



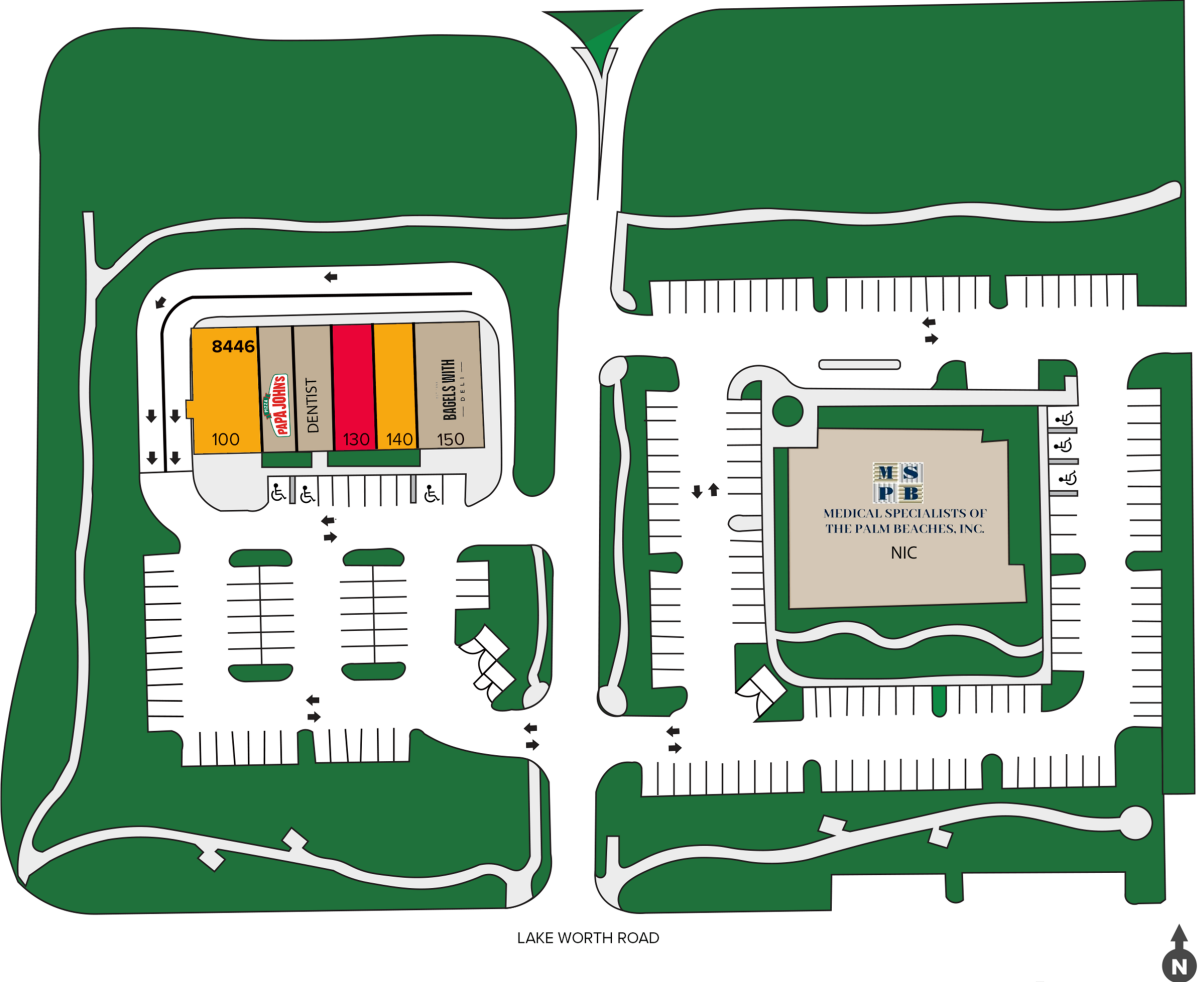
Shoppes of Polo Gardens

LOCATED IN WELLINGTON, FLORIDA



Shoppes of Polo Gardens

Overall Site Plan



BAY	TENANT	SF
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8446 LAKE WORTH ROAD

100	National Coffee (Lease Pending)	2,501
110	Papa Johns	1,400
120	Dental Office	1,500
130	AVAILABLE	1,397
140	National Sandwich (Lease Pending)	1,400
150	Bagels With Deli	2,950

Elevations and site plans are for conceptual purposes and are subject to change.



Shoppes of Polo Gardens

Demographics

Demographics



Population



Median Age



AHI



Businesses



Employees

	Population	Median Age	AHI	Businesses	Employees
1 Mile	10,736	44	\$148,459	665	2,953
3 Miles	94,464	45	\$130,498	5,982	27,574
5 Miles	255,814	41	\$126,819	16,002	74,969

*Estimated 2026. This information was provided from government and private sources deemed to be reliable; however, it is provided without representation or warranty.

Property Highlights

- Access to Florida Turnpike
- Located in established market in Palm Beach County with 2,300 new construction homes adjacent to shopping center
- Average household income exceeds National average
- Located at a signalized intersection
- Multiple schools within a one-mile radius
- Strong daytime population

Traffic Counts



46,768
Lake Worth Road

58,493
State Road 7

Join These Established Tenants

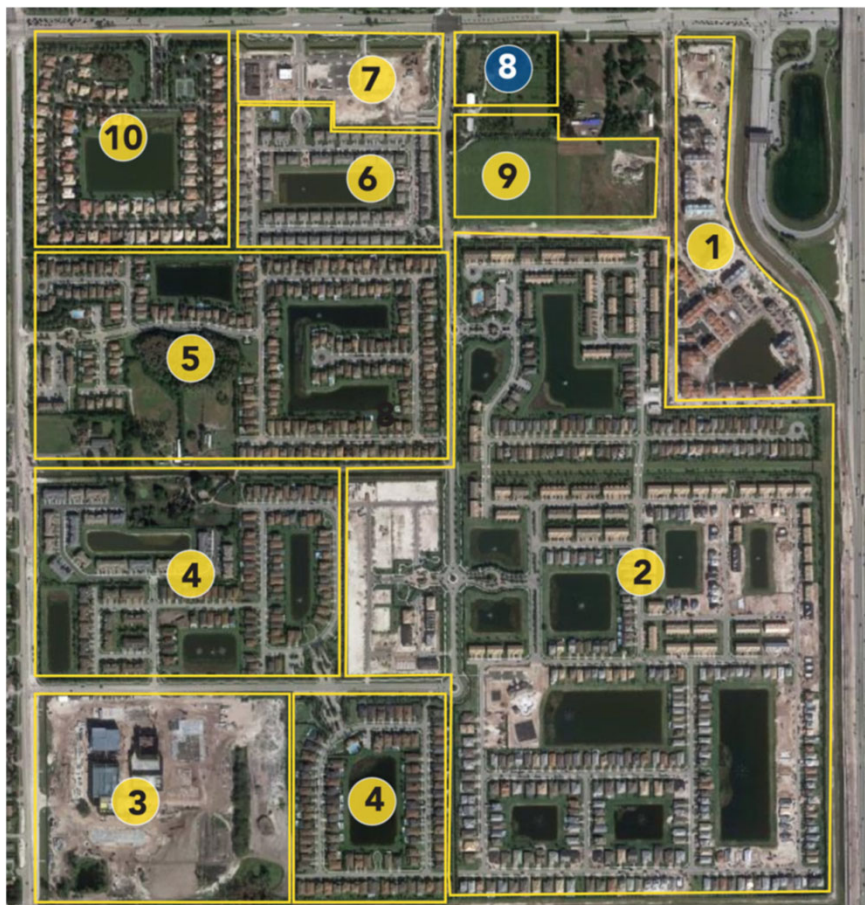


Shoppes of Polo Gardens Trade Area



Shoppes of Polo Gardens

Aerial Map



1. **Wellington Vista** – 370 Luxury Apartments
2. **The Fields** – 903 Luxury Homes
3. **Dr. Joaquin Garcia High School** – Brand new state of the art Palm Beach County High School
4. **Andalucia** – 262 Luxury Homes
5. **Gulfstream Preserve** – 211 Luxury Homes
6. **Saddlewood** – 152 Luxury Homes
7. **Shops at Legacy Polo** – ALDI, Chipotle, Racetrac, Carbon Health, El Car Wash
8. **Shoppes of Polo Gardens**
9. **Elan Polo Gardens** – 284 Luxury Apartments
10. **Cypress Lakes Estates** – 160 Luxury Apartments





Shoppes of Polo Gardens



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Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

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