

**MEDICAL
SUITES
AVAILABLE**

THE CENTRE AT STIRLING & PALM

9900-10000 STIRLING ROAD
HOLLYWOOD, FL 33024

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present the Centre at Stirling & Palm Medical Office Park, offering 64,436 SF of prime medical suites for lease. The two buildings feature flexible and functional suites ranging from 2,300 SF to 2,650 SF, with Building One (9900) providing 44,609 SF and Building Two (10000) offering 19,827 SF. This property boasts an on-site restaurant and proximity to numerous major retailers, including Walmart, Publix, CVS, and Walgreens, along with a variety of dining and service amenities. With multiple points of ingress/egress from Stirling Road, NW 100th Avenue, and NW 101st Avenue, the property is designed for ease of access and convenience.

Situated directly on Stirling Road, the property benefits from high visibility with over 33,000 vehicles passing daily. The location is strategically positioned between I-75 and Florida's Turnpike, offering easy access to key thoroughfares. Just 1.5 miles north of Griffin Road and 4.8 miles from the popular Seminole Hard Rock Hotel and Casino, the property is surrounded by a mix of residential and commercial developments, making it an ideal spot for medical and office tenants.



For more information, please contact one of the following individuals:

MARKET ADVISORS

AIDA NOLAN-RODRIGUEZ

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LEASE RATE: \$25.00 SF/YR

- Multiple points of ingress/egress for ease of access
- Located on high-traffic Stirling Road with 33,000 vehicles per day



The Centre at Stirling & Palm:

Building Size: 64,436 SF
Available SF: 2,300-2,650 SF
Lot Size: 5.65 Acres
Zoning: B02 General Commercial
Business



Highlights:

On-site restaurant for tenant convenience



Exceptional Freeway Access:

Between I-75 and Florida's Turnpike for excellent regional connectivity

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	The Centre at Stirling & Palm
STREET ADDRESS	9900-10000 Stirling Road
CITY, STATE, ZIP	Hollywood, FL 33024
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Hollywood

BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	2,079 SF
NUMBER OF BUILDINGS	2

PROPERTY HIGHLIGHTS

- 64,436 SF total across two buildings
- Flexible suites from 2,300 SF to 2,650 SF
- On-site restaurant for tenant convenience
- Close to major retailers like Walmart, Publix, and CVS
- Multiple points of ingress/egress for ease of access
- Located on high-traffic Stirling Road with 33,000 vehicles per day
- Between I-75 and Florida's Turnpike for excellent regional connectivity

9900 - SUITE 300

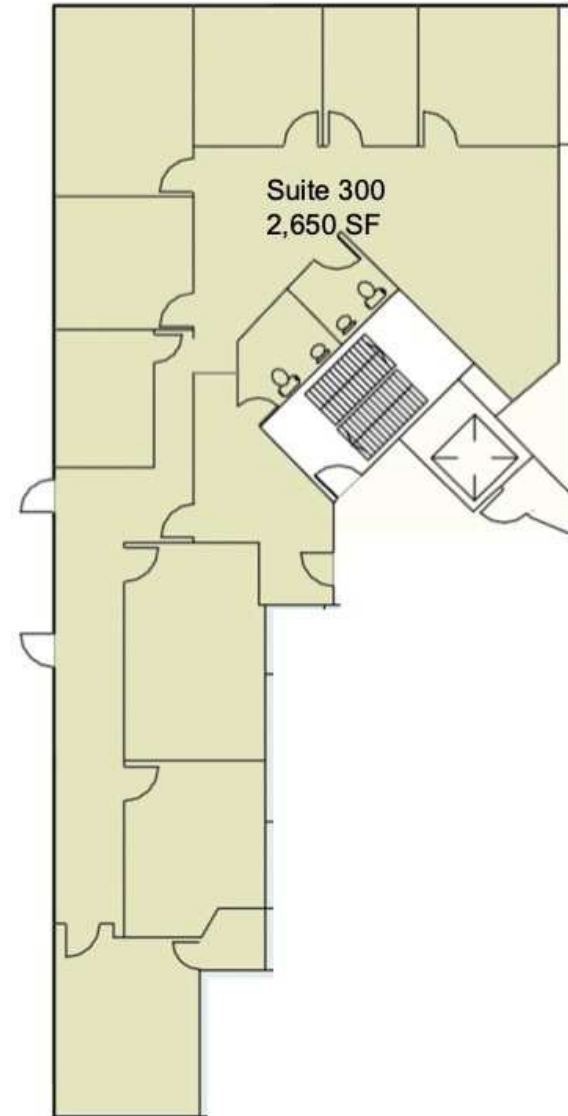
LEASE INFORMATION

CAM: \$11.45 psf (Net of Electric and Janitorial)

TERMS: 5-10-yeras

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9900 - Suite 300	Available	2,650 SF	NNN	\$25.00 SF/yr



10000 - SUITE

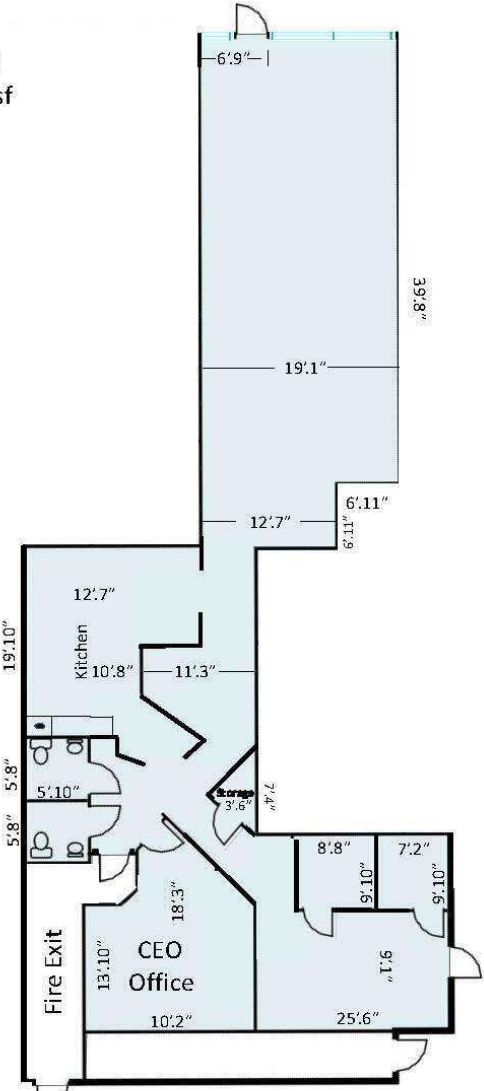
LEASE INFORMATION

CAM: \$11.45 psf (Net of Electric and Janitorial)
TERMS: 5-10-years

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10000 - Suite 2	Available	2,300 SF	NNN	\$25.00 SF/yr

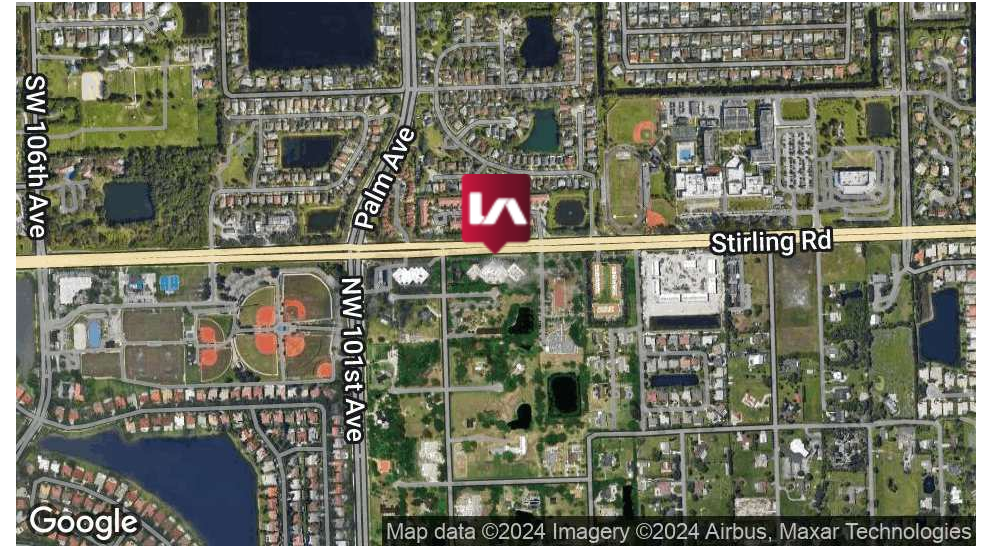
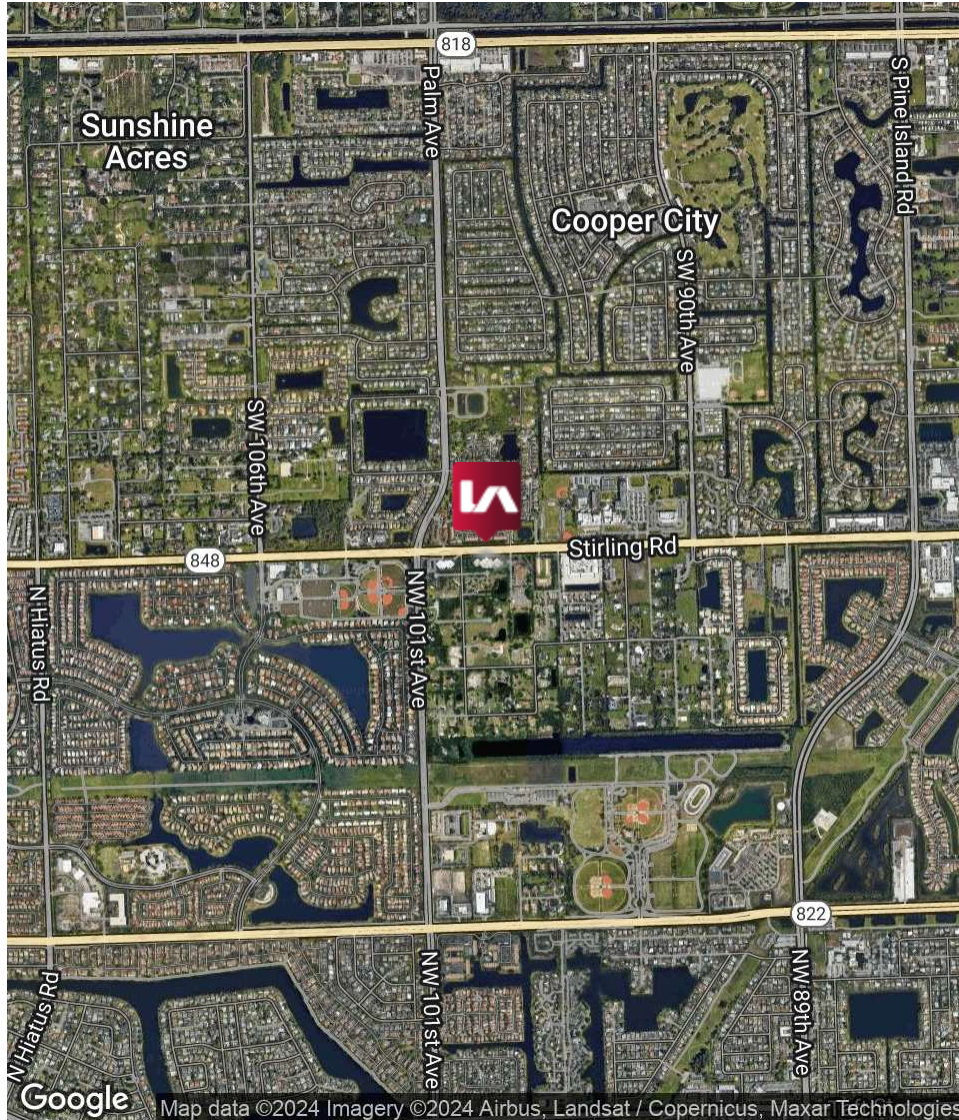
Suite 2
2,300 sf



ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION OVERVIEW

The property is conveniently located in the heart of Broward County, The Centre at Stirling & Palm enjoys direct exposure on Stirling road with visibility to nearly 33,000 vehicles per day. The Office Park has excellent access just 5 miles to Florida's Turnpike, 5.5 miles to 75, 8.3 miles to I-95, and 9.4 miles to US-1. Memorial Hospital Pembroke is located 3.4 miles roughly 8 minutes away, Memorial Hospital West is just 4.4 miles and NSU Sanford L. Ziff Center 4.8 miles

CITY INFORMATION

CITY:	Hollywood
TRAFFIC COUNT:	33,000
SUBMARKET:	Hollywood

AERIAL MAP

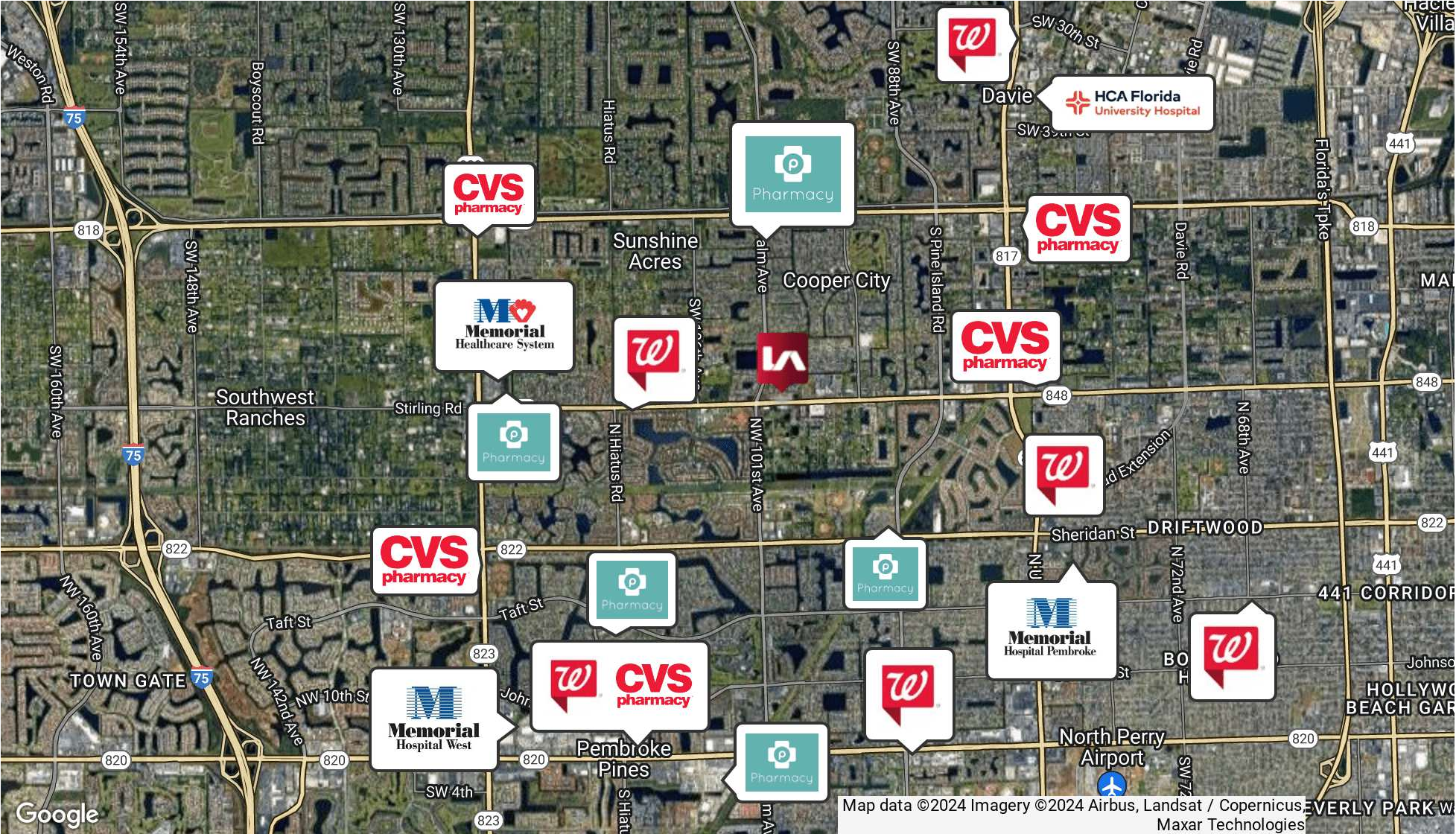


THE CENTRE AT STIRLING & PALM

BUILDING 9900
SIZE: 44,609 SF
FLOORS: 3
YEAR BUILT: 1990

BUILDING 10000
SIZE: 19,827 SF
FLOORS: 1
YEAR BUILT: 1988

HOSPITALS AND PHARMACIES



DEMOGRAPHIC PROFILE

— KEY FACTS —

123,468
Total Population

\$122,386
Average Household Income

41.2
Median Age

2.7
Average Household Size

EDUCATION

6%
No High School Diploma

24%
High School Graduate

29%
Some College

40%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

- 15% White Collar
- 70% Blue Collar
- 15% Services
- Unemployment Rate: 3.1%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
99,084	44,903	54,181

BUSINESS

6,791	42,808	5,309,429,895
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

- 1% Took Public Transportation
- 9% Carpooled
- 1% Walked
- 0% Bicycled

NEARBY AMENITIES

369
Number of Restaurants

1,042
Retail Businesses

DEMOGRAPHIC PROFILE

— KEY FACTS —

365,828
Total Population

\$113,007
Average Household Income

40.0
Median Age

2.7
Average Household Size

EDUCATION

7% No High School Diploma

27% High School Graduate

28% Some College

38% Bachelor's/Grad/Prof Degree

Drive time of 15 minutes

EMPLOYMENT TRENDS

- 17% White Collar
- 69% Blue Collar
- 14% Services
- Unemployment Rate: 3.1%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
312,419	152,876	159,543

BUSINESS

20,244	154,288	23,060,932,171
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

- 10% Carpooled
- 1% Took Public Transportation
- 1% Walked
- 0% Bicycled

NEARBY AMENITIES

1,057 Number of Restaurants

3,451 Retail Businesses

DEMOGRAPHIC PROFILE

— KEY FACTS —

758,745
Total Population

\$112,268
Average Household Income

41.2
Median Age

2.7
Average Household Size

EDUCATION

8% No High School Diploma

27% High School Graduate

27% Some College

38% Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

- 18% White Collar
- 68% Blue Collar
- 14% Services
- Unemployment Rate: 3.3%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
682,247	339,833	342,414

BUSINESS

43,197	342,674	53,357,663,373
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

- 1% Took Public Transportation
- 9% Carpooled
- 1% Walked
- 0% Bicycled

NEARBY AMENITIES

2,059 Number of Restaurants

7,263 Retail Businesses

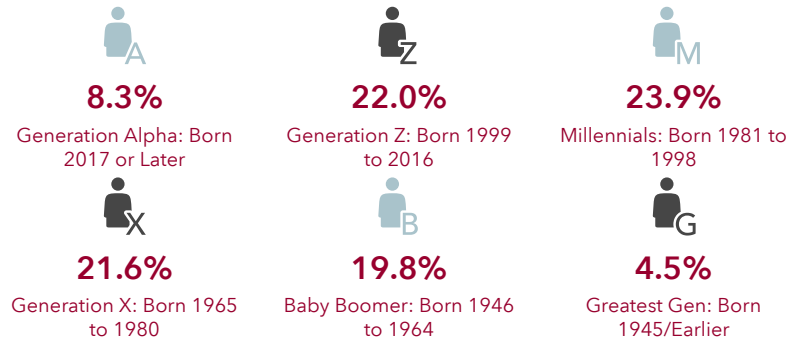
MARKET TAPESTRY

TAPESTRY SEGMENTATION

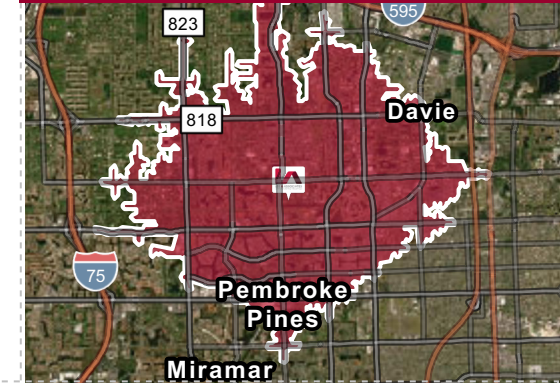
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	9,416	21.02%	9.9%	212
Upscale Avenues (L2)	1,820	4.06%	5.7%	72
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	9,267	20.69%	7.5%	276
GenXurban (L5)	130	0.29%	11.4%	3
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	10,310	23.02%	7.1%	325
Middle Ground (L8)	6,410	14.31%	10.9%	131
Senior Styles (L9)	5,121	11.43%	5.8%	197
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	2,322	5.18%	6.2%	84
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

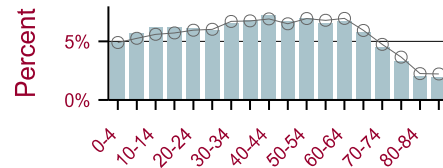
POPULATION BY GENERATION



Drive time of 10 minutes



AGE PROFILE



Broward County

ANNUAL HOUSEHOLD SPENDING



Tapestry segments

Urban Edge Families 9,331 households	20.8% of Households
Home Improvement 6,890 households	15.4% of Households
Savvy Suburbanites 6,353 households	14.2% of Households

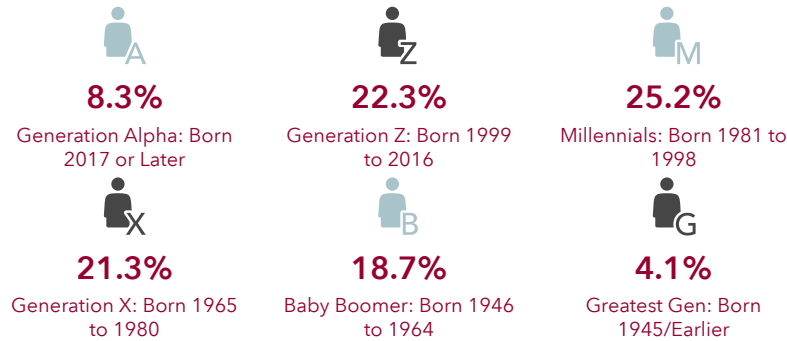
MARKET TAPESTRY

TAPESTRY SEGMENTATION

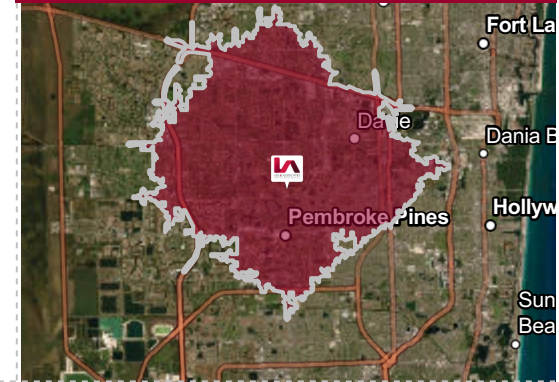
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	21,810	16.23%	9.9%	164
Upscale Avenues (L2)	7,075	5.26%	5.7%	93
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	17,629	13.11%	7.5%	175
GenXurban (L5)	3,875	2.88%	11.4%	25
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	31,289	23.28%	7.1%	329
Middle Ground (L8)	19,438	14.46%	10.9%	133
Senior Styles (L9)	14,270	10.62%	5.8%	183
Rustic Outposts (L10)	1,604	1.19%	8.2%	14
Midtown Singles (L11)	16,627	12.37%	6.2%	200
Hometown (L12)	155	0.12%	6.1%	2
Next Wave (L13)	649	0.48%	3.9%	12
Scholars and Patriots (L14)	0	0.00%	1.6%	0

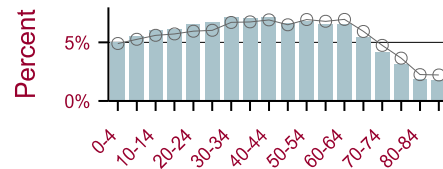
POPULATION BY GENERATION



Drive time of 15 minutes



AGE PROFILE



Broward County

ANNUAL HOUSEHOLD SPENDING



Tapestry segments

7C Urban Edge Families 20,958 households	15.6% of Households
8C Bright Young Professionals 15,213 households	11.3% of Households
1D Savvy Suburbanites 11,600 households	8.6% of Households

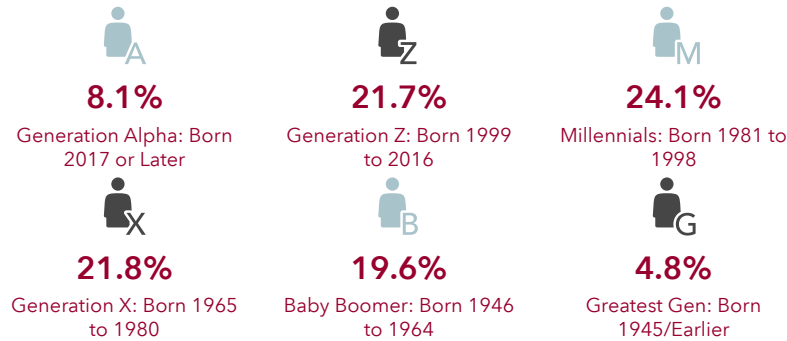
MARKET TAPESTRY

TAPESTRY SEGMENTATION

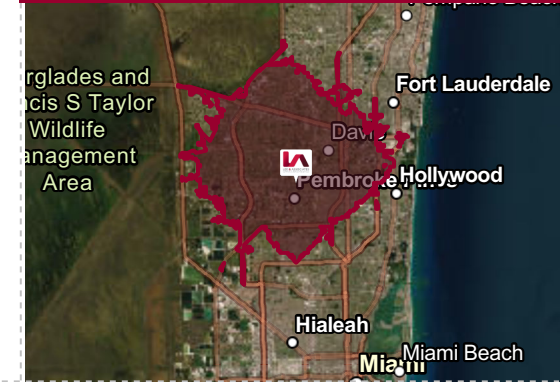
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	38,633	14.04%	9.9%	142
Upscale Avenues (L2)	17,072	6.20%	5.7%	110
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	48,028	17.46%	7.5%	233
GenXurban (L5)	8,723	3.17%	11.4%	28
Cozy Country Living (L6)	735	0.27%	12.0%	2
Ethnic Enclaves (L7)	57,562	20.92%	7.1%	296
Middle Ground (L8)	33,760	12.27%	10.9%	113
Senior Styles (L9)	31,487	11.44%	5.8%	198
Rustic Outposts (L10)	2,518	0.92%	8.2%	11
Midtown Singles (L11)	24,735	8.99%	6.2%	145
Hometown (L12)	8,938	3.25%	6.1%	53
Next Wave (L13)	2,943	1.07%	3.9%	28
Scholars and Patriots (L14)	0	0.00%	1.6%	0

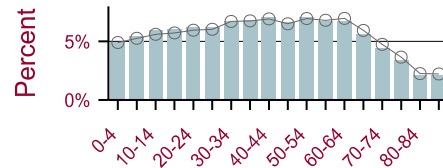
POPULATION BY GENERATION



Drive time of 20 minutes



AGE PROFILE



Broward County

Tapestry segments

7C Urban Edge Families 34,121 households	12.4% of Households	▼
4A Workday Drive 25,152 households	9.1% of Households	▼
8C Bright Young Professionals 23,569 households	8.6% of Households	▼

ANNUAL HOUSEHOLD SPENDING

