AVAILABLE FOR SUBLEASE

WELLINGTON RESERVE OFFICE PARK

1045 S. State Road 7, Suite 100B | Wellington, FL 33414

PROPERTY Office Sublease within

Wellington Reserve

SPACE AVAILABLE 2,735 SF

BUILDING Single Story

TRAFFIC COUNT 63,662 AADT

LEASING RATE \$30.00/SF; NNN





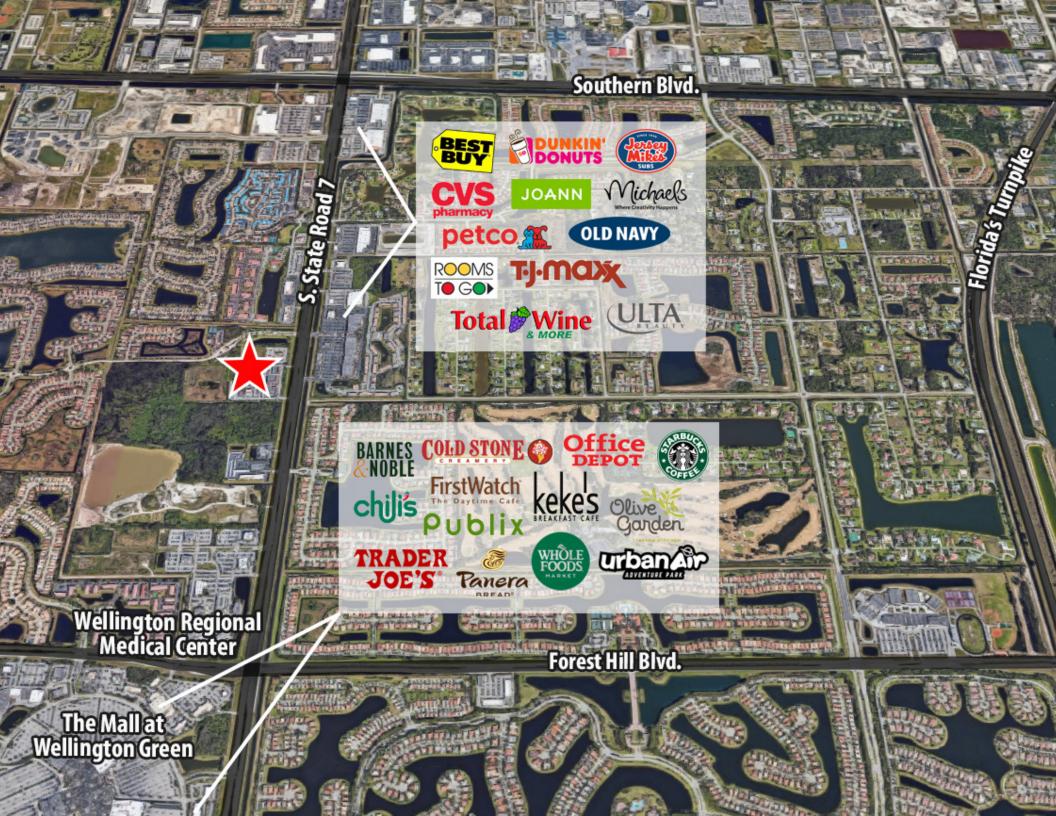
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- 2,735 SF office located right off of highly traveled State Road 7 (441).
- · Ideal for medical administrative work.
- 6 rooms, including one large open bull pen and break area.
- Check-in window and storage carve out.
- Dense population and retail in the immediate area.
- Surrounding amenities include Wellington Regional Medical Center and the Banyan Golf Course.

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MARKET DEMOGRAPHICS





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POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,663	67,370	200,037
2023 Estimate	10,448	66,499	198,602
Growth 2010-2023	1.7%	1.3%	0.9%
Growth 2023-2028	0.4%	0.3%	0.1%
Median Age	36.8	40	41.3

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,438	23,503	74,450
2023 Estimate	3,373	23,156	73,929
Growth 2010-2023	1.3%	0.8%	0.5%
Growth 2023-2028	0.4%	0.3%	0.1%

INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$112,557	\$119,582	\$98,426
2023 Median Household Income	\$81,759	\$91,019	\$73,570



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