



# Village Green Center

Wellington, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



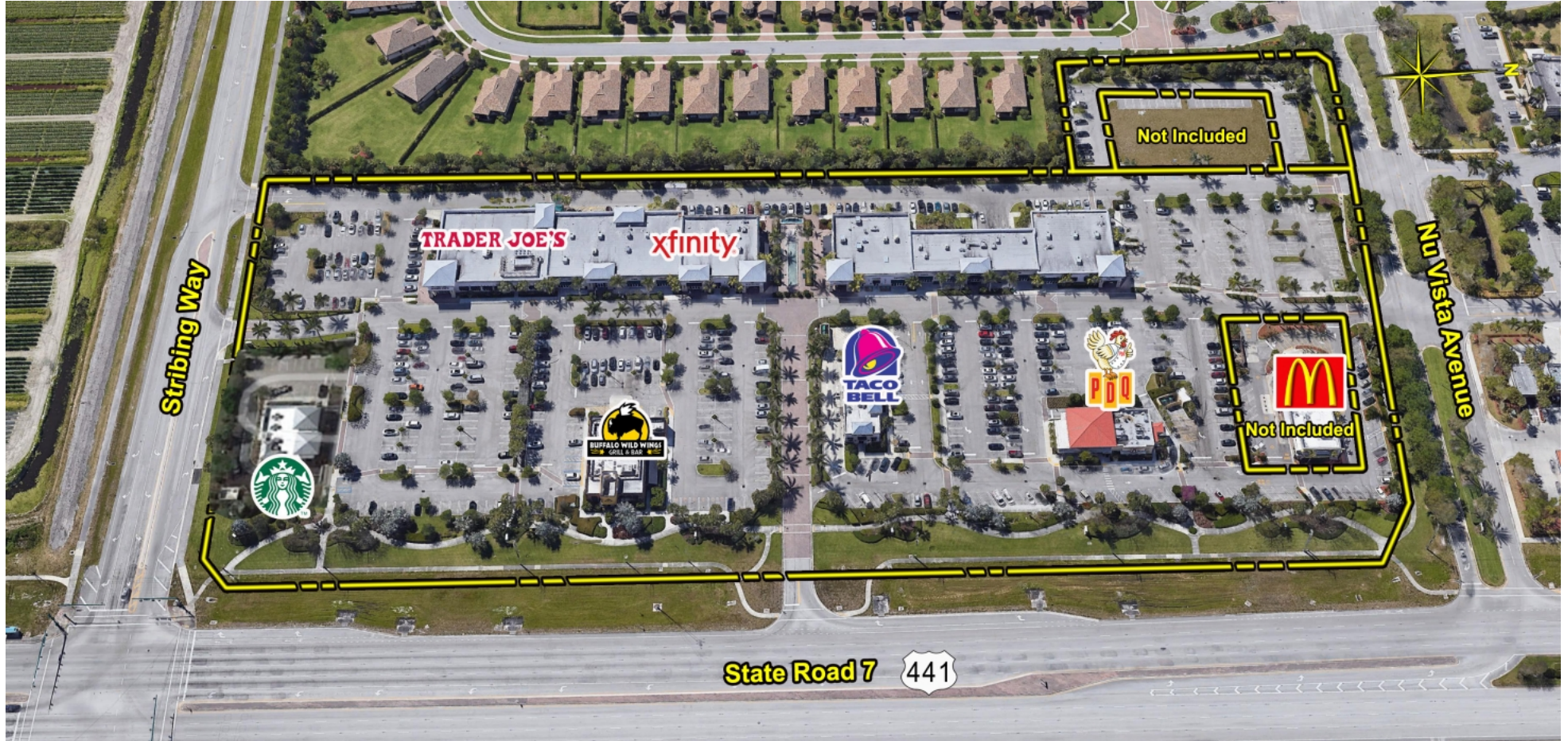
**Edmee Morin**

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA) 70,240 SF

PARKING SPACES 584

PARKING RATIO 8.31 per 1,000 SF

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DENSITY AERIAL

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■ Non-Controlled



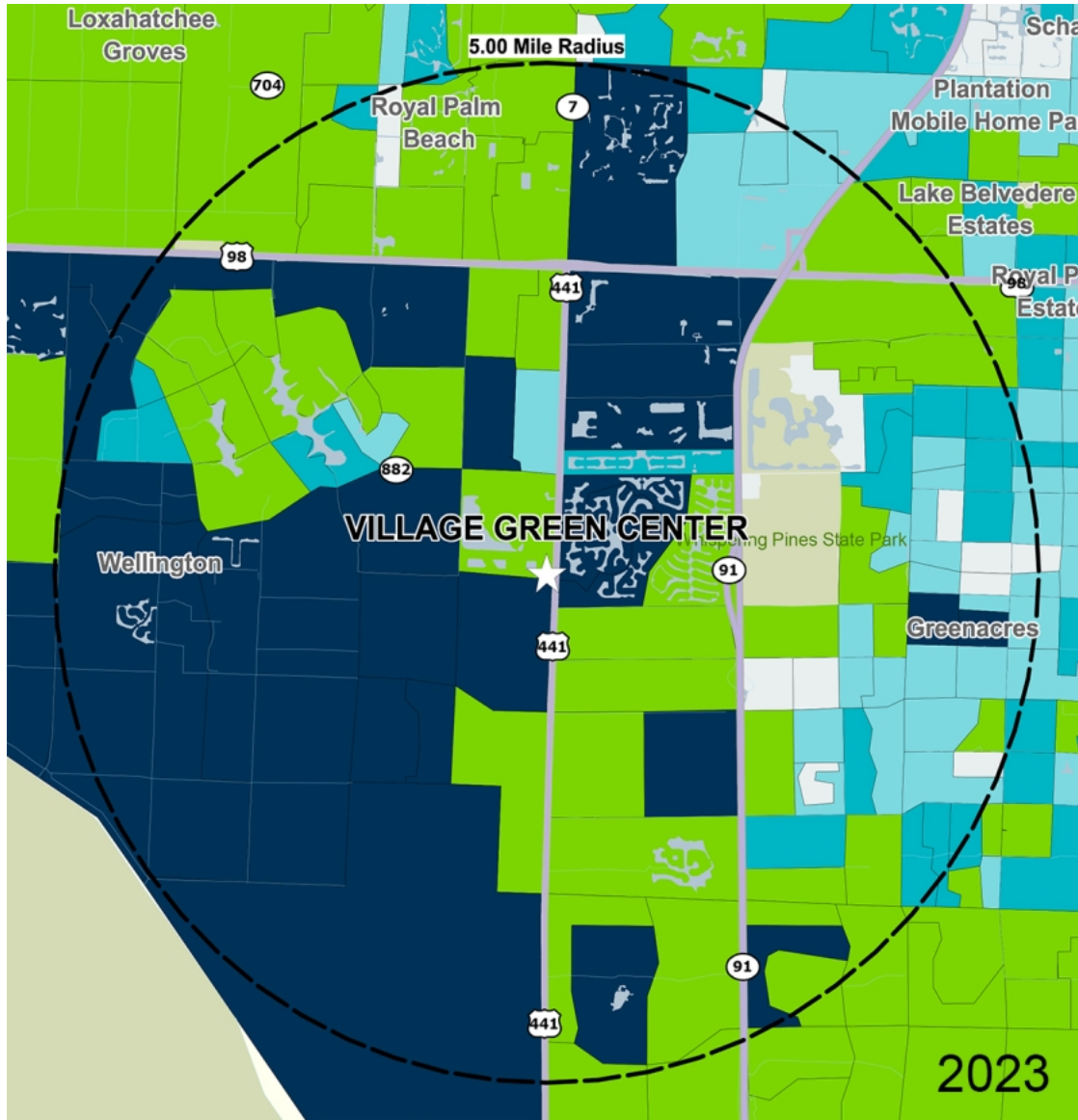
	TENANT	SQ FT
1	Trader Joe's	12,500
2	RAYUS Radiology	3,500
3	Hand & Stone Massage and Facia	3,217
4	IVX Health	2,817
5	F45 Fitness	3,429
6	Xfinity	5,233
7	Tub Tim Thai & Sushi	2,347
8	Agliolio	3,500
9	Tropical Smoothie Cafe	1,846
10	City Dental	1,958
11	The Blow Out Lounge	1,387
12	State Farm Insurance	1,550
13	Jimmy Brooklyn's Pizza Parlor	1,750
14	Gravity Nails & Spa	3,118
15	Cleveland Clinic	7,500
18	PDQ	3,850
19	Taco Bell	2,100
20	Buffalo Wild Wings	4,000
21	Starbucks	2,368
22	Designer's Touch Jewelry	2,270

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,800	63,714	198,371
Daytime Pop	8,354	54,549	166,392
Households	2,854	22,364	73,466
Average HH Income	\$163,956	\$128,555	\$103,740
Median HH Income	\$129,343	\$99,001	\$73,803
Per Capita Income	\$53,185	\$45,128	\$38,717

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



# Village Green Center

State Road 7 & Stirbling Way, Wellington, FL



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