## THE SHOPPES AT ISLA VERDE FACT SHEET

**LOCATION** 

NUMBER OF STORES

TOTAL RETAIL SQFT.

800 S. State Rd. 7 Wellington, FL 33414

20

207,030 SF

## **MAJOR RETAILERS**

Best Buy, Ulta, Rack Room Shoes, Total Wine & More, JOANN, Petco, Old Navy, Retro Fitness, CVS, Verizon, Chipotle, Panda Express, and Anthony's Coal Fired Pizza

## **COMMENTS**

Shoppes at Isla Verde, located in Wellington, Florida, is one of the most successfully crafted communities in Palm Beach County. Known for its equestrian preserve, Wellington is widely considered one of the most coveted executive residential communities in the county. Within 1 mile of the center, the population nearly reaches 9,700, with an average household income of \$133,178 (average age 36). Expanding to a 5-mile radius, the population surpasses 217,000 with an average household income of over \$103,114 (average age 42).

Forecasts grow the location by 10% in the next five years, significantly driving retail demand. Four (4) new, luxury housing developments, just minutes away from Shoppes at Isla Verde, were recently announced in 2023.

The power center is anchored by Best Buy, Ulta, Old Navy, Petco, and JOANN, to name a few. Shoppes at Isla Verde also benefits from easy access from State Road 7/Hwy 441 with a stoplight intersection. Over 60,000 cars per day pass by the center, and the area is home to a large concentration of retail and commercial space in the market.

## **DEMOGRAPHICS\***

**POPULATION** 

2023 Estimate: 1 Mile - 9,657

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3 Mile - 68,857

5 Mile - 217,484

2028 Projection

1 Mile - 10,431

3 Mile - 72,918

5 Mile - 2327,934

2023 MEDIAN AGE

1 Mile - 36

3 Mile - 40

5 Mile - 42

2023 AVERAGE HH INCOME

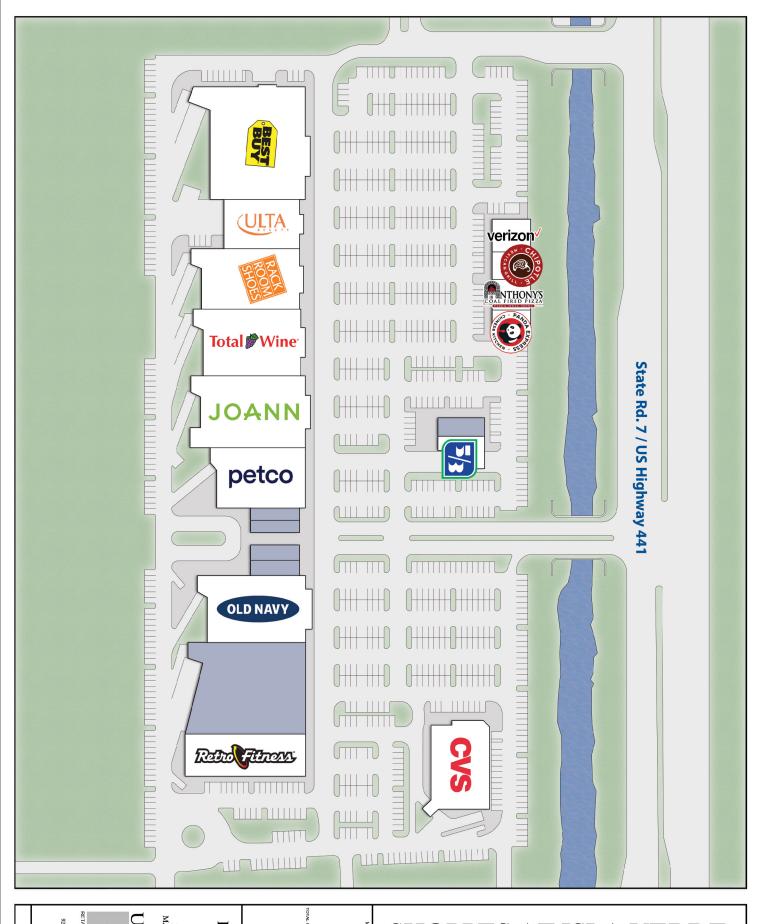
1 Mile - \$133,178

3 Mile - \$121,419

5 Mile - \$103,114

Source: Urban Retail Properties, LLC Market Research ©2024 The Nielson Company. All rights reserved.





URBAN

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MAY 2024

PLAN

PLAN

LEASING &
MANAGEMENT
AGENTS:

URBAN

Mall and Tenant Building (Gross Leasable Area) SHOPPES AT ISLA VERDE WELLINGTON, FL 33411