

welltower

MEDICAL OFFICE SPACE
FOR LEASE

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For Information:

GARY GAGNE
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Congress Professional Center II

1630 SOUTH CONGRESS AVENUE | PALM SPRINGS, FL

medicaloffice.welltower.com

EXECUTIVE SUMMARY

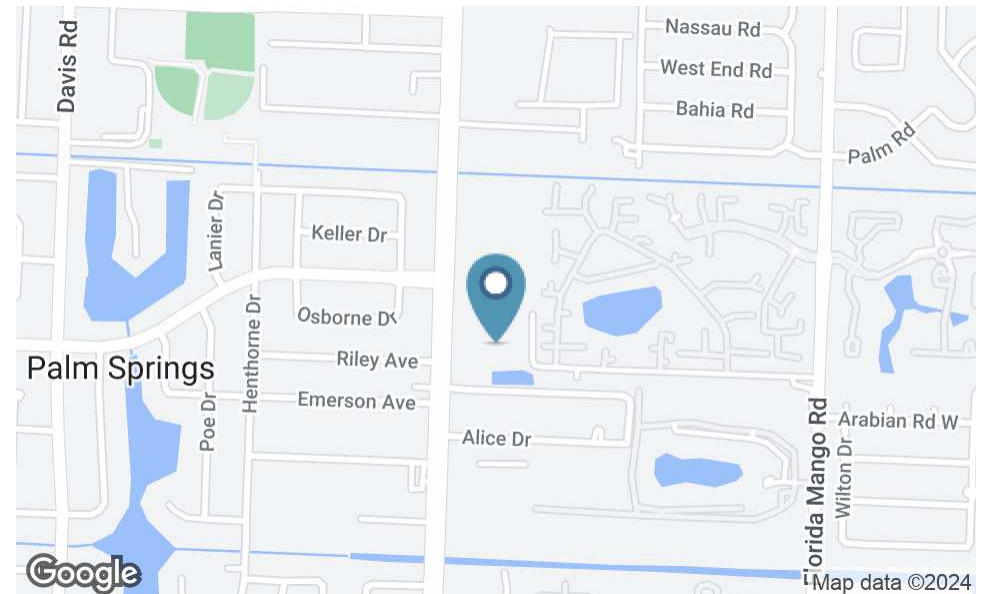


Location Description

Ideally situated in Palm Springs, FL, at the heart of Palm Beach County. Located on Congress Avenue between Forest Hill Boulevard and 10th Avenue in Palm Springs. Just 5 minutes from West Palm Beach International Airport and Downtown, and close to key medical centers and shopping.

Property Highlights

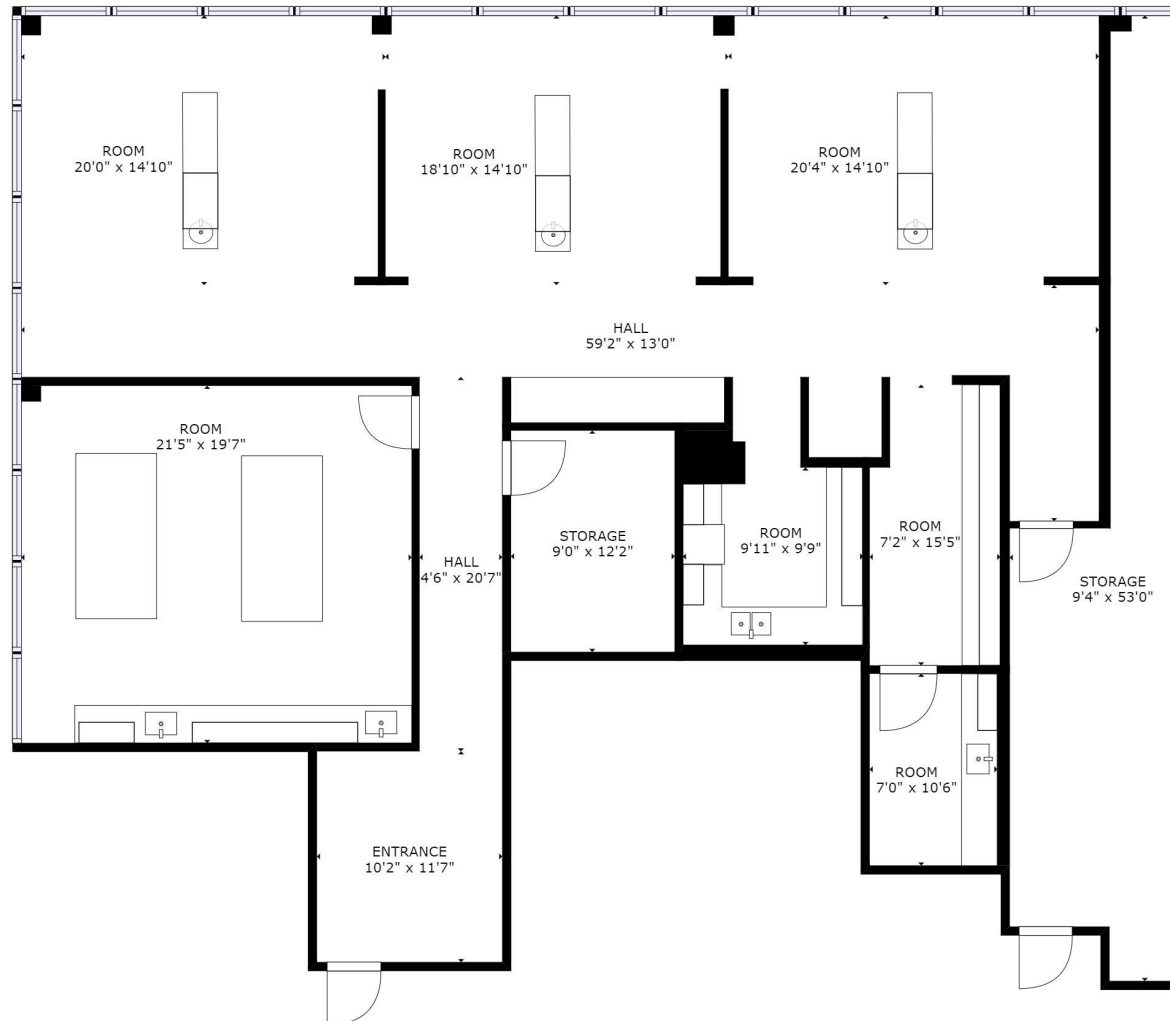
- Three-story medical office building
- Space is divisible and can be built out to fit any business's use
- Generous tenant improvement allowance
- Close proximity to I-95
- Located next to a shopping plaza with easy walking access to banks, restaurants, and retail stores



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SUITE 201 | 3,236 RSF

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DEMOGRAPHICS MAP & REPORT



Population	1 Mile	2 Miles	3 Miles
Total Population	17,713	63,535	134,970
Average Age	41.0	37.0	35.8
Average Age (Male)	39.0	35.4	34.4
Average Age (Female)	42.4	38.8	37.4

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,012	22,456	46,810
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$52,070	\$54,262	\$53,113
Average House Value	\$143,785	\$150,863	\$203,776

Race	1 Mile	2 Miles	3 Miles
% White	75.7%	75.5%	72.2%
% Black	10.1%	10.6%	12.6%
% Asian	2.0%	1.8%	1.9%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.1%	0.1%	0.3%
% Other	10.5%	10.6%	11.6%

2020 American Community Survey (ACS)

