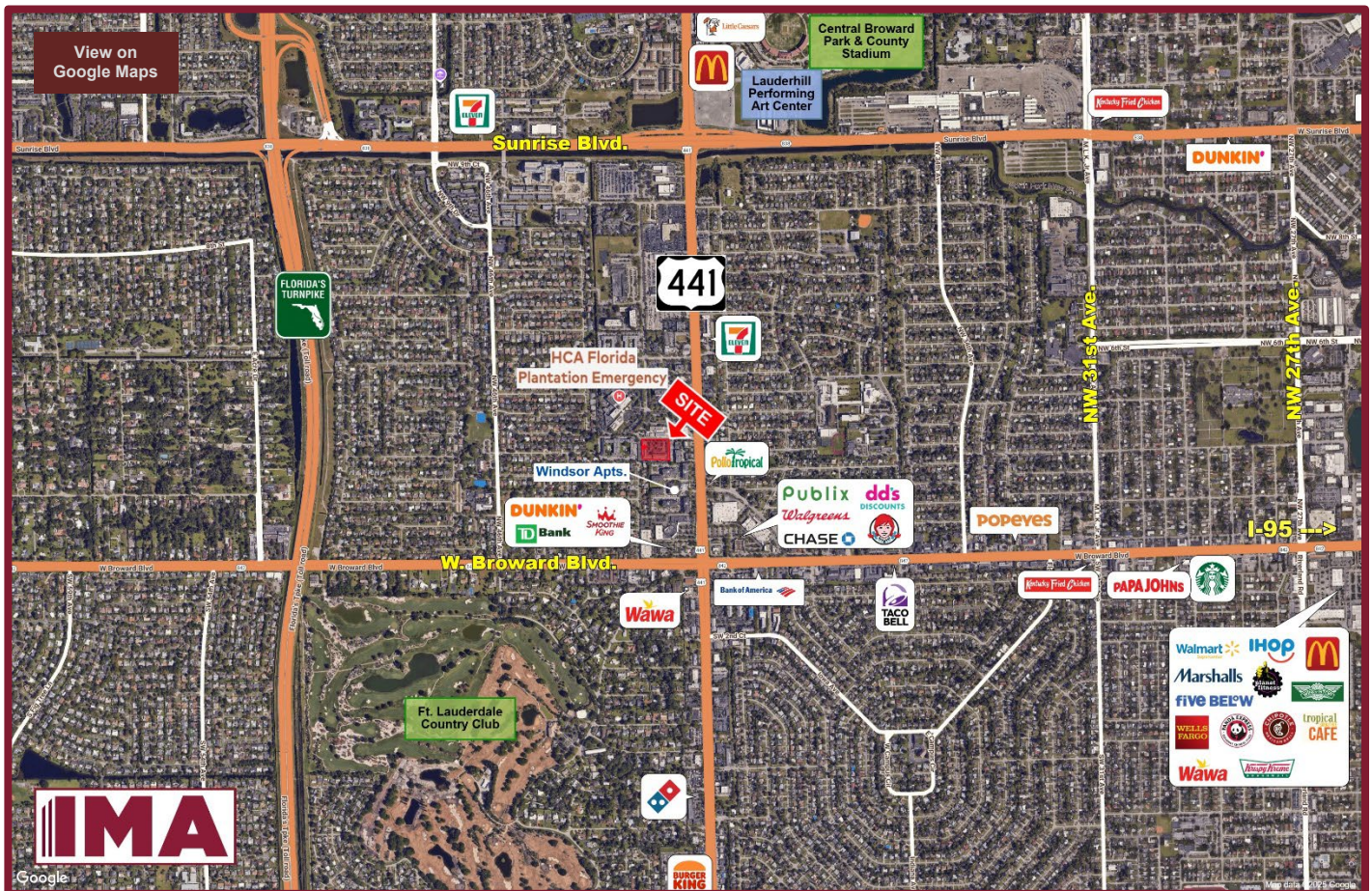


4100 HOSPITAL PLAZA



4100 S. Hospital Drive, Plantation, FL
Medical Office Suites Available



4100 HOSPITAL PLAZA



POPULATION: 1 Mile: 15,661 3 Mile: 179,437 5 Mile: 467,408

AVERAGE HH INCOME: 1 Mile: \$84,173 3 Mile: \$87,753 5 Mile: \$103,891

TRAFFIC COUNT:

- **State Rd. 7 (441):** 44,500± ADT
- **Broward Blvd.:** 45,000± ADT

PROPERTY HIGHLIGHTS:

- 31,965 SF office/medical building
- Adjacent to HCA Florida Plantation Emergency; and across from Plantation Medical Center
- 209 parking spaces: 6.54 spaces | 1,000 SF
- Around the corner from new Windsor 335; seven luxury apartment buildings with 248-units
- Publix anchored center being expanded and upgraded just two blocks away
- Major renovations planned for the plaza
- Strategic intersection of Broward Blvd. and 441, in the heart of Plantation
- Easy access to the FL Turnpike, I-95 and I-595

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES, INC.
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

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