



Retail Space for Lease

Western Plaza

160 S. STATE ROAD 7
WEST PALM BEACH, FL 33414



LICENSED REAL ESTATE BROKER | FranklinSt.com

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PROPERTY OVERVIEW

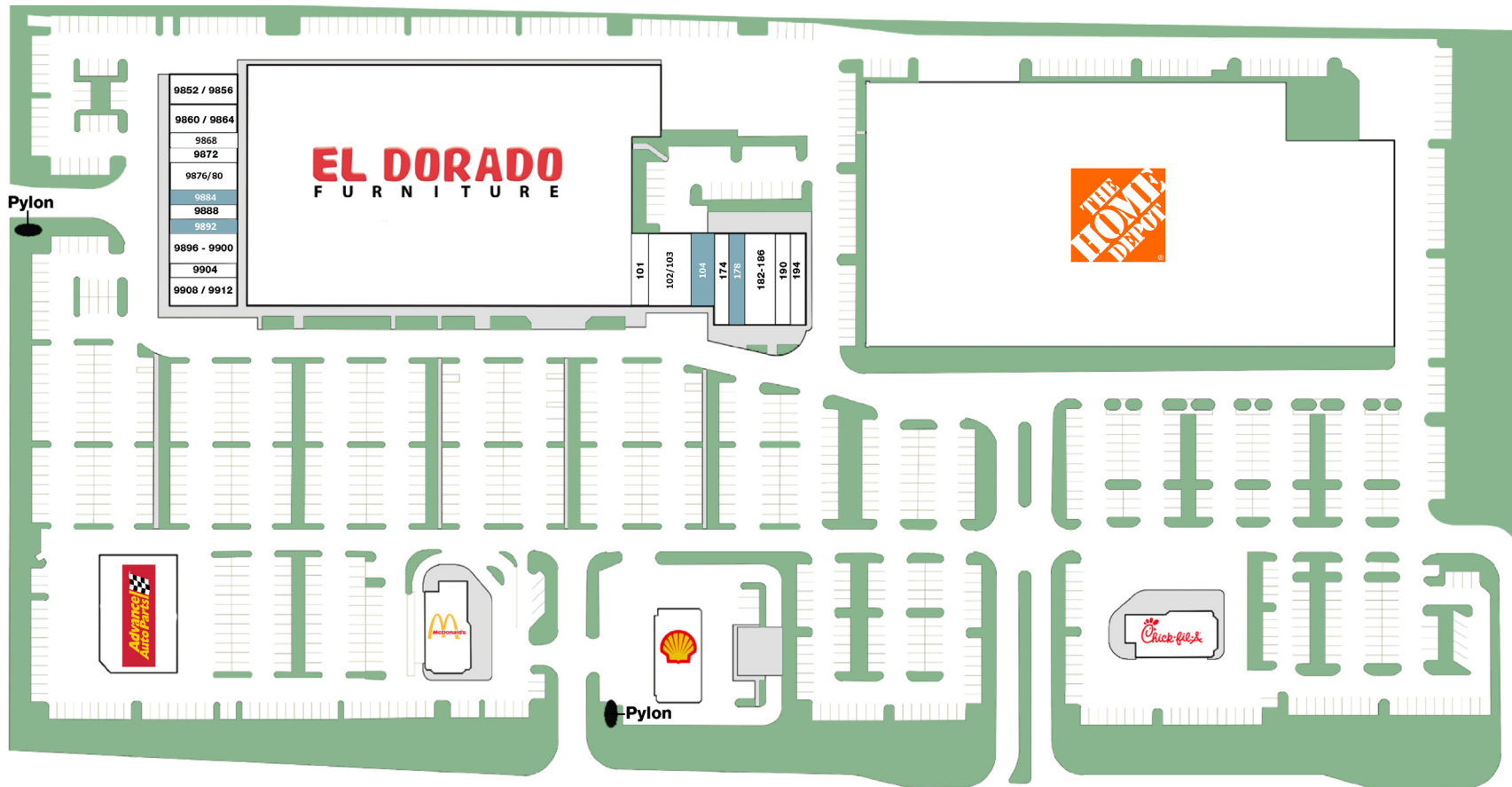
- » Retail space available: 1,050 - 1,700 SF
- » Dominant neighborhood shopping center in the Wellington trade area
- » Excellent demographics with an average household income exceeding \$134,000 and over 74,828 residents within a 3-mile radius
- » Great exposure and visibility on SR 7 (US 441) and Southern Blvd.
- » Anchor Tenants:
 - » El Dorado Furniture
 - » The Home Depot

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,214	74,828	206,996
Households	3,009	27,697	76,662
Daytime Pop.	10,611	57,448	141,273
Avg. HH Income	\$153,575	\$134,300	\$128,223

TRAFFIC COUNTS

S. State Road 7	67,500 AADT
Southern Blvd.	76,055 AADT



UNIT	TENANT	SF
9852/56	We Kick Brass	
9860/64	La Perrada del Gordo Wellington	
9868	Nail Salon	
9872	King Barbershop	
9876/80	KMH Salon	
9884	AVAILABLE	1,050
9888	Ana's Killer Empanadas	

UNIT	TENANT	SF
9892	AVAILABLE	
9896/9900	El Punto Latino	
9904	Hertz	
9908/12	Island Root	
160/186	El Dorado Furniture	
101	Wongergarden	
102/103	Indian Grocer	

UNIT	TENANT	SF
104	AVAILABLE	1,700
174	Cuban Crafters	
178	AVAILABLE	1,425
182	Benjamin Moore	
190	Colorfast	
194	Dunkin'	
200	The Home Depot	

