

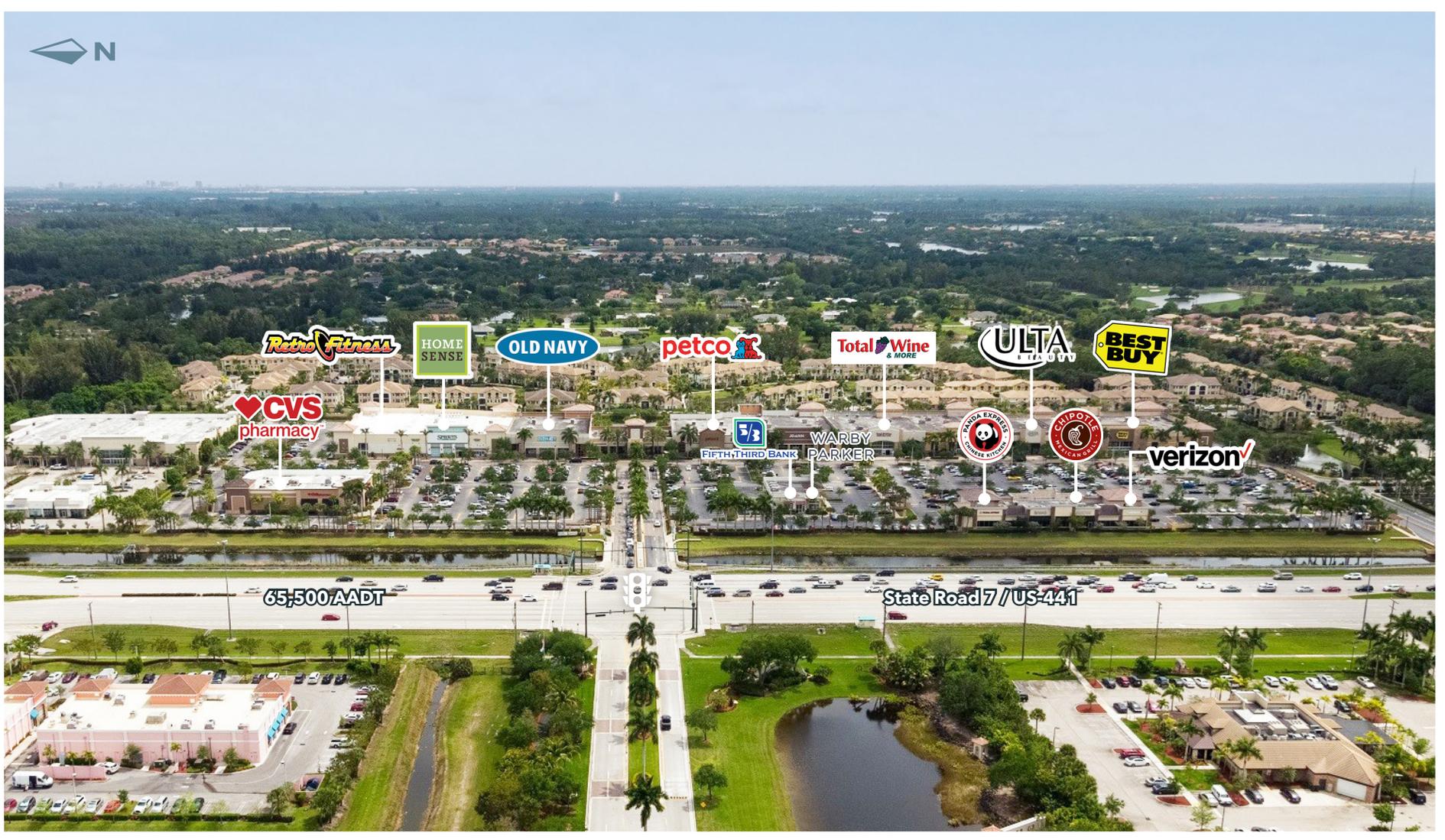
SHOPPES AT ISLA VERDE

820 South State Road 7 | Wellington, FL



PEBB ENTERPRISES
SINCE 1973

Zach Feldman | Vice President of Leasing
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PROPERTY HIGHLIGHTS

- 21,600 SF anchor box available
- 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
- Convenient access at a lighted intersection
- Approximately 3.5 miles from Florida's Turnpike
- 65,500 VPD on State Road 7
- 72,000 VPD on Southern Blvd.
- 47,500 VPD on Forest Hill Blvd.



AREA DEMOGRAPHICS



Population

1-Mile 11,922
3-Mile 67,212
5-Mile 213,574



Daytime Population

1-Mile 10,560
3-Mile 68,917
5-Mile 186,060



Average HH Income

1-Mile \$179,969
3-Mile \$159,238
5-Mile \$133,419



Households

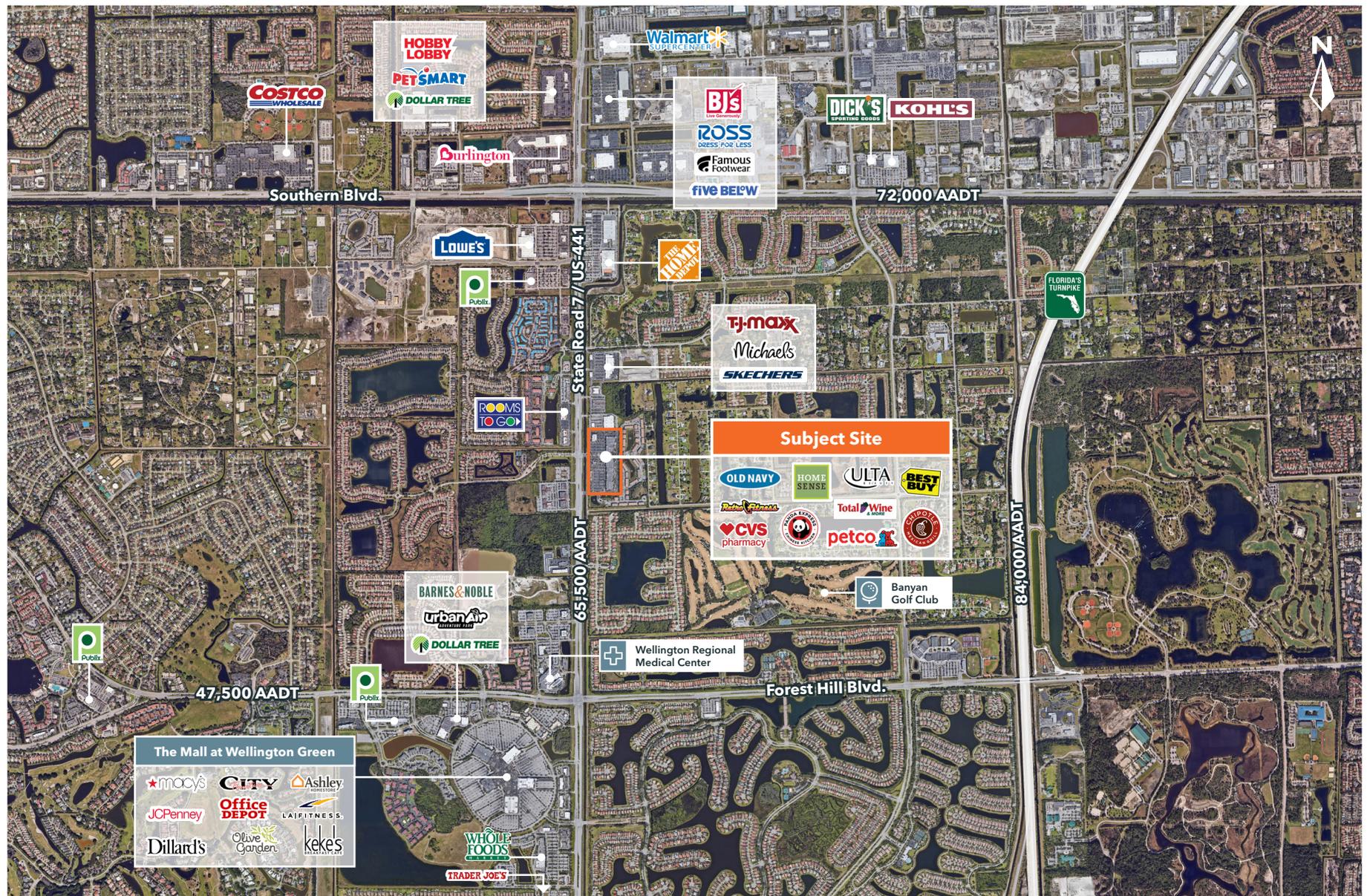
1-Mile 3,879
3-Mile 23,764
5-Mile 79,592

SITE PLAN



Unit	Tenant	Size
800	CVS	12,900 SF
820-1	Homesense	30,158 SF
820-2	Retro Fitness	12,000 SF
840	Old Navy	18,350 SF
860-1	Steven H. Machiela, CPA, P.A.	1,565 SF
860-2	HotWorx	1,958 SF
880-1	La Vie Nails	1,500 SF
880-2	Healing Hands	1,323 SF
900-1	Warby Parker	2,000 SF
900-2	Fifth Third Bank	2,100 SF
920	Petco	15,084 SF
940	Available	21,600 SF
960	Total Wine & More	18,335 SF
980	Off Broadway Shoe Warehouse	16,826 SF
1000-1	Verizon	3,300 SF
1000-2	Chipotle	2,400 SF
1000-3-4	Anthony's Coal Fired Pizza	3,000 SF
1000-5	Panda Express	2,100 SF
1020	Ulta	10,087 SF
1040	Best Buy	30,350 SF
Total		207,030 SF

MARKET AERIAL



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