

4100 HOSPITAL PLAZA

4100 S. Hospital Drive, Plantation, FL

FOR LEASE



Medical & Office Suites Available



Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



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Property Highlights:

- 31,965 SF office/medical building | **687-2,250 SF suites available**
- 209 parking spaces: 6.54 spaces / 1,000 SF
- Upgrades in process for the plaza
- Adjacent to HCA Florida Plantation Emergency; and across from Plantation Medical Center
- The Grove - proposed 9.975-acre residential community across the street
- Adjacent to the new Windsor 335; seven luxury apartment buildings with 248 units
- Publix anchored center being upgraded just two blocks away
- Strategic intersection of Broward Blvd. and 441, in the heart of Plantation
- Easy access to the FL Turnpike, I-95 and I-595

Population

1 Mile: 16,367

3 Miles: 180,177

5 Miles: 474,871

Avg. HH Income

1 Mile: \$93,156

3 Miles: \$92,937

5 Miles: \$110,560

Daytime Population

1 Mile: 6,549

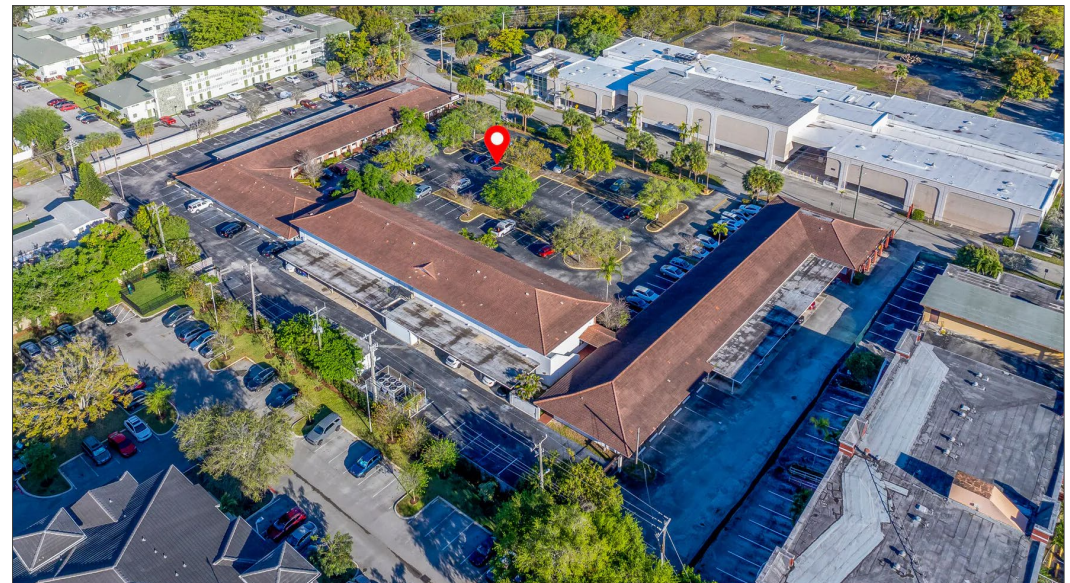
3 Miles: 65,408

5 Miles: 280,549

Traffic Counts

State Rd. 7 (441): 44,500 VPD ±

Broward Blvd.: 45,000 VPD ±



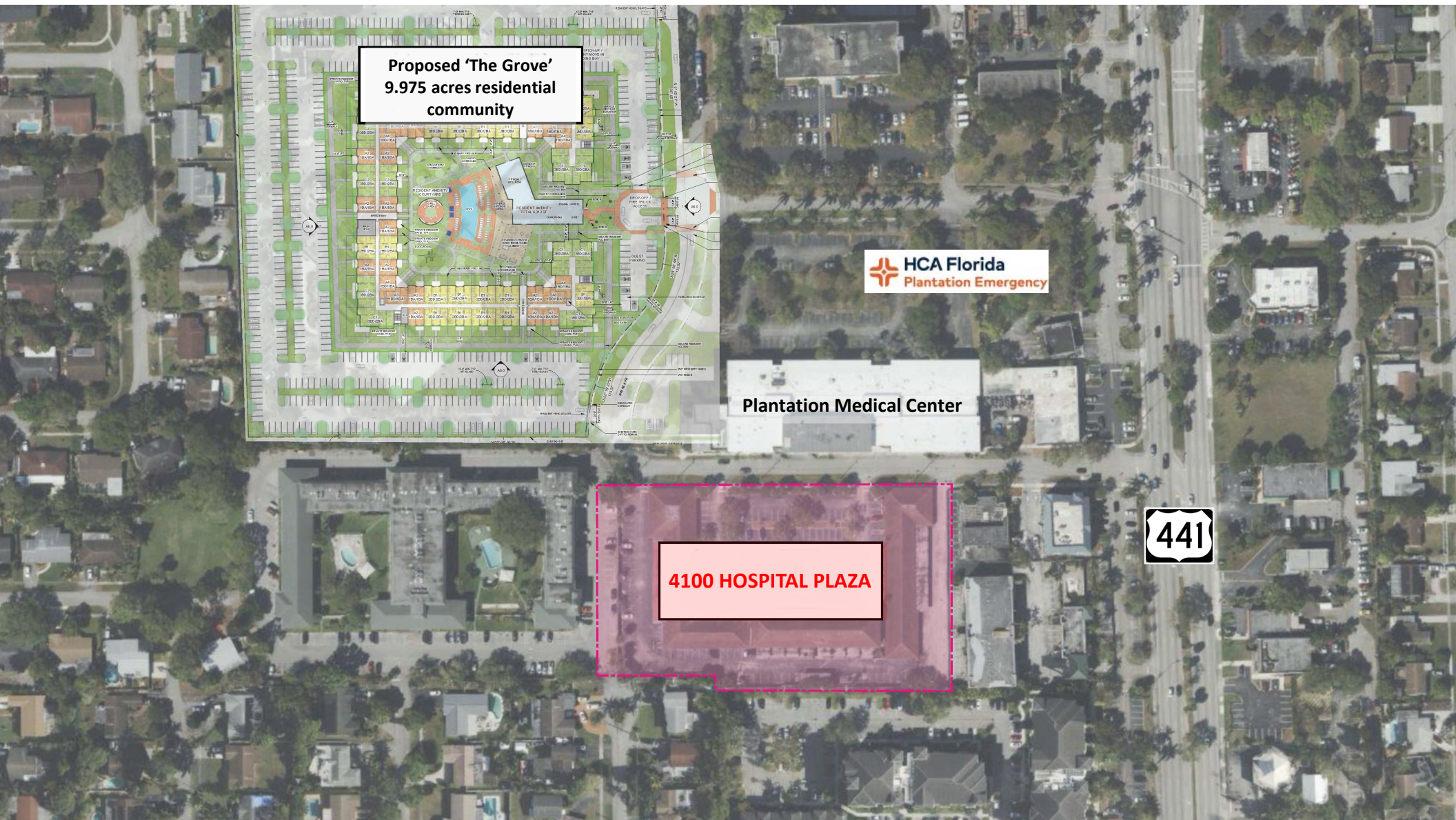
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