



# For Sale | For Lease

5300-5350 W. Hillsboro Blvd

Coconut Creek, FL 33073



## PROPERTY HIGHLIGHTS

This property has second generation office and medical condos for sale and lease from 850sf and up. There are four units available for sale or lease. Tenant pays for own electric, janitorial and internet services within the suite. Water & sewer included. The property manager/developer is on site.

## LOCATION SUMMARY

A 61,000sf two-story suburban style well maintained office park built to hurricane codes, located in Northern Broward County within a burgeoning municipality known as Coconut Creek with many newly developed residential communities near by. This property has easy access to all the major highways, and is surrounded by many local businesses, banking, retail and medical facilities.

## PROPERTY DESCRIPTION

A suburban style office complex with lush paver courtyards, decorative fountains that offers a tranquil work environment setting. Contemporary CBS construction with hurricane impact windows, ample surface parking and 24/7 access.



Henry Gluckstern

Senior Advisor

O: 561.329.6939

henry.gluckstern@svn.com





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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	1,334 SF	Modified Gross	\$38.00 SF/yr	This unit is available For Sale: \$499,900 (\$374.74 PSF).
Suite 212	1,127 SF	Gross	\$35.00 SF/yr	This unit is available For Sale: \$445,165 (\$395.00 PSF).
Suite 214	1,000 SF	Modified Gross	\$3,200 per month	Plus Electric. This Suite Can come furnished or unfurnished.
Suite 222	950 SF	Modified Gross	\$35.00 SF/yr	This unit is also available For Sale: \$375,250 (\$395.00 PSF)



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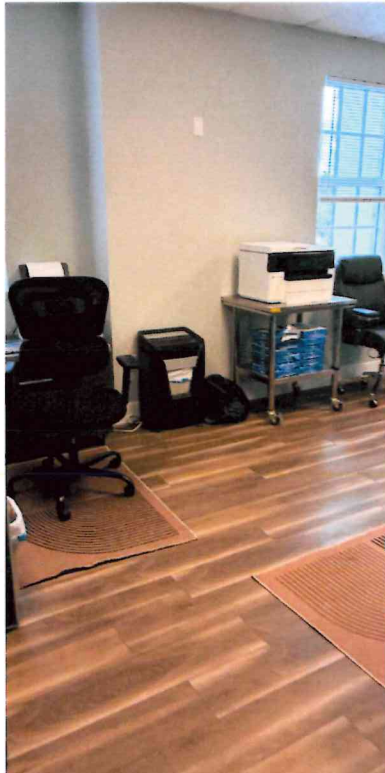




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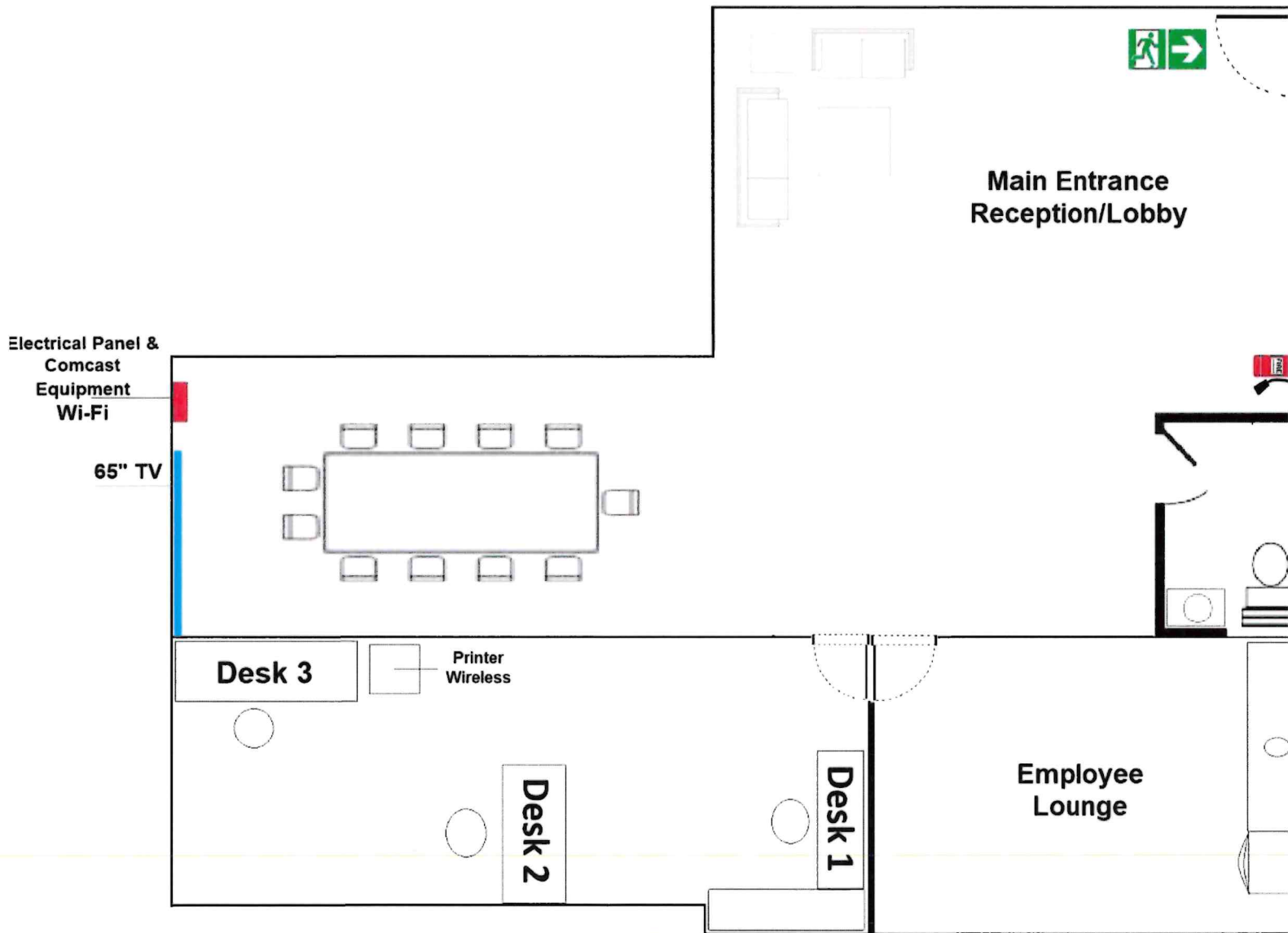




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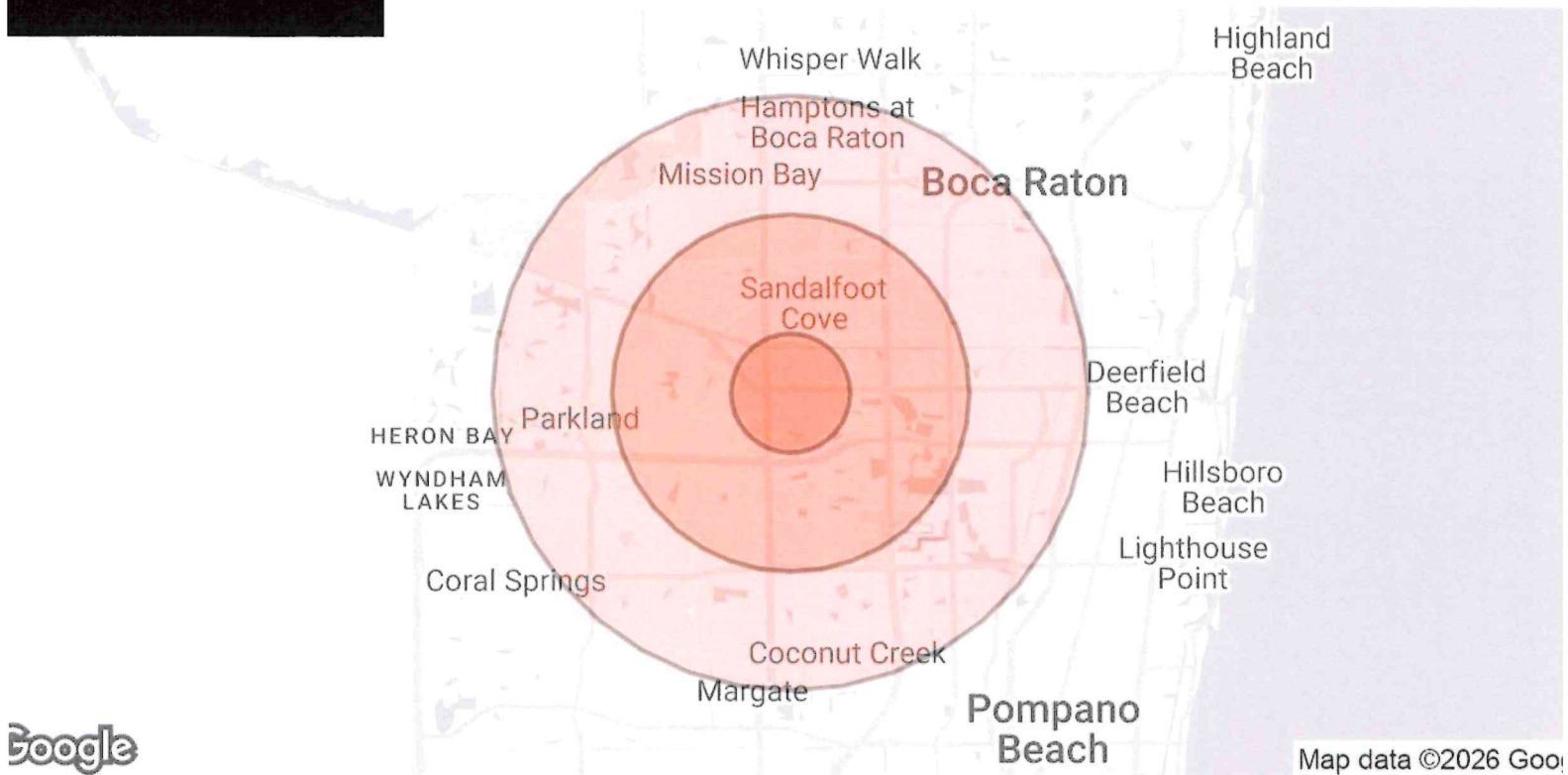
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,584	115,153	351,713
<b>AVERAGE AGE</b>	40	42	43
<b>AVERAGE AGE (MALE)</b>	39	40	42
<b>AVERAGE AGE (FEMALE)</b>	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,040	43,026	137,081
<b># OF PERSONS PER HH</b>	2.7	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$122,767	\$125,250	\$119,021
<b>AVERAGE HOUSE VALUE</b>	\$540,688	\$491,075	\$471,635

Demographics data derived from AlphaMap



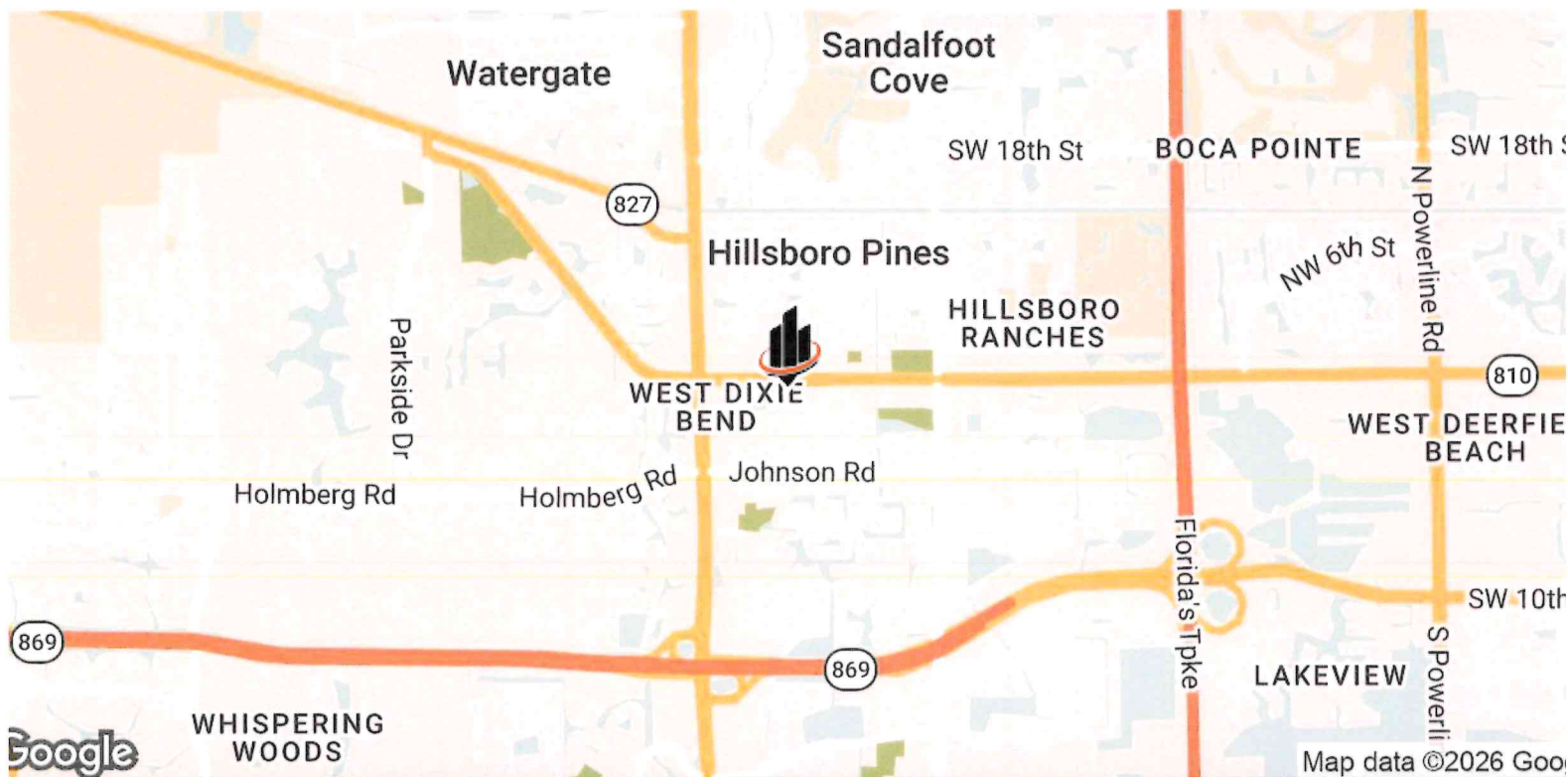
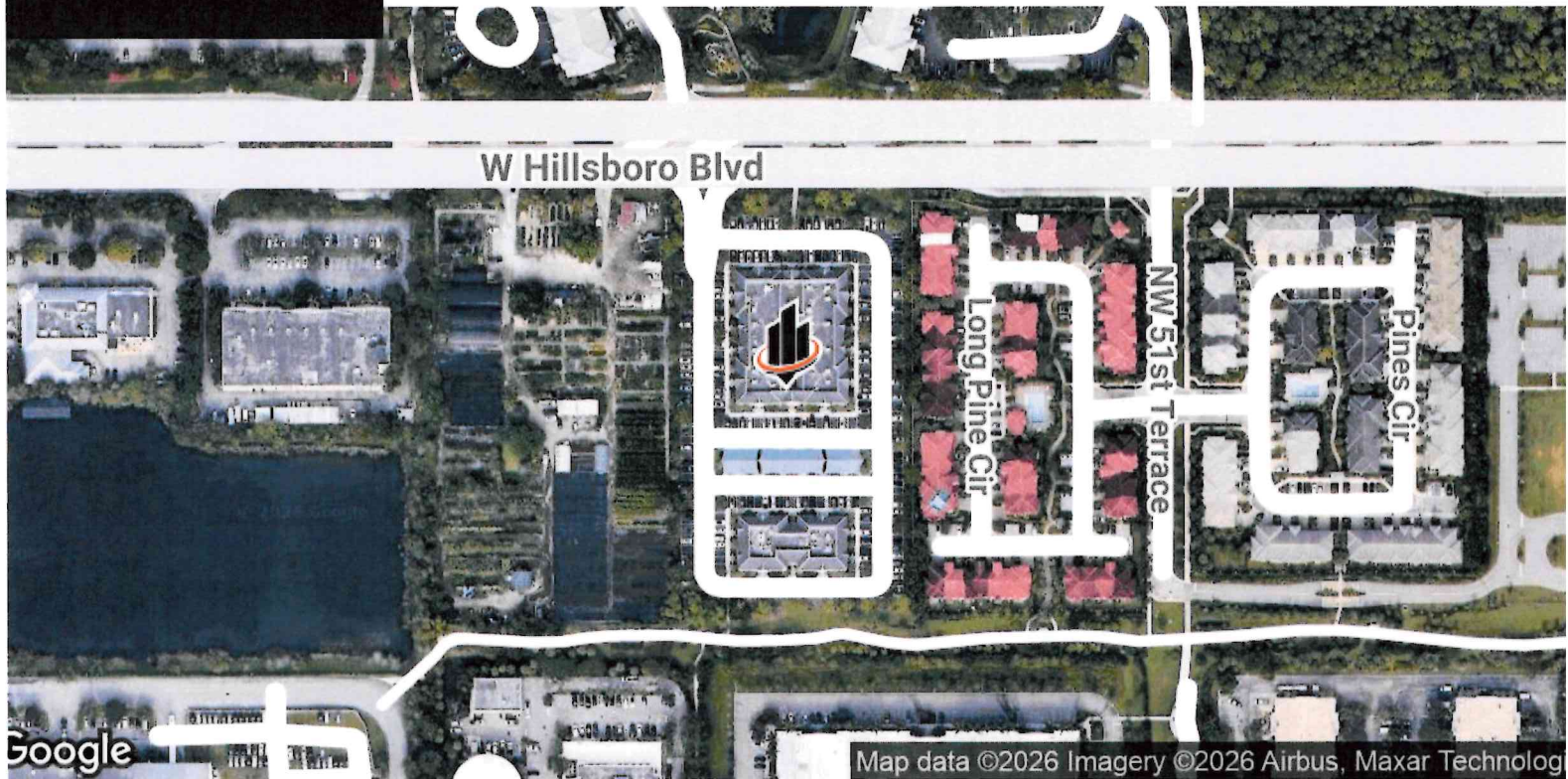
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