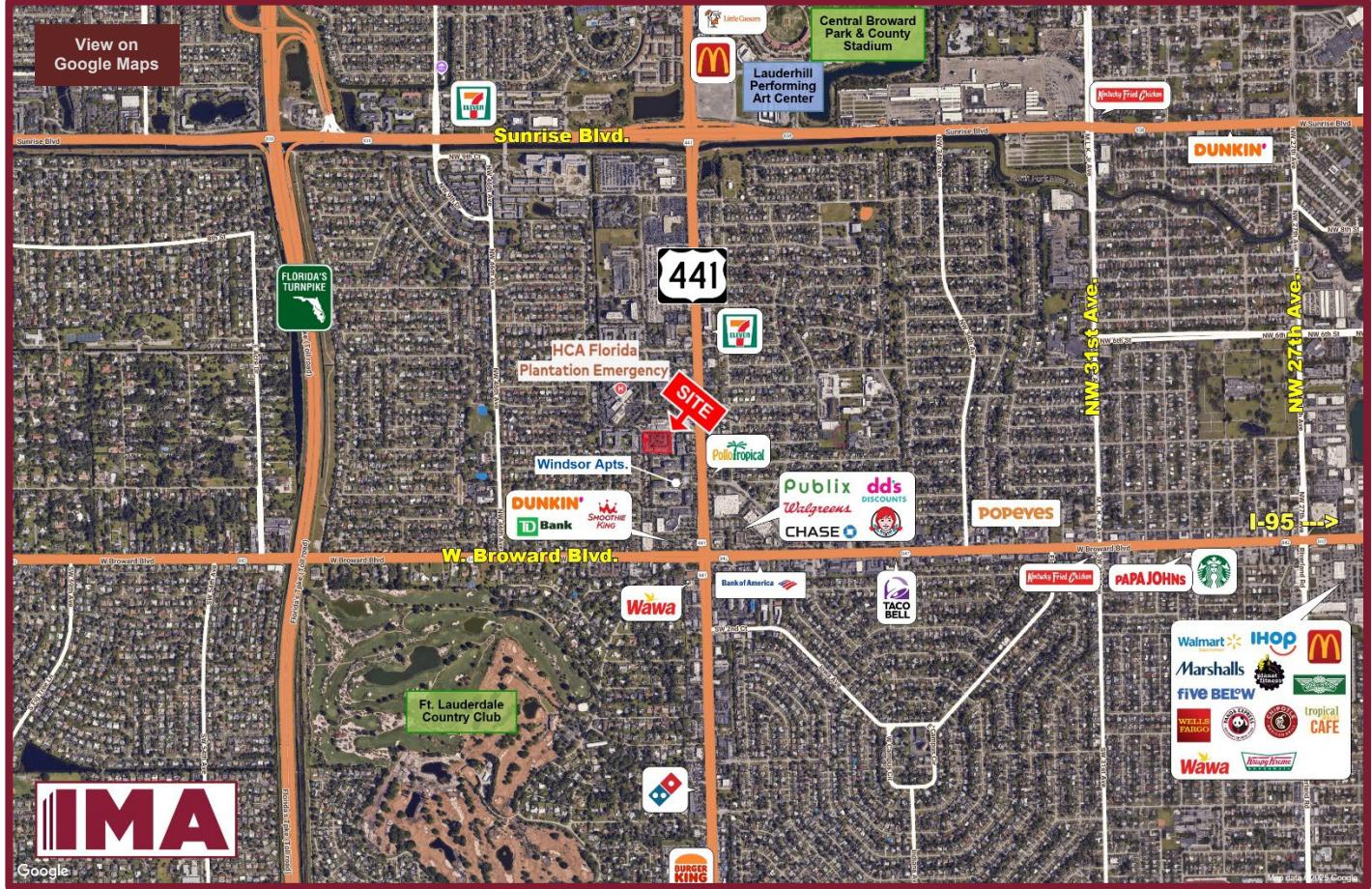


# 4100 HOSPITAL PLAZA



## 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

T: 305.661.0110 | [www.ima-re.com](http://www.ima-re.com)

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

