21,600 SF Joann Fabrics
Suite 960	18,335 SF Total Wine & More
Suite 980	16,826 SF Off Broadway Shoes
Suite 1000-1	3,300 SF Verizon
Suite 1000-2	2,400 SF Chipotle
Suite 1000-3-4	3,000 SF Anthony's Coal Fired Pizza
Suite 1000-5	2,100 SF Panda Express
Suite 1020	10,087 SF Ulta
Suite 1040	30,350 SF Best Buy
TOTAL	207,030 SF



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SUMMARY PROFILE

2000 - 2010 Census

2017 Estimates with 2022 Projections

Lat/Lon: 26.6659/-80.2009

Calculated using Weighted Block Centroid from Block Groups

820 S State Rd 7 Wellington, FL 33414		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	8,542	65,500	210,363
	2022 Projected Population	9,182	71,217	228,782
	2010 Census Population	6,855	56,211	190,856
	2000 Census Population	924	30,382	136,503
	Projected Annual Growth 2017 to 2022	1.5%	1.7%	1.8%
	Historical Annual Growth 2000 to 2017	48.5%	6.8%	3.2%
	2017 Median Age	34.8	38.1	40.6
HOUSEHOLDS	2017 Estimated Households	2,688	22,350	77,984
	2022 Projected Households	2,781	23,435	81,770
	2010 Census Households	2,165	19,257	71,094
	2000 Census Households	340	10,700	53,500
	Projected Annual Growth 2017 to 2022	0.7%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	40.6%	6.4%	2.7%
RACE AND ETHNICITY	2017 Estimated White	64.0%	69.0%	69.9%
	2017 Estimated Black or African American	23.7%	19.4%	18.2%
	2017 Estimated Asian or Pacific Islander	6.9%	5.1%	3.8%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2017 Estimated Other Races	5.3%	6.3%	7.8%
	2017 Estimated Hispanic	21.0%	22.8%	27.5%
INCOME	2017 Estimated Average Household Income	\$105,101	\$96,452	\$82,005
	2017 Estimated Median Household Income	\$90,624	\$82,393	\$68,204
	2017 Estimated Per Capita Income	\$33,075	\$33,184	\$30,492
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.8%	5.8%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.0%	6.0%
	2017 Estimated High School Graduate	19.1%	23.2%	26.1%
	2017 Estimated Some College	16.0%	20.1%	20.1%
	2017 Estimated Associates Degree Only	10.5%	11.3%	10.1%
	2017 Estimated Bachelors Degree Only	31.1%	24.6%	20.9%
	2017 Estimated Graduate Degree	18.4%	13.0%	11.1%
BUSINESS	2017 Estimated Total Businesses	368	3,272	7,323
	2017 Estimated Total Employees	3,482	32,682	66,329
	2017 Estimated Employee Population per Business	9.5	10.0	9.1
	2017 Estimated Residential Population per Business	23.2	20.0	28.7



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