



# Shoppes of Polo Gardens

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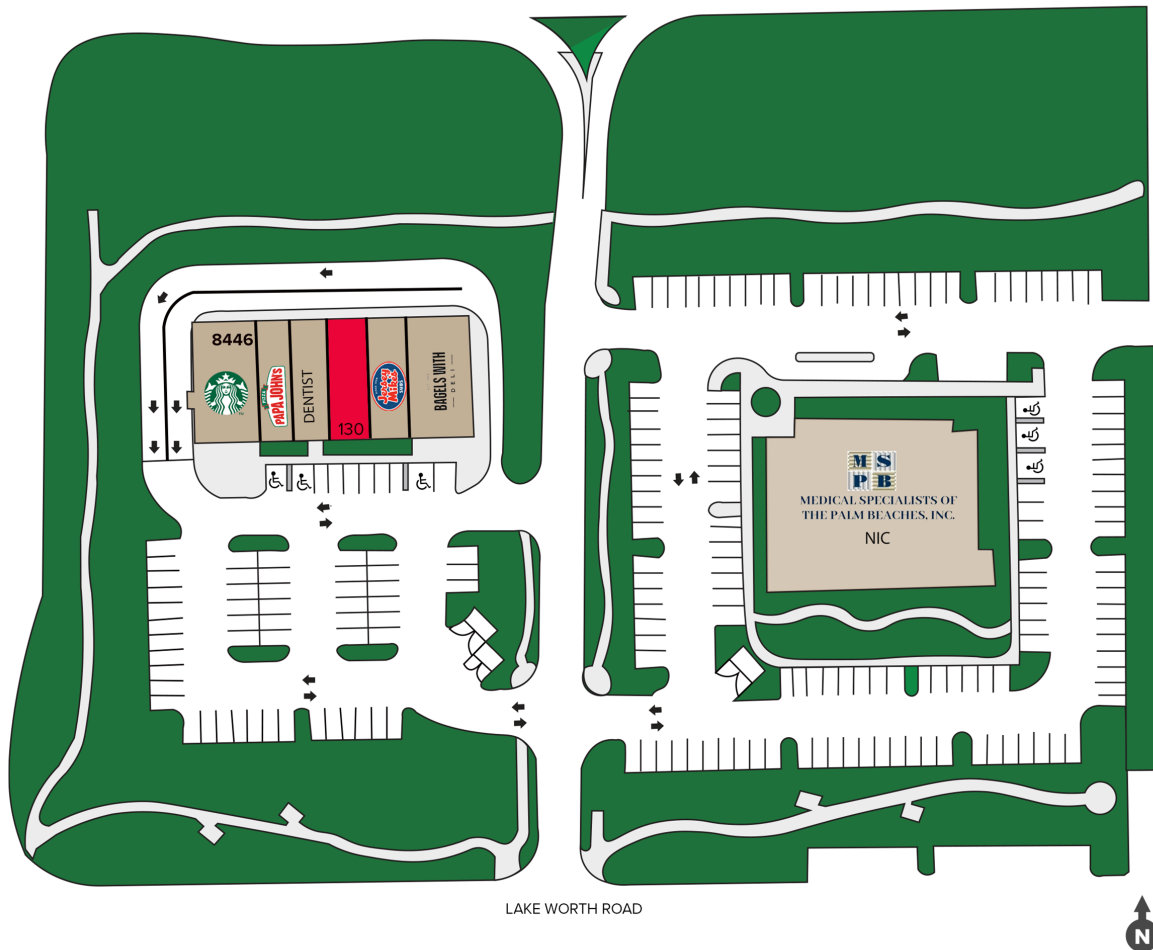
LOCATED IN WELLINGTON, FLORIDA

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# Shoppes of Polo Gardens

## Overall Site Plan



| BAY                  | TENANT                | SF           |
|----------------------|-----------------------|--------------|
| 8446 LAKE WORTH ROAD |                       |              |
| 100                  | Starbucks             | 2,501        |
| 105                  | Papa Johns            | 1,400        |
| 110                  | Dental Medical. Sales | 1,500        |
| <b>130</b>           | <b>AVAILABLE</b>      | <b>1,397</b> |
| 135                  | Jersey Mike's         | 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                                                                           |
| 1 Mile  | 10,883                                                                            | 44                                                                                | \$146,142                                                                         | 676                                                                               | 3,106                                                                               |
| 3 Miles | 95,196                                                                            | 45                                                                                | \$133,938                                                                         | 5,964                                                                             | 28,440                                                                              |
| 5 Miles | 256,807                                                                           | 41                                                                                | \$132,289                                                                         | 16,057                                                                            | 77,583                                                                              |

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

| Traffic Counts                                                                      |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|  |                               |
| <b>46,768</b><br>Lake Worth Road                                                    | <b>58,493</b><br>State Road 7 |

| Property Highlights                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Access to Florida Turnpike</li><li>• Located in established market in Palm Beach County with 2,300 new construction homes adjacent to shopping center</li><li>• Average household income exceeds National average</li><li>• Located at a signalized intersection</li><li>• Multiple schools within a one-mile radius</li><li>• Strong daytime population</li></ul> |

| Join These Established Tenants                                                        |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|   |   |
|  |  |

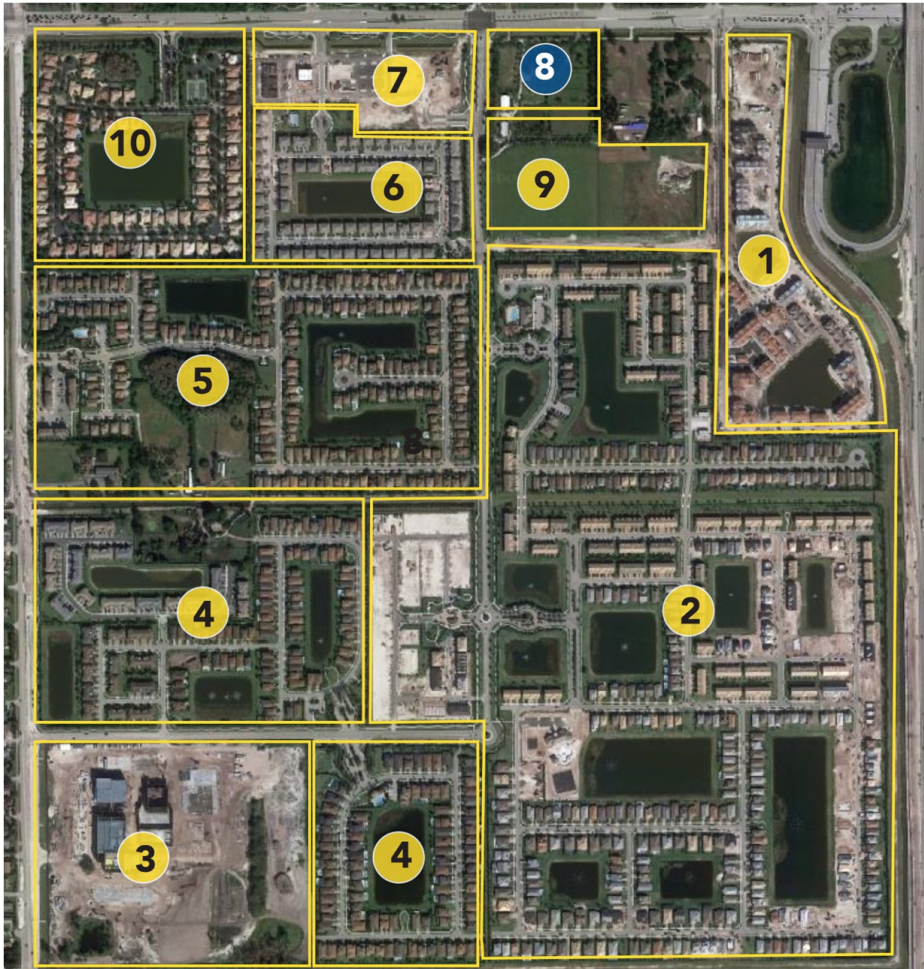


# Shoppes of Polo Gardens Trade Area



## Shoppes of Polo Gardens Aerial Map

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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





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## **FOR LEASING INFORMATION CONTACT:**

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