

FLORIDA HEALTHCARE ADVISORY PRACTICE *PRESENTS:*

**SUITE 103: ±9,875 SF** | LONGTERM SUBLEASE OPPORTUNITY

# 1680

## S Central Blvd

**Jupiter | 33458 | The Barcelona Center**



**CUSHMAN &  
WAKEFIELD**



# SUITE 103 | BARCELONA CENTER



**±9,875 SF OF SHELL SPACE**



**OFFICE & MEDICAL USE PERMITTED**



**SUBLEASE TERM EXPIRES FEBRUARY 28TH 2032**



**3.7 MILES TO JUPITER MEDICAL CENTER**



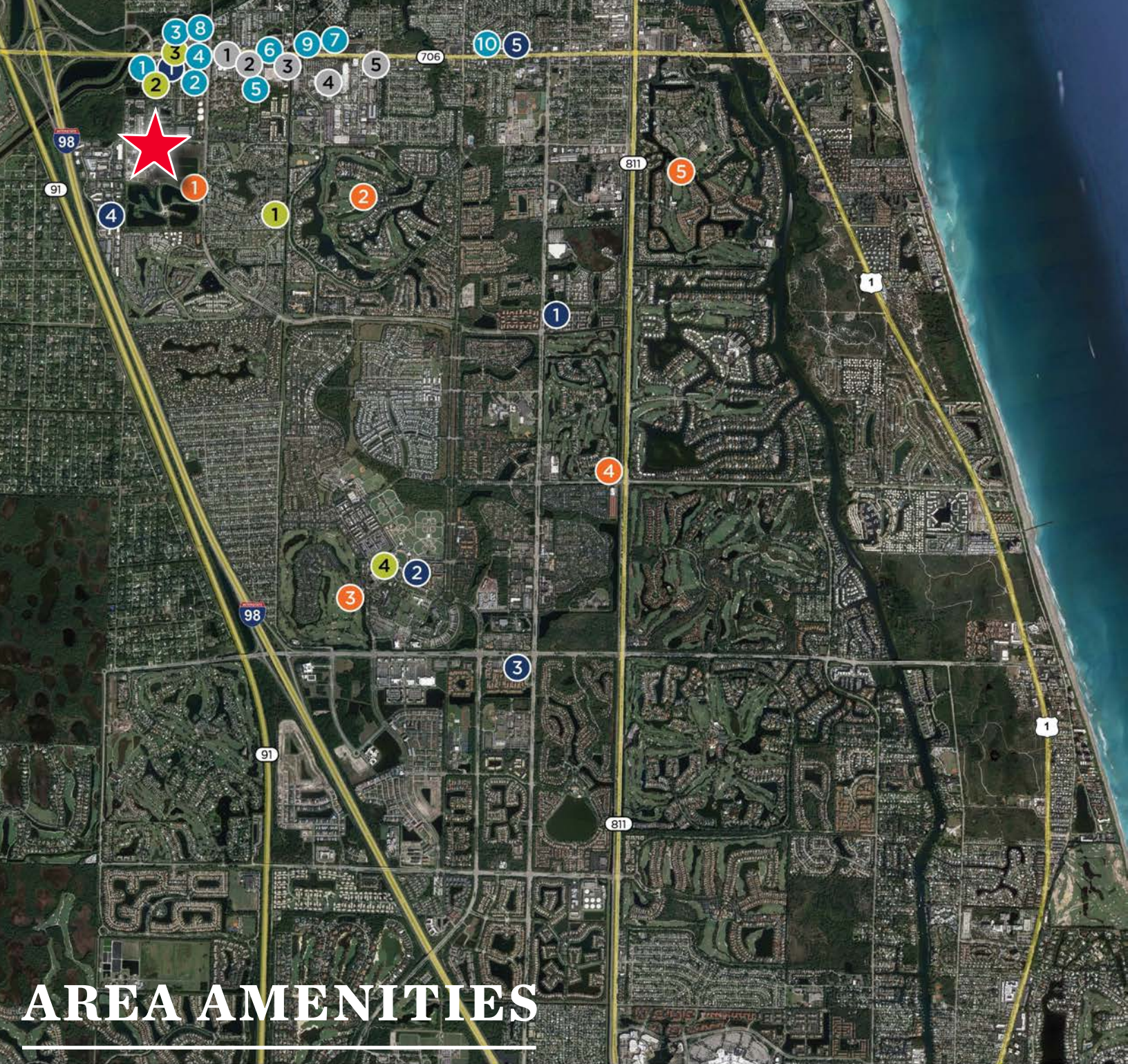
**PARKING RATIO 4.86:1,000 SF**



**STRONG DEMOGRAPHICS IN AFFLUENT  
COMMUNITY OF JUPITER**

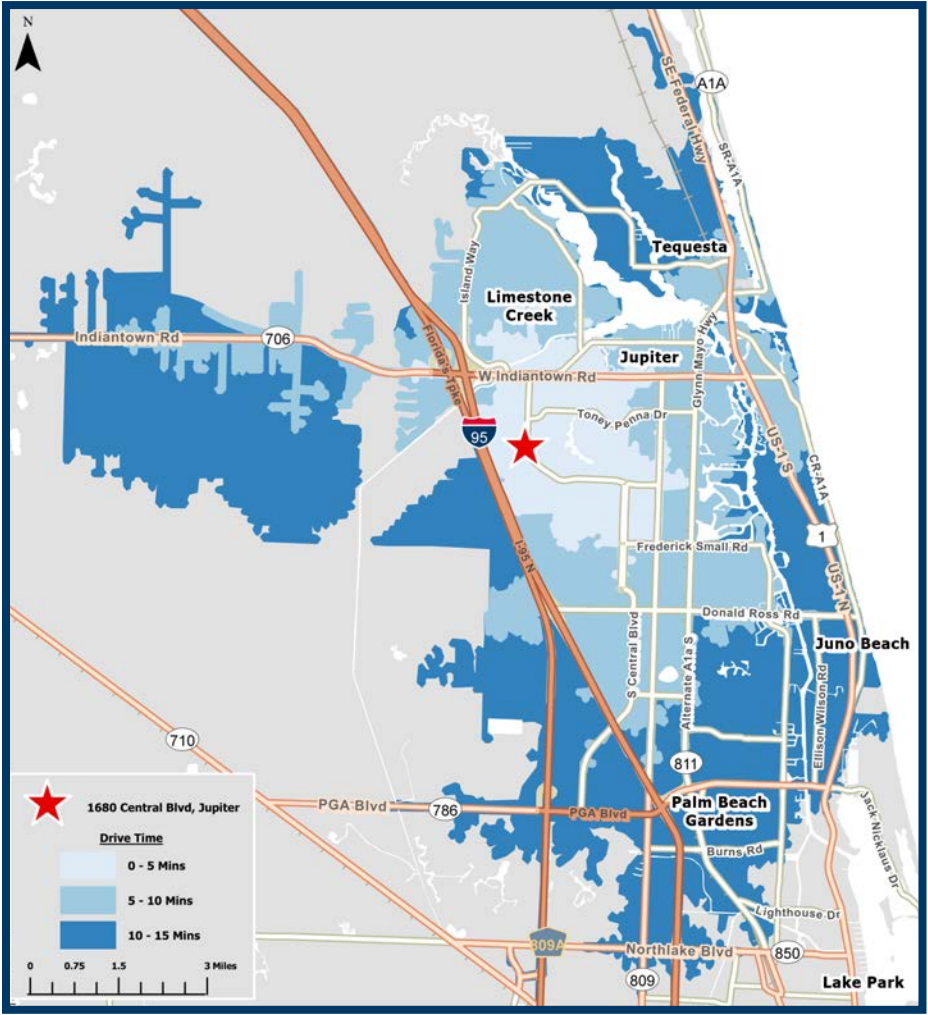






# KEY (WITHIN 5 MILES) STATS

- 5-MILE TOTAL POPULATION**  
112,971
- MEDIAN AGE:**  
49.5
- TOTAL HOUSEHOLDS**  
48,326
- MEDIAN HOUSEHOLD INCOME**  
\$106,932
- BACHELOR'S DEGREE OR HIGHER**  
26.0%



# AREA AMENITIES

## RESTAURANTS

1. McDonald's
2. Domino's Pizza
3. C.R. Chicks
4. Five Guys
5. Noble Thai & Sushi Bistro
6. Chipotle Mexican Grill
7. Lindburgers Jupiter
8. Mr. Gyros Greek & Mediterranean
9. Bolay
10. El Fogoncito Mexican Cuisine

## COFFEE SHOPS

1. Starbucks
2. Crux Coffee Roaster
3. Dunkin'
4. Gold Coffee Company
5. Ineed Coffee

## RETAIL OPTIONS

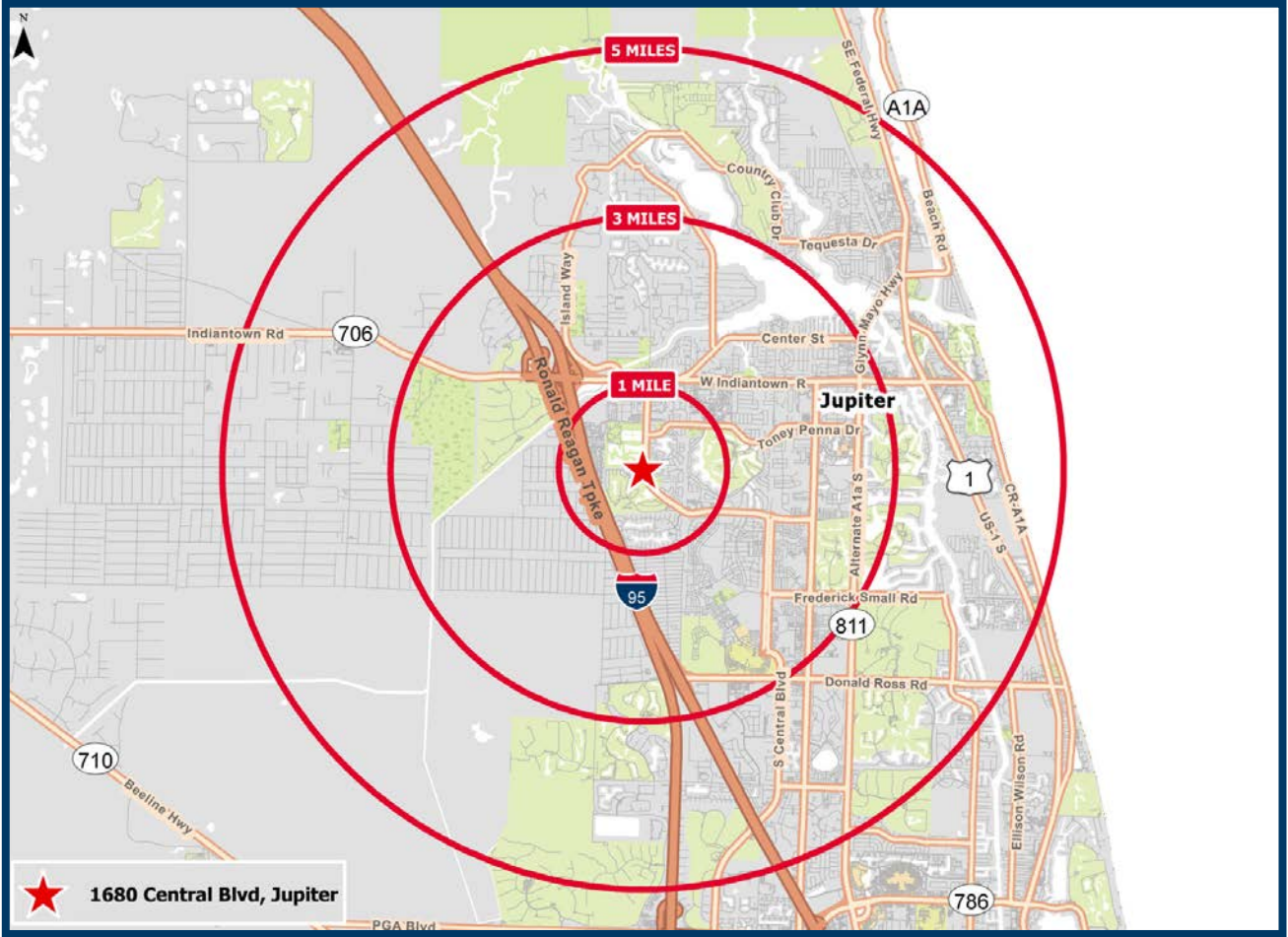
1. AT&T Store
2. Walmarts
3. Walgreens
4. The Home Depot
5. Goodwill

## GOLF COURSE

1. Golf Club of Jupiter
2. The Loxahatchee Club
3. Abacoa Golf Club
4. Admirals Cove Maintenance West Golf Course
5. Jonathan's Landing Golf Club

## HOTEL

1. Sun & Fun
2. Comfort Inn & Suites
3. Fairfield Inn & Suites by Marriott
4. Courtyard by Marriott Palm Beach





# JUPITER AREA MEDICAL CENTERS



## NEARBY HOSPITALS

- 1 **Jupiter Medical Center**
- 2 **Future Site of UHS**
- 3 **Palm Beach Gardens Medical Center**
- 4 **Cleveland Clinic Tradition Hospital**

Atlantic Ocean  
1680 S Central Blvd Suite 103



## JUPITER MEDICAL CENTER



Jupiter Medical Center is the leading destination for world-class health care in Palm Beach County and across the Treasure Coast region. Recognized as the region's only independent, not-for-profit hospital, Jupiter Medical Center offers a comprehensive continuum of inpatient and outpatient healthcare services, expertise and specialties, including orthopedics and spine care, cancer care, cardiac and vascular care, stroke, obstetrics & maternity care, pediatrics, emergency care as well as diagnostic imaging, screening, testing and urgent care.

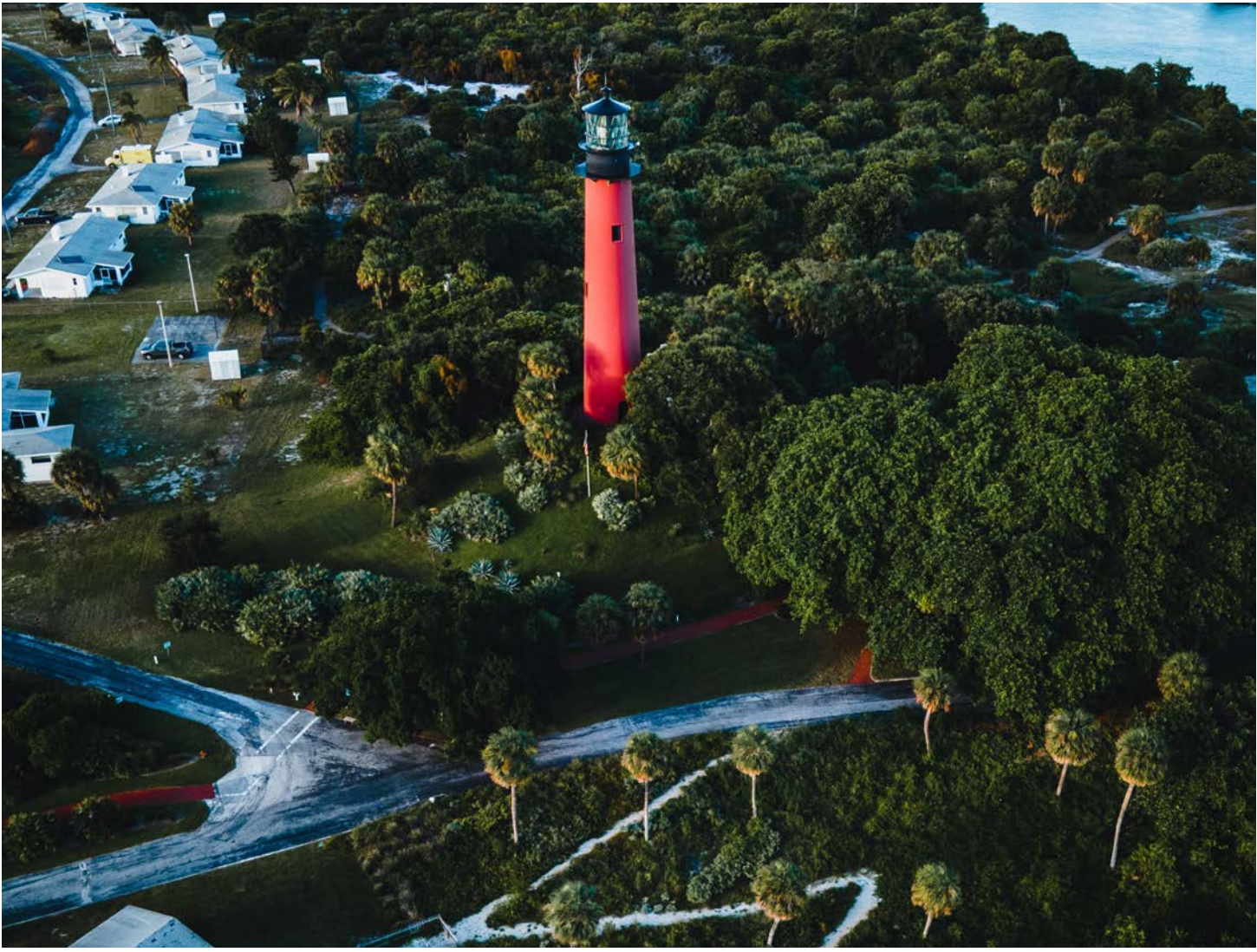
## PALM BEACH GARDENS MEDICAL CENTER



Palm Beach Gardens Medical Center, part of the Palm Beach Health Network, is a 199-bed acute care hospital serving the medical and surgical needs of PB County and the Treasure Coast for over 52 years. When it comes to your heart, you deserve a hospital that is pioneering some of the latest breakthroughs in medical procedures and technologies. Ever since we performed the 1st open heart surgery in PB County in 1983, we are dedicated to creating new services and programs to offer innovative solutions to you, including TAVR, MitraClip, Watchman, and the Convergent Approach, among others.

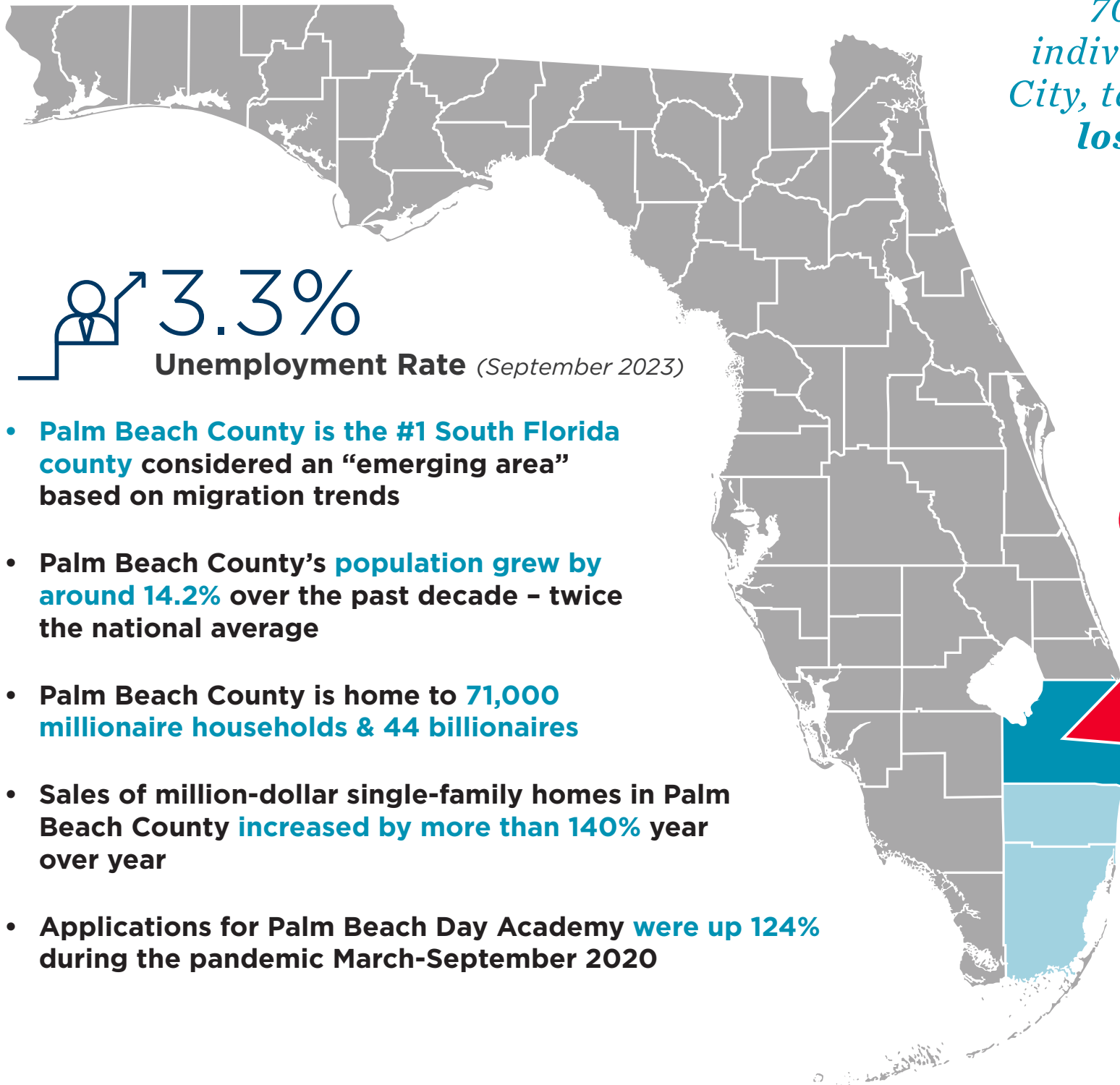


# JUPITER





# HIGH NET WORTH MIGRATION



 **3.3%**  
Unemployment Rate (September 2023)

- Palm Beach County is the #1 South Florida county considered an “emerging area” based on migration trends
- Palm Beach County’s population grew by around 14.2% over the past decade - twice the national average
- Palm Beach County is home to 71,000 millionaire households & 44 billionaires
- Sales of million-dollar single-family homes in Palm Beach County increased by more than 140% year over year
- Applications for Palm Beach Day Academy were up 124% during the pandemic March-September 2020

70,000 high net worth individuals left New York City, taking \$34 billion in lost income with them



NEW OUT-OF-MARKET RELOCATIONS

Goldman Sachs

VIRTU FINANCIAL

Point72

SANDERS CAPITAL

N|E|P

Norwest Equity Partners

ELLIOTT

“Palm Beach County has earned the nickname of “Wall Street of the South,”... In 2022, Palm Beach experienced explosive growth in unique ways with its economic diversity, a strengthening business and financial environment, top-notch education and a growing population. The region is expected to keep this momentum going into the new year.”  
~ [www.capitalanalyticsassociates.com](http://www.capitalanalyticsassociates.com)

# 1680 S CENTRAL

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FOR MORE INFORMATION,

**PLEASE  
CONTACT:**

**MICHAEL H. FELDMAN, CCIM**  
**SENIOR DIRECTOR**  
Florida Healthcare Advisory Practice

**Direct: +1 561 227 2063**

**Mobile: +1 561 207 0852**

**Email: [michael.feldman@cushwake.com](mailto:michael.feldman@cushwake.com)**

FLORIDA HEALTHCARE ADVISORY PRACTICE  
*PUTTING CLIENTS AT THE HEART OF OUR BUSINESS*



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