CONFIDENTIAL

TWO FULL-SERVICE RESTAURANTS FOR ASSIGNMENT/SUBLEASE

Both Endcaps Within Grocery-Anchored Centers in Palm Beach County





FOR SUBLEASE

COURTYARD SHOPS AT WELLINGTON

13880 WELLINGTON TRACE, WELLINGTON, FL 33414

Spaces 1-2 · 4,274± SF

Located on the SE corner of Wellington Trace and Greenview Shores Boulevard — combined frontage of 43,357 VPD. Publix-anchored, dominant neighborhood center with strong surrounding income demographics.





FOR SUBLEASE

DELRAY MARKETPLACE

14851 LYONS ROAD, DELRAY BEACH, FL 33446

Space F132 · 3,522± SF

Located at the signalized intersection of Lyons Road and Atlantic Avenue, just west of the Florida Turnpike. Publix- and Frank Theatres-anchored lifestyle center totaling approximately 260,000 Square Feet.

TCG

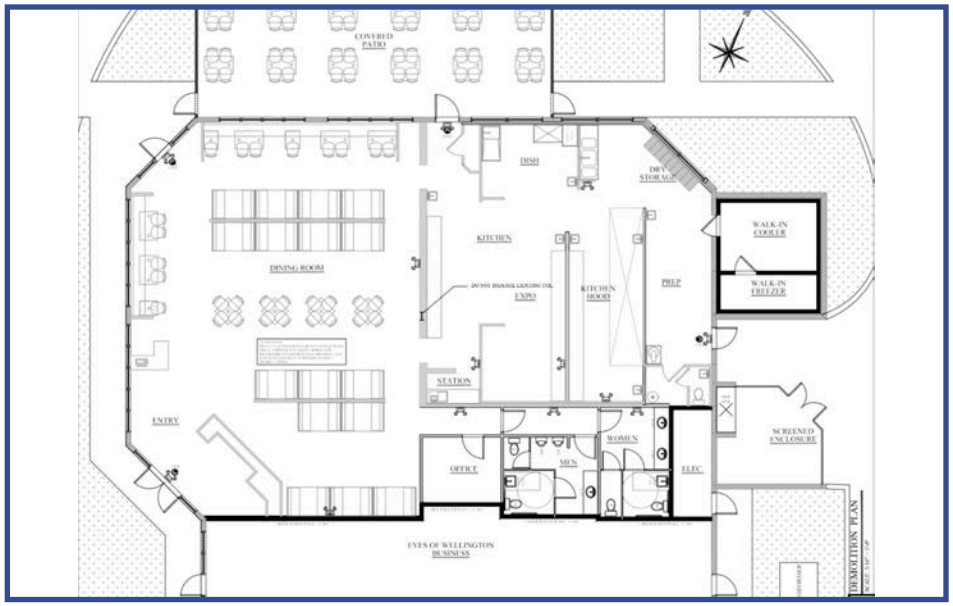
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COURTYARD SHOPS AT WELLINGTON

13880 WELLINGTON TRACE, WELLINGTON, FL 33414





2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
AVERAGE H.H INCOME	$165,352	$169,249	$171,594	$135,199
POPULATION	12,068	44,918	104,818	410,349
EMPLOYMENT DENSITY	5,354	19,354	45,920	130,757

PROPERTY DETAILS

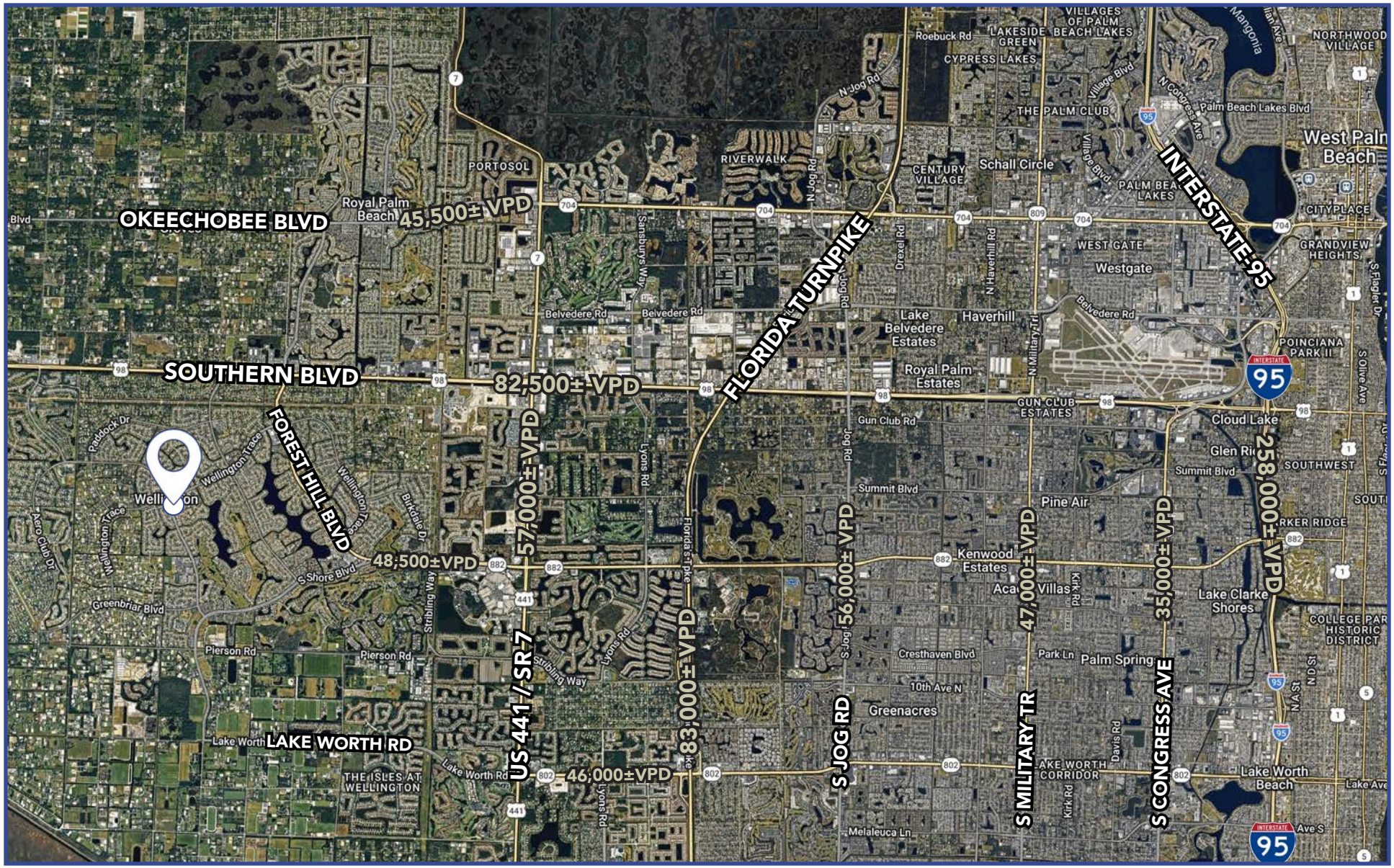
PRICE	Call for Details
AVAILABLE	Spaces 1-2 — 4,274± SF
ZONING	N/A
LOCATION	Located on the SE corner of Wellington Trace and Greenview Shores Boulevard — combined frontage of 43,357 VPD. Publix-anchored, dominant neighborhood center with strong surrounding income demographics.
PATIO	Covered outdoor patio included with the space.

Located in the heart of Wellington, the property benefits from an established residential base, strong household incomes, and convenient access to the community's retail, schools, healthcare, and internationally recognized equestrian destinations. Wellington is home to approximately 62,000 residents and serves as a major hub for Palm Beach County's western communities, with seasonal activity driven by world-class equestrian events. Wellington FL The site is within Courtyard Shops at Wellington along the well-established Wellington Trace commercial corridor.

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This information is considered accurate, but not guaranteed.

COURTYARD SHOPS AT WELLINGTON

13880 WELLINGTON TRACE, WELLINGTON, FL 33414



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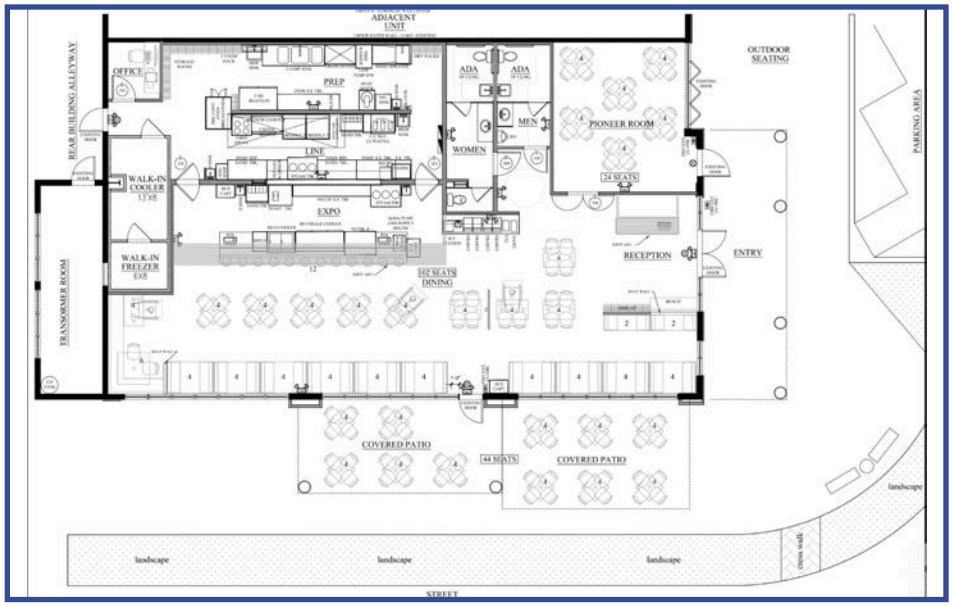
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Experts in the Market. Partners in Your Success.

DELRAY MARKETPLACE

14851 LYONS ROAD, DELRAY BEACH, FL 33446





2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
AVERAGE H.H INCOME	$354,930	$175,984	$156,216	$153,616
POPULATION	2,053	44,541	148,906	640,395
EMPLOYMENT DENSITY	1,350	13,500	47,724	341,856

PROPERTY DETAILS

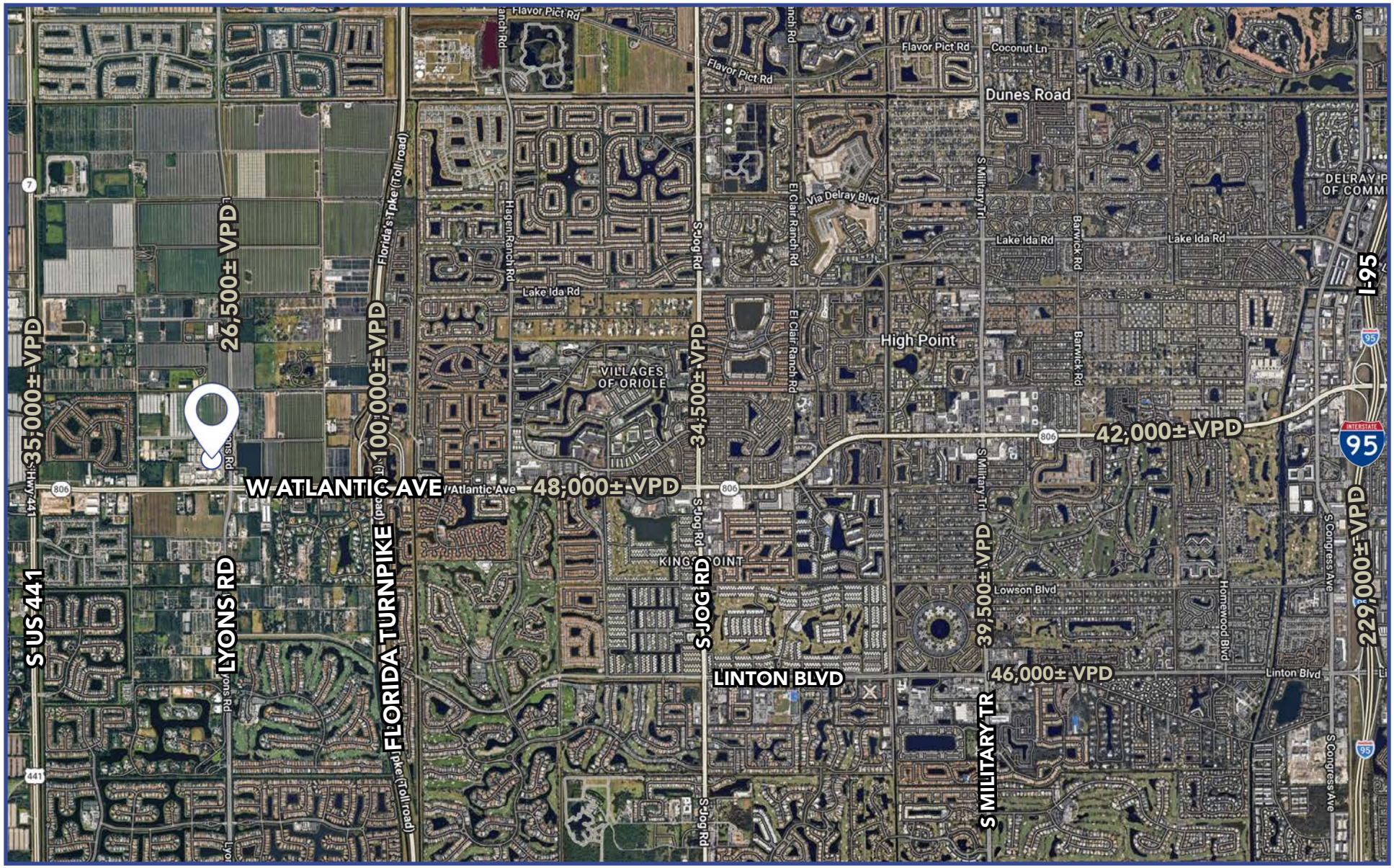
PRICE	Call for Details
AVAILABLE	Space F132 — 3,522± SF
ZONING	N/A
LOCATION	Located at the signalized intersection of Lyons Road and Atlantic Avenue, just west of the Florida Turnpike. Publix- and Frank Theatres-anchored lifestyle center totaling approximately 260,000 SF.
PATIO	Covered outdoor patio included with the space.

Located at Lyons Road and Atlantic Avenue in western Delray Beach, the property is positioned within Delray Marketplace, a major open-air dining, shopping and entertainment destination surrounded by growing residential communities. The center benefits from convenient access to Florida's Turnpike, strong visibility along Atlantic Avenue and Lyons Road, and an established mix of restaurants, retailers and entertainment uses that attract both local residents and regional visitors.

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DELRAY MARKETPLACE

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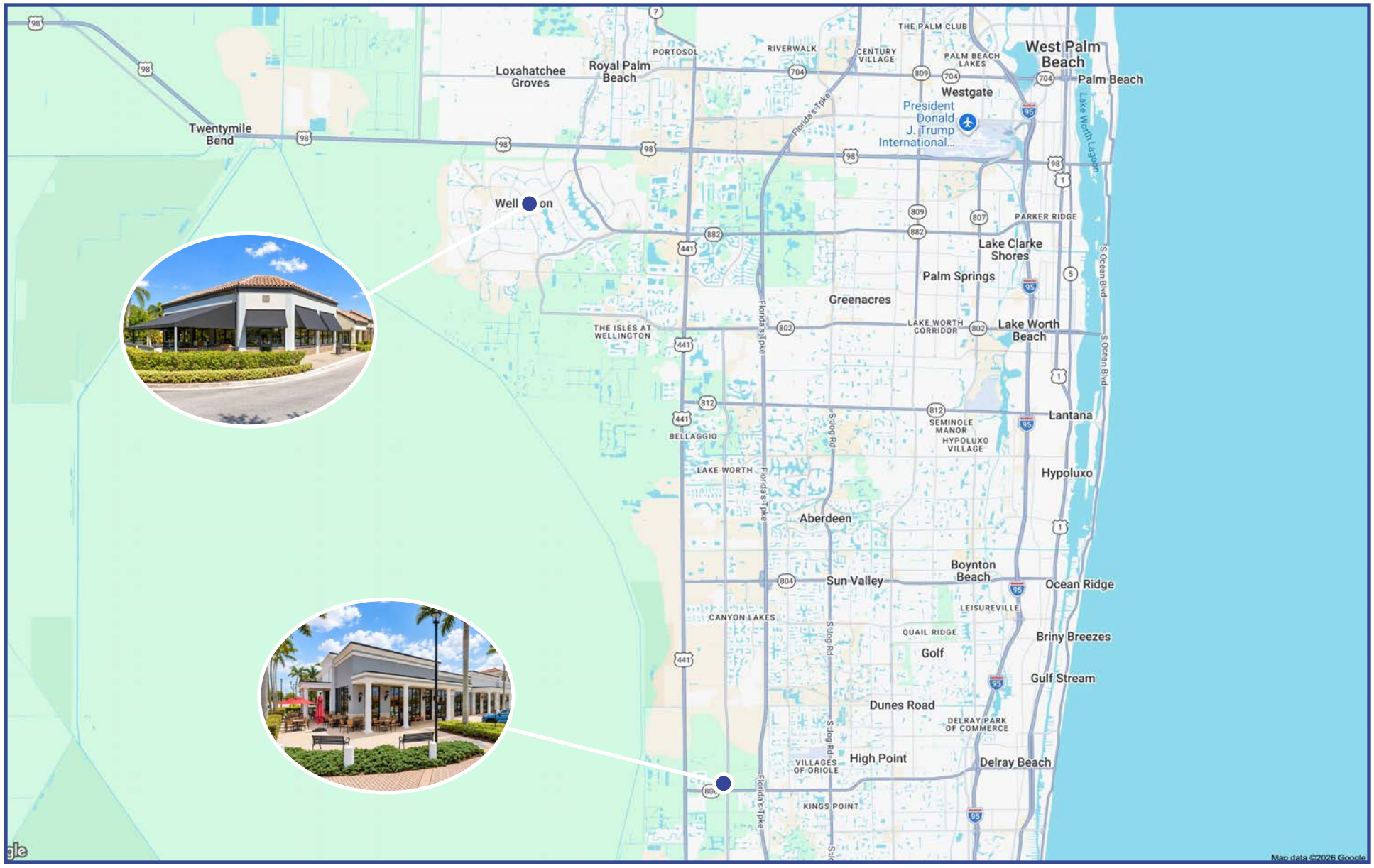
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