

# High Traffic Retail Development Opportunity in Wellington, Florida

## OFFERING MEMORANDUM



16670 Rembrandt Road  
Wellington, FL 33470

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# Retail Development Opportunity in Wellington

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01

Executive Summary

Investment Summary



## OFFERING SUMMARY

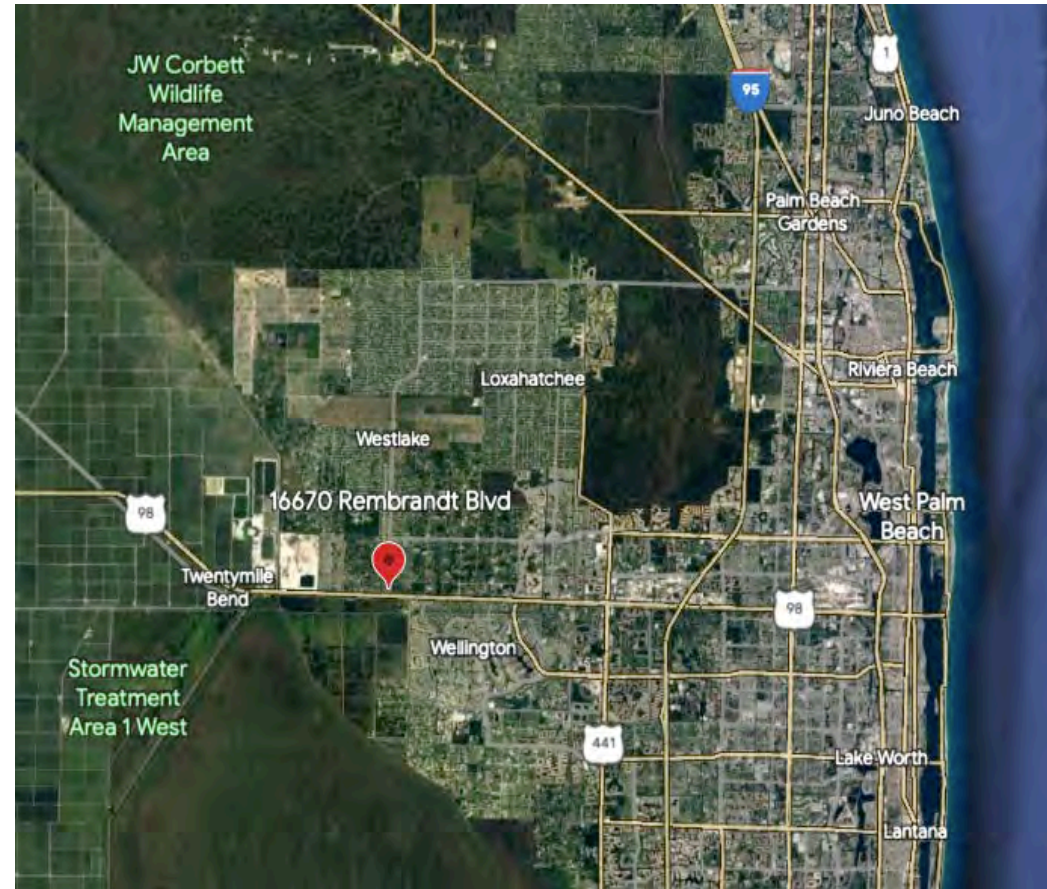
ADDRESS	16670 Rembrandt Road Wellington, FL 33470
COUNTY	Palm Beach County
PRICE	\$5,800,000
PRICE PSF	\$23.51
LAND SF	233,917 SF
LAND ACRES	5.37
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CC-Community Commercial (00-Unincorporated) / <b>Retail</b>
# OF PARCELS	1
APN	00-40-43-36-00-000-7020

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	1,046	16,583	60,774
2022 Median HH Income	\$118,968	\$114,803	\$102,222
2022 Average HH Income	\$163,780	\$149,430	\$132,294

- One of the two main frontage roads that frame the parcel, Seminole Pratt Whitney Rd, leads directly to the newly designed and developed Westlake Community & Adventure Park by Minto Communities, with approximately 4,500 homes and a vast recreational compound. This expansive and recently established community is poised to serve as a catalyst for attracting a substantial influx of clients to a prospective retail center.

- This property is optimally located with various neighboring sites that generate traffic such as the Wellington National Golf Club, and includes attractions in the vicinity such as Lion Country Safari and the iTHINK Financial Amphitheatre, which draw a significant population and visitor base, all bolstering the potential for a retail center to thrive in this location.







02

Property Description

Property Features



PROPERTY FEATURES

LAND SF	233,917
LAND ACRES	5.37
# OF PARCELS	1
ZONING TYPE	CC-Community Commercial (00-Unincorporated)
CORNER LOCATION	441 & Seminole Pratt Whitney Rd. & Rembrandt Rd.
TRAFFIC COUNTS	46,000



Westlake Community & Adventure Park by Minto Communities



Retail Development - Rendering



Retail Development - Rendering

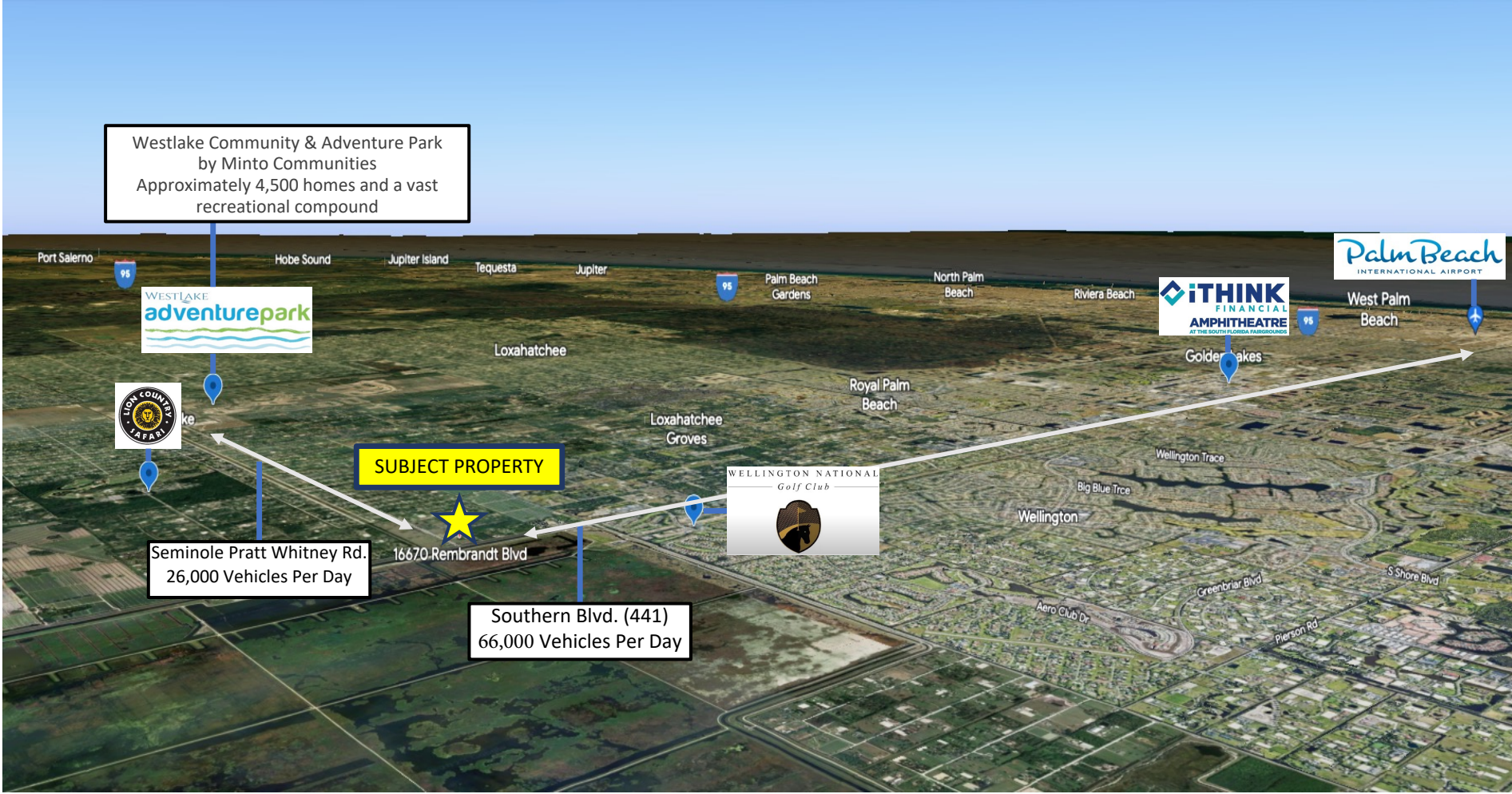






\*\*Hard Corner of Seminole Pratt Whitney Rd. & Southern Blvd. has a combined count of 92,000 VPD









Rembrandt Rd

Seminole Pratt Whitney Rd

80

441



Parcel Control Number:	00-40-43-36-00-000-7020	Location Address:	16670 REMBRANDT RD		
Owners:	STRATEGIC ENDEAVORS LLC				
Mailing Address:	360 S ROSEMARY AVE STE 1100,WEST PALM BEACH FL 33401 6055				
Last Sale:	JAN-2022	Book/Page#:	33221 / 638	Price:	\$950,000
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	CC - COMMUNITY COMMERCIAL ( 00-UNINCORPORATED )		
Legal Description:	36-43-40, SLY 633.96 FT OF WLY 349.14 FT LYG N OF & ADJ TO SR 80 & E OF & ADJ TO SEMINOLE PRATT WHITNEY RD R/WS A/K/A TR A IN OR29549P412	Total SF:	0	Acres	5.3795

Improvement Value	\$0
Land Value	\$1,919,717
Total Market Value	\$1,919,717
Assessed Value	\$1,919,717
Exemption Amount	\$0
Taxable Value	\$1,919,717

Ad Valorem	\$31,553
Non Ad Valorem	\$0
Total Tax	\$31,553

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Description	Area	Sq. Footage
No Data Found.		

Description	Year Built	Unit
No Extra Feature Available		





03

## Demographics

Demographics  
Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	903	14,123	45,405
2010 Population	969	14,620	53,136
2022 Population	1,046	16,583	60,774
2027 Population	1,044	17,127	62,092
2022 African American	62	1,169	7,030
2022 American Indian	8	66	229
2022 Asian	31	501	2,066
2022 Hispanic	253	4,246	16,089
2022 Other Race	62	867	3,933
2022 White	703	10,969	36,845
2022 Multiracial	181	3,007	10,652
2022-2027: Population: Growth Rate	-0.20 %	3.25 %	2.15 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	26	297	1,114
\$15,000-\$24,999	13	160	692
\$25,000-\$34,999	5	152	1,095
\$35,000-\$49,999	11	213	1,323
\$50,000-\$74,999	39	657	3,009
\$75,000-\$99,999	32	746	3,447
\$100,000-\$149,999	75	1,509	5,462
\$150,000-\$199,999	34	844	2,706
\$200,000 or greater	90	1,099	3,302
Median HH Income	\$118,968	\$114,803	\$102,222
Average HH Income	\$163,780	\$149,430	\$132,294

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	270	4,623	17,084
2010 Total Households	302	4,821	18,790
2022 Total Households	325	5,678	22,149
2027 Total Households	327	5,972	22,922
2022 Average Household Size	3.22	2.91	2.74
2000 Owner Occupied Housing	252	3,984	13,148
2000 Renter Occupied Housing	16	407	2,456
2022 Owner Occupied Housing	288	4,941	18,186
2022 Renter Occupied Housing	37	737	3,963
2022 Vacant Housing	13	637	2,124
2022 Total Housing	338	6,315	24,273
2027 Owner Occupied Housing	293	5,286	19,229
2027 Renter Occupied Housing	34	686	3,693
2027 Vacant Housing	16	619	2,183
2027 Total Housing	343	6,591	25,105
2022-2027: Households: Growth Rate	0.60 %	5.05 %	3.45 %

Source: esri



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	45	853	3,651
2022 Population Age 35-39	49	823	3,380
2022 Population Age 40-44	63	1,003	3,784
2022 Population Age 45-49	79	1,227	4,185
2022 Population Age 50-54	103	1,460	4,673
2022 Population Age 55-59	92	1,499	4,862
2022 Population Age 60-64	79	1,308	4,499
2022 Population Age 65-69	69	1,078	3,855
2022 Population Age 70-74	56	823	2,908
2022 Population Age 75-79	27	460	1,926
2022 Population Age 80-84	13	277	1,163
2022 Population Age 85+	12	238	1,091
2022 Population Age 18+	830	13,193	48,540
2022 Median Age	45	45	43

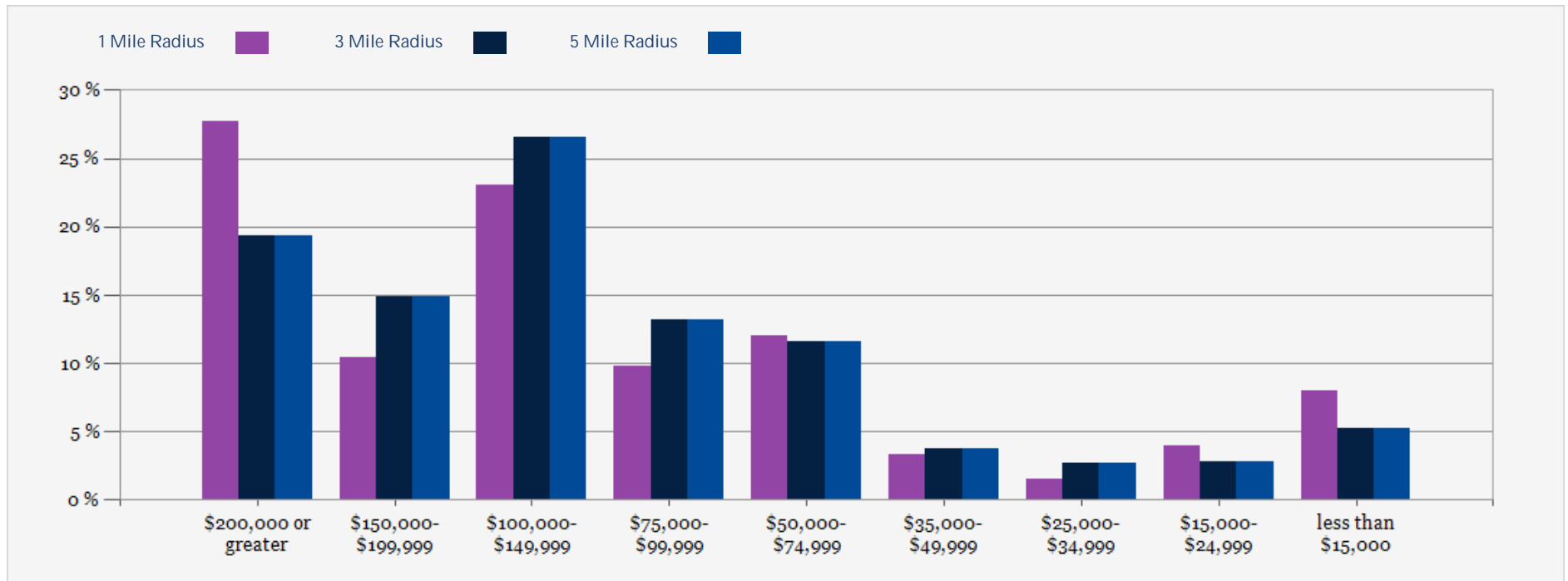
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$115,318	\$110,248	\$95,702
Average Household Income 25-34	\$161,818	\$139,797	\$124,883
Median Household Income 35-44	\$150,000	\$125,897	\$114,378
Average Household Income 35-44	\$190,990	\$163,910	\$148,591
Median Household Income 45-54	\$143,580	\$136,532	\$118,708
Average Household Income 45-54	\$190,595	\$175,092	\$153,913
Median Household Income 55-64	\$128,970	\$126,523	\$112,092
Average Household Income 55-64	\$176,561	\$164,344	\$146,893
Median Household Income 65-74	\$84,164	\$93,790	\$84,255
Average Household Income 65-74	\$123,428	\$120,081	\$113,030
Average Household Income 75+	\$97,354	\$86,933	\$77,965

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	52	978	4,078
2027 Population Age 35-39	52	1,069	4,316
2027 Population Age 40-44	63	1,080	4,039
2027 Population Age 45-49	77	1,202	4,036
2027 Population Age 50-54	89	1,327	4,157
2027 Population Age 55-59	89	1,356	4,312
2027 Population Age 60-64	77	1,306	4,409
2027 Population Age 65-69	79	1,197	4,140
2027 Population Age 70-74	58	1,000	3,485
2027 Population Age 75-79	43	686	2,553
2027 Population Age 80-84	19	396	1,619
2027 Population Age 85+	17	309	1,309
2027 Population Age 18+	848	13,850	50,183
2027 Median Age	47	46	44

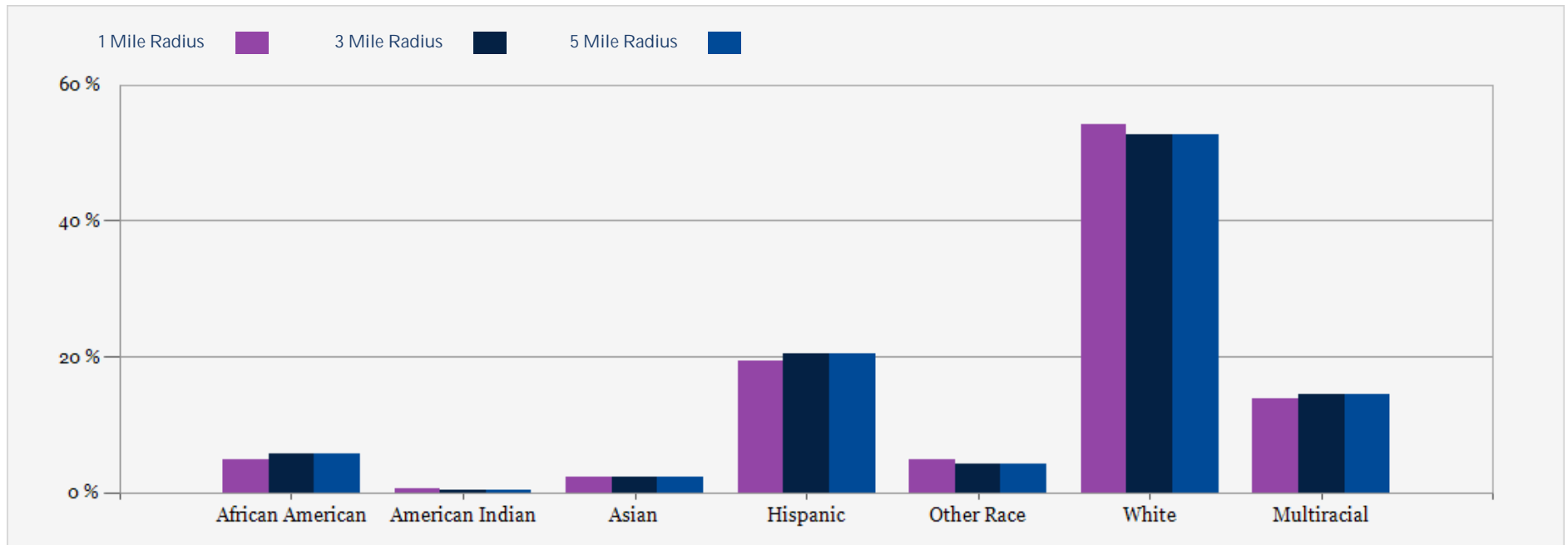
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$126,485	\$120,091	\$106,737
Average Household Income 25-34	\$187,045	\$158,689	\$143,984
Median Household Income 35-44	\$164,499	\$140,401	\$127,840
Average Household Income 35-44	\$216,079	\$184,720	\$170,556
Median Household Income 45-54	\$157,979	\$152,164	\$133,377
Average Household Income 45-54	\$214,277	\$198,173	\$176,669
Median Household Income 55-64	\$155,258	\$145,611	\$127,486
Average Household Income 55-64	\$211,097	\$191,414	\$171,642
Median Household Income 65-74	\$105,273	\$108,954	\$103,273
Average Household Income 65-74	\$156,205	\$144,597	\$137,634
Average Household Income 75+	\$129,469	\$106,545	\$99,769



## 2022 Household Income

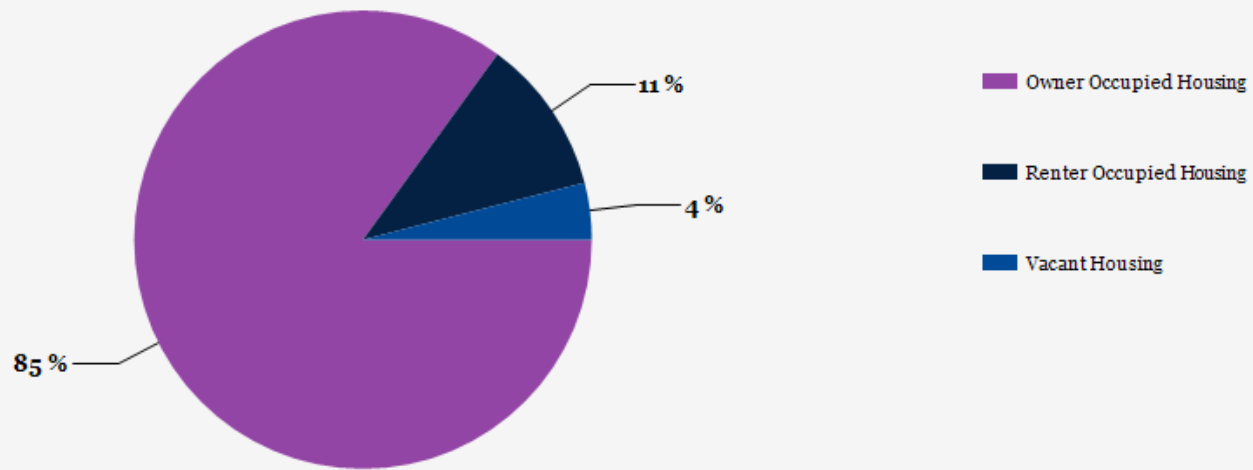


## 2022 Population by Race

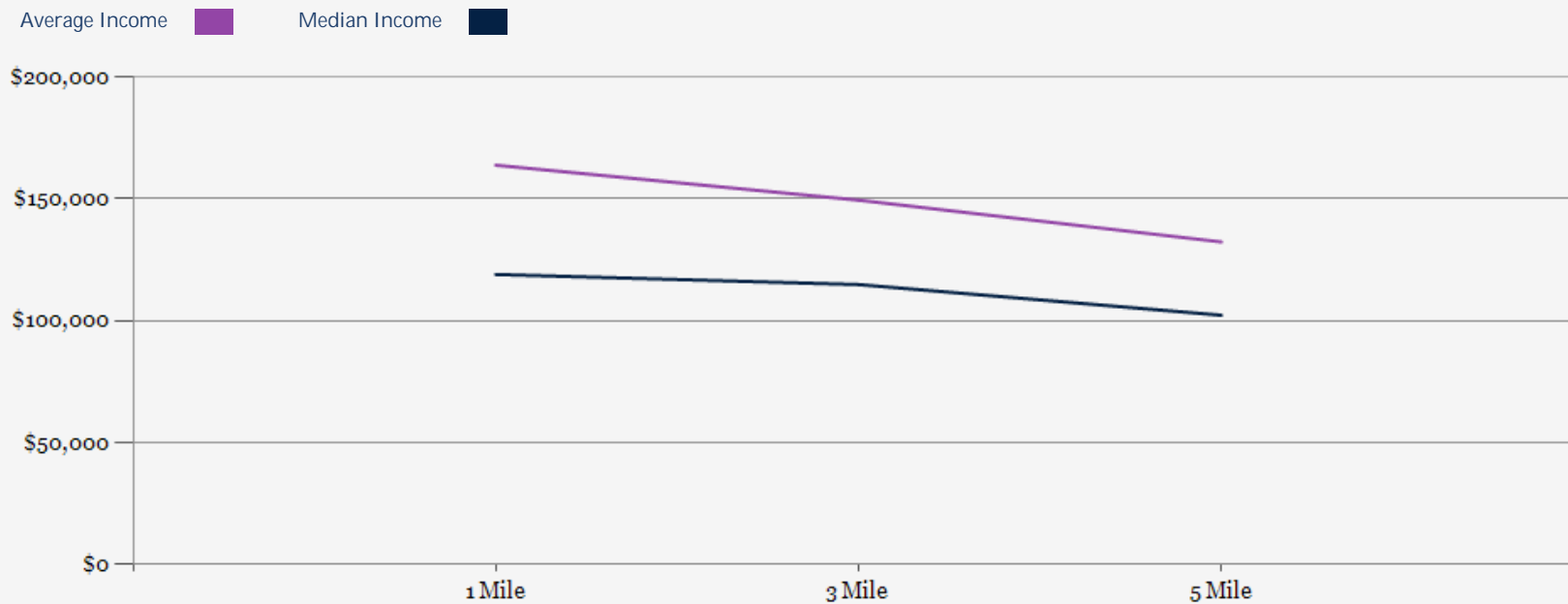




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





Company Profile  
Advisor Profile

04







Manny Chamizo III

Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2022, he has also been named #1 Commercial Agent Company-Wide in 2022 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverage's earned him the cover of Miami Business Review, as well as South Florida Business Journal.



# Retail Development Opportunity in **Wellington**



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***"Connect with the well connected."***

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