

THE SHOPPES AT ISLA VERDE

FACT SHEET

LOCATION

800 S. State Rd. 7
Wellington, FL 33414

NUMBER OF STORES

20

TOTAL RETAIL SQFT.

207,030 SF

MAJOR RETAILERS

Best Buy, Ulta, Rack Room Shoes, Total Wine & More, Homesense, Petco, Old Navy, Retro Fitness, CVS, Verizon, Chipotle, Fifth Third Bank Panda Express, Warby Parker, and Anthony's Coal Fired Pizza

COMMENTS

Shoppes at Isla Verde, located in Wellington, Florida, is one of the most successfully crafted communities in Palm Beach County. Known for its equestrian preserve, Wellington is widely considered one of the most coveted executive residential communities in the county. Within 1 mile of the center, the population nearly reaches 9,700, with an average household income of \$133,178 (average age 36). Expanding to a 5-mile radius, the population surpasses 217,000 with an average household income of over \$103,114 (average age 42).

Forecasts grow the location by 10% in the next five years, significantly driving retail demand. Four (4) new, luxury housing developments, just minutes away from Shoppes at Isla Verde, were recently announced in 2023.

The power center is anchored by Best Buy, Ulta, Old Navy, Petco, and Homsense, to name a few. Shoppes at Isla Verde also benefits from easy access from State Road 7/ Hwy 441 with a stoplight intersection. Over 60,000 cars per day pass by the center, and the area is home to a large concentration of retail and commercial space in the market.

DEMOGRAPHICS*

POPULATION

2023 Estimate:

1 Mile - 9,657

3 Mile - 68,857

5 Mile - 217,484

2028 Projection

1 Mile - 10,431

3 Mile - 72,918

5 Mile - 2327,934

2023 MEDIAN AGE

1 Mile - 36

3 Mile - 40

5 Mile - 42

2023 AVERAGE HH INCOME

1 Mile - \$133,178

3 Mile - \$121,419

5 Mile - \$103,114

Source: Urban Retail Properties, LLC Market Research
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<p>925 S. Federal Highway Suite 700 Boca Raton, FL 561-394-6433</p>	<p>RETAIL PROPERTIES, LLC.</p>  <p>URBAN</p>	<p>LEASING & MANAGEMENT AGENTS:</p> <p>LEASE PLAN</p>	<p>TOTAL GFA 207,098 SF</p> <p>Mall and Transit Building (Cover Landable Area)</p>	<p>SHOPPES AT ISLA VERDE WELLINGTON, FL 33411</p>
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MAY 2024