

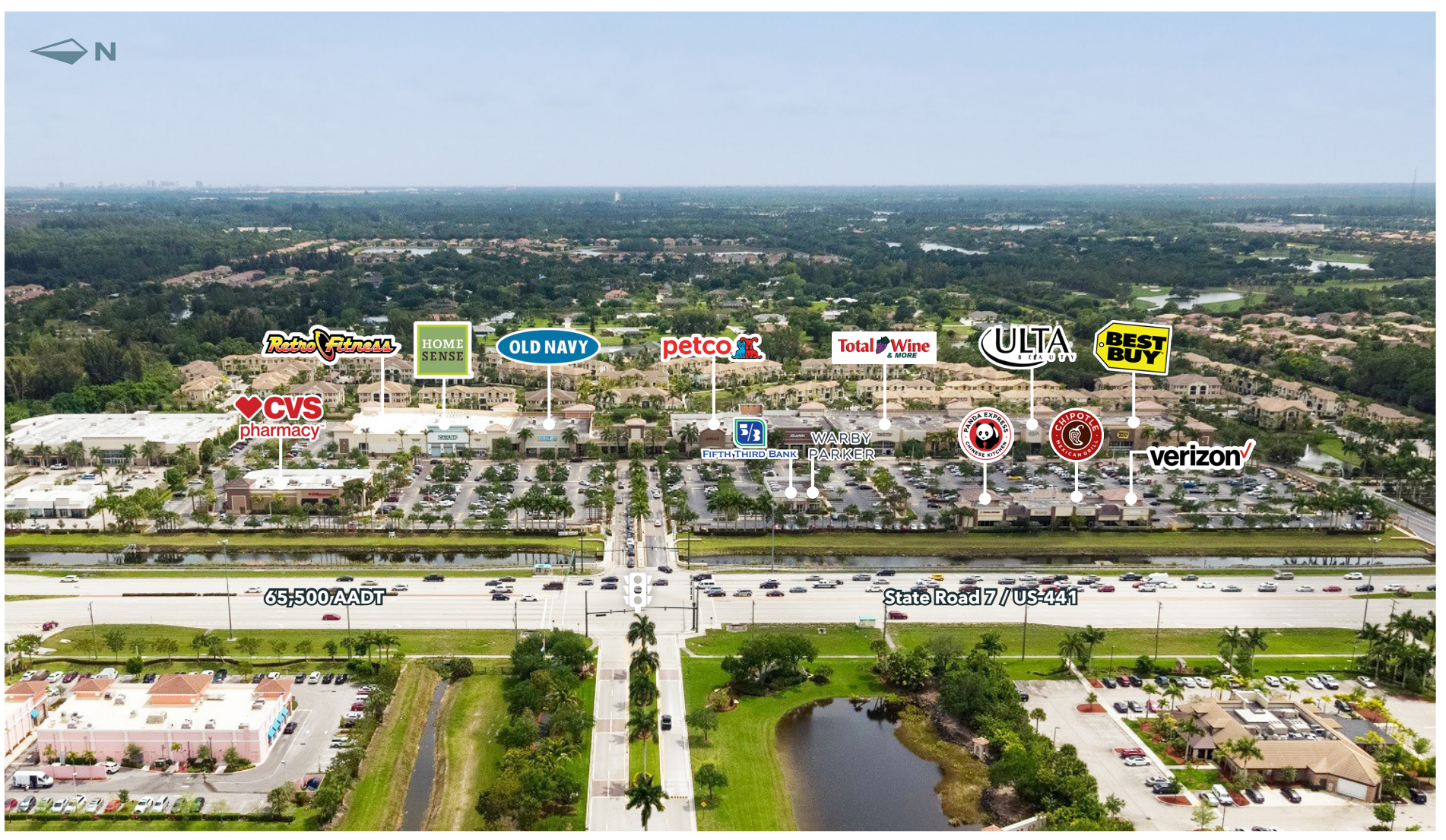
# SHOPPES AT ISLA VERDE

820 South State Road 7 | Wellington, FL



PEBB ENTERPRISES  
SINCE 1973

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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

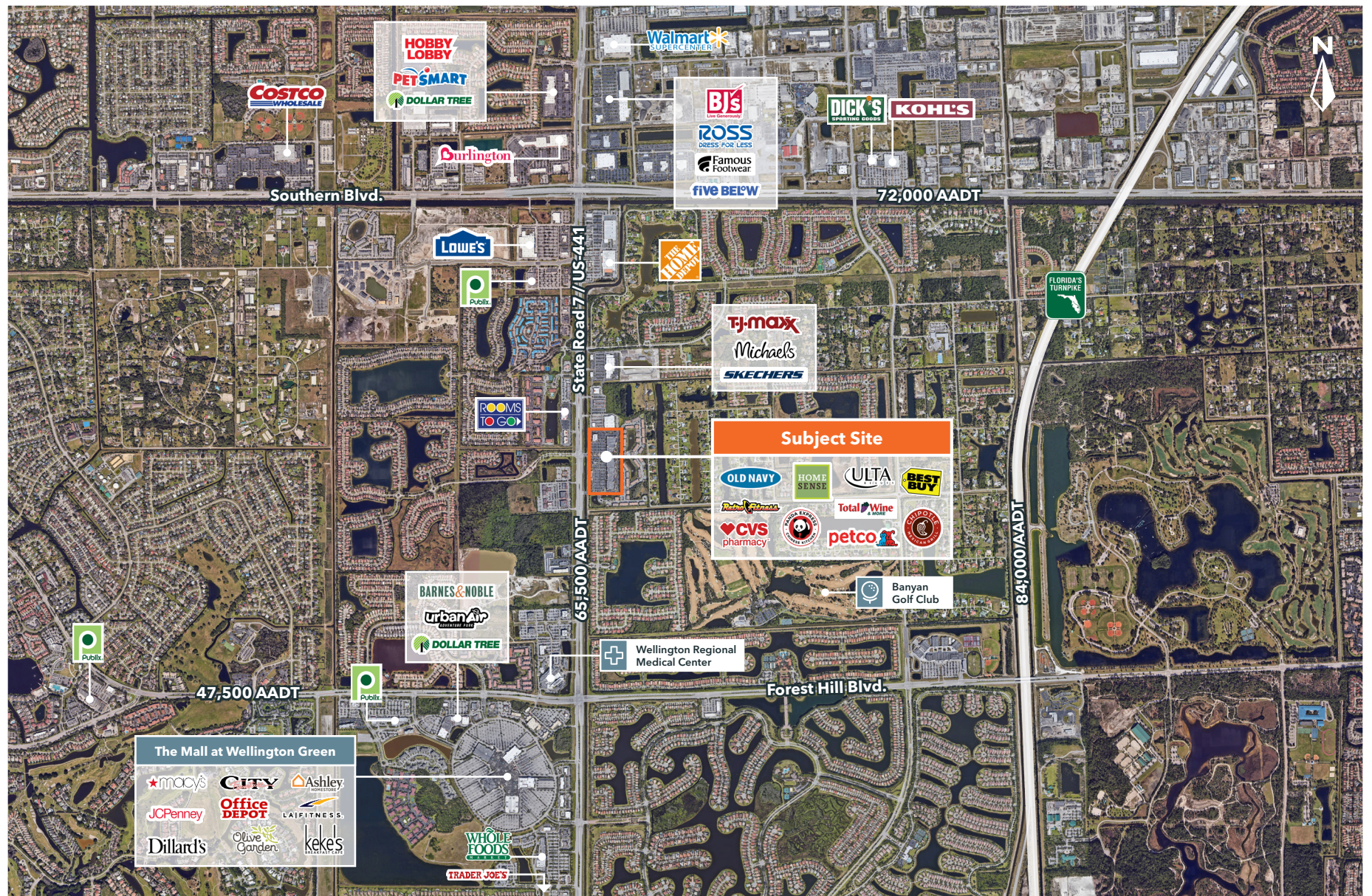
**1-Mile** 3,879  
**3-Mile** 23,764  
**5-Mile** 79,592

# 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
<b>940</b>	<b>Available</b>	<b>21,600 SF</b>
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
<b>Total</b>		<b>207,030 SF</b>

# MARKET AERIAL



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