



PALOMINO PARK

3319 S. State Road 7, Wellington, FL 33449



DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	61,441	190,149
Median age	42.9	42.5
Estimated average household income	\$113,531	\$92,757
Estimated median household income	\$85,335	\$66,438

PROPERTY FOR SALE

- 1 mile from the Wellington Regional Hospital
- 3,923 square feet of built-out medical office space
- Property features 8 exam rooms, 3 offices, and 2 bathrooms
- Premier medical office center in Wellington with a very easy to find address on State Road 7
- Excellent location on State Road 7/US 441
- Approximately 56,707 cars pass the site daily

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

OFFICE PICTURES



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