NAI Merin Hunter Codman, Inc.
Commercial Real Estate Services, Worldwide.

Senior Housing & Medical Office Development Opportunity
8150, 8160 & 8180 Griffin Road & 4760 82ⁿᵈ Avenue | Davie, FL 33328

## Property Features

- Fully Entitled assisted living facility and medical office building development on 9.5 acres

- Approved for a ±236,968 SF senior care facility with independent, assisted, and memory care units as well as a build-to-suit or lease ±42,000 SF 3-story medical office building

- Adjacent to Publix-anchored shopping plaza with Starbucks, Baptist Health Urgent Care, and more

- Site improvements inclusive of utilities and grading, ready to build

- Outstanding location near four hospitals, including Memorial Hospital Pembroke, HCA Florida University Hospital, NSU Health, and Baptist Health South Florida

Key Highlights

Strategic location near main roads, highways, and area conveniences
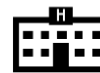
Four hospitals & an urgent care within 5 miles

354' of Griffin Road frontage, with easy access

Approved development with plans available

For More Information:

Bruce Corn, Managing Director
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Lesley Sheinberg, Managing Director
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561 471 8000 | 1601 Forum Place, Suite 700 West Palm Beach, FL 33401 | www.mhcreal.com

Approved Senior Care & Medical Office Facility in a Growing Market with Unmet Demand
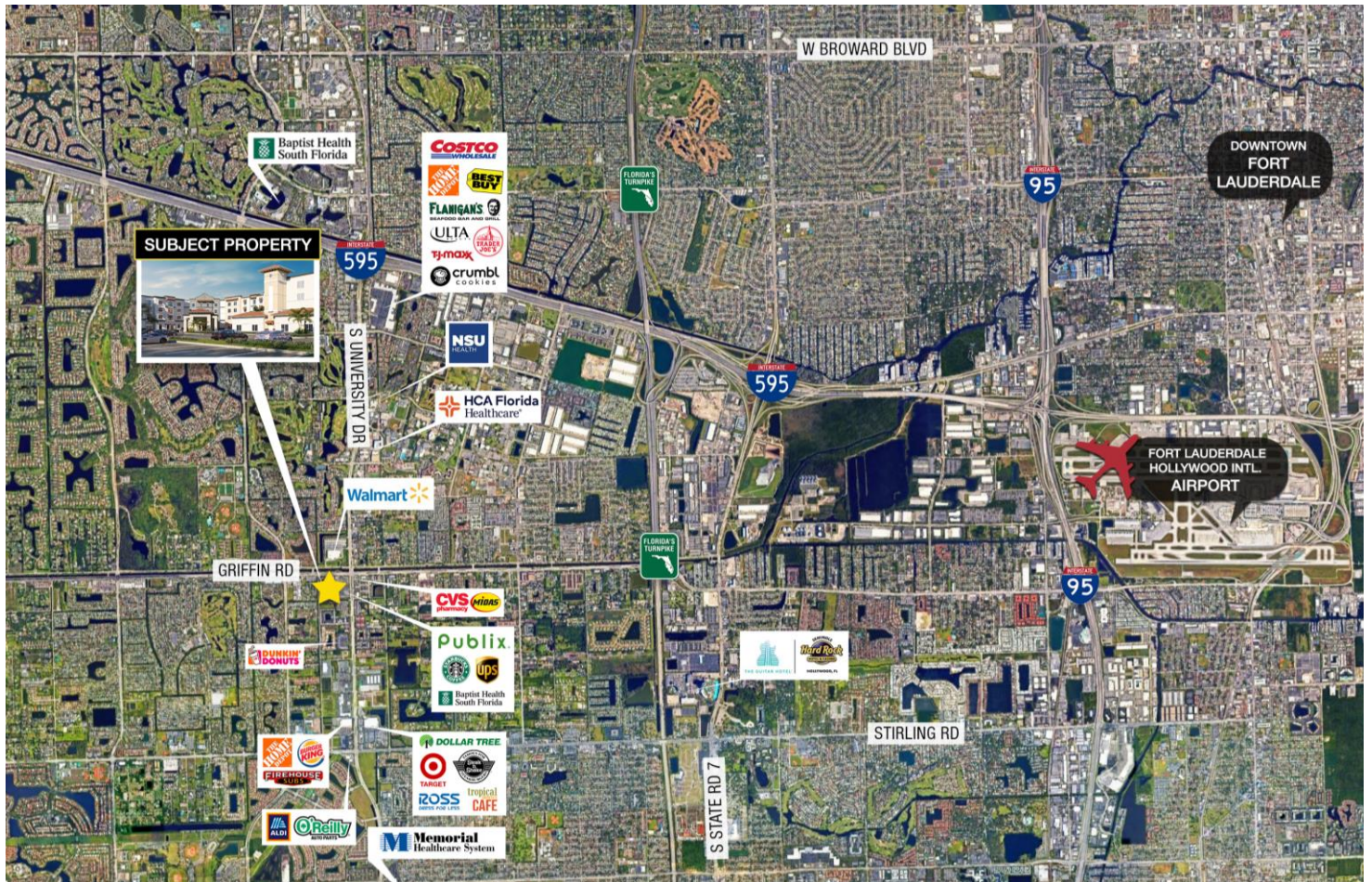
Seamlessly Connecting Care & Community in a Prime Location

With Convenient Access to Key Amenities and Services

Outstanding location, with four hospitals & an urgent care within 5 miles

Nearby Hospitals/Healthcare:

- Baptist Health Urgent Care
- HCA Florida University Hospital
- NSU Health
- Memorial Hospital Pembroke
- Baptist Health South Florida

This ±9.5-acre site in Davie offers prime access to I-595, the Florida Turnpike, and I-95, connecting it easily to Fort Lauderdale, Miami, and West Palm Beach. Its central location ensures easy access for patients and staff.

Located near major healthcare facilities, the site benefits from nearby residential communities, shopping, parks, and universities, making it ideal for medical professionals and future residents.

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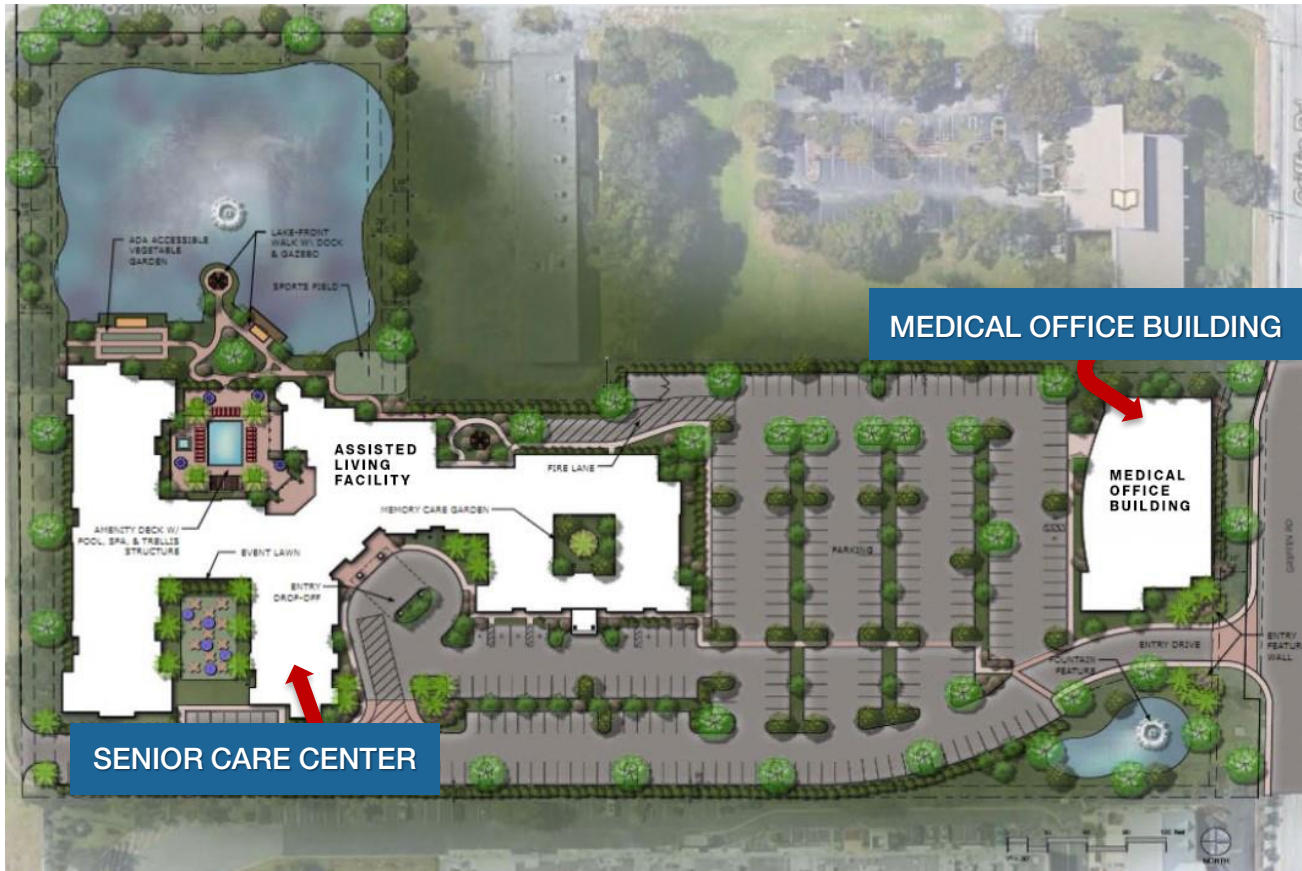
PROPERTY SUMMARY

Address:	8150, 8160 & 8180 Griffin Road & 4760 SW 82nd Avenue Davie, FL 33328
Lot Size:	±9.5 AC
Nearest Intersection	University Drive & Griffin Road
Zoning:	Community Facility (CF) Commercial B-2
PID:	5041-2801-0340 5041-2801-0341 5041-2801-0342 5041-2801-0344

DEVELOPMENT HIGHLIGHTS

- Approved 236,968 SF Senior Care Facility
  - 101 independent living units
  - 60 Entitled assisted living units
  - 24 memory care units

- Approved 42,000 SF, 3-story Medical Office Building
  - Build-to-suit or lease opportunity

- Adjacent to a Publix-anchored shopping center and near numerous conveniences and amenities

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Amenities & Healthcare Tailored for a Complete Living Experience

A Community Crafted for Comfort & Connection with On-Site Medical Care

Offering a Full Spectrum of Services for an Enriched Life

Residents will enjoy a variety of dining options, from formal to casual settings, alongside a grand lounge, wellness center, and spa. Additional conveniences include a technology center, dog park, billiards room, library, chapel, and garden areas. Independent and assisted living units feature modern kitchens, luxury finishes, keyless entry, balconies, and roll-in showers for an enhanced living experience.

Residents and nearby communities benefit from the convenience of top healthcare services at the adjacent medical office building.

Monument Signage

GRIFFIN ROAD

Learn More Details About This Premier Development
Contact Us Today: 561 471 800!

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