



**PROPERTY DESCRIPTION**

Property consists of a free-standing 4,152 square foot medical office building located on a .31 acre lot. Currently occupied by a busy plastic surgery practice, the building features 2 separate waiting areas, 7 exam/procedure rooms, a scan room with lead lined walls, and additional offices and open areas for medical support staff. Building is turnkey and in move-in condition. Ample parking adjacent to building.

**PROPERTY HIGHLIGHTS**

- Turn key medical offices in ready to go condition
- Prominent location with highly visible building and monument signage
- 20 parking spaces plus street parking license for addl. 12 spaces
- Rare to find free-standing medical building in heart of East Fort Lauderdale market
- Close proximity to Las Olas Boulevard and downtown Fort Lauderdale
- Quick and easy access to Federal Highway and I-95
- Central location between Broward General Hospital and Holy Cross Medical Center

**OFFERING SUMMARY**

Sale Price:	\$2,860,000
Lot Size:	13,500 SF
Building Size:	4,152 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,467	3,661	13,800
Total Population	2,321	6,168	24,229
Average HH Income	\$164,492	\$170,307	\$150,495

For more information:

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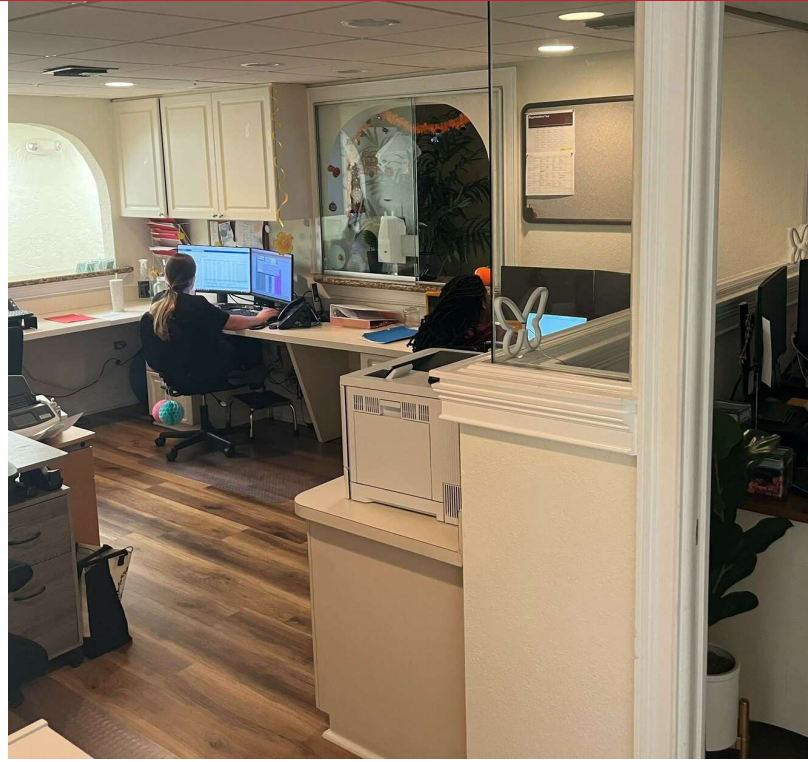
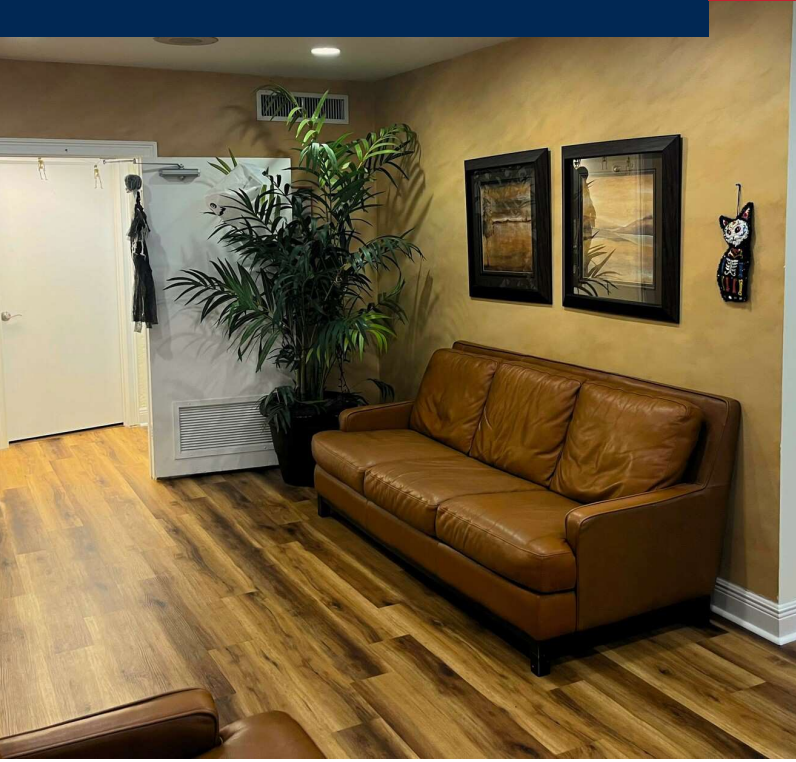
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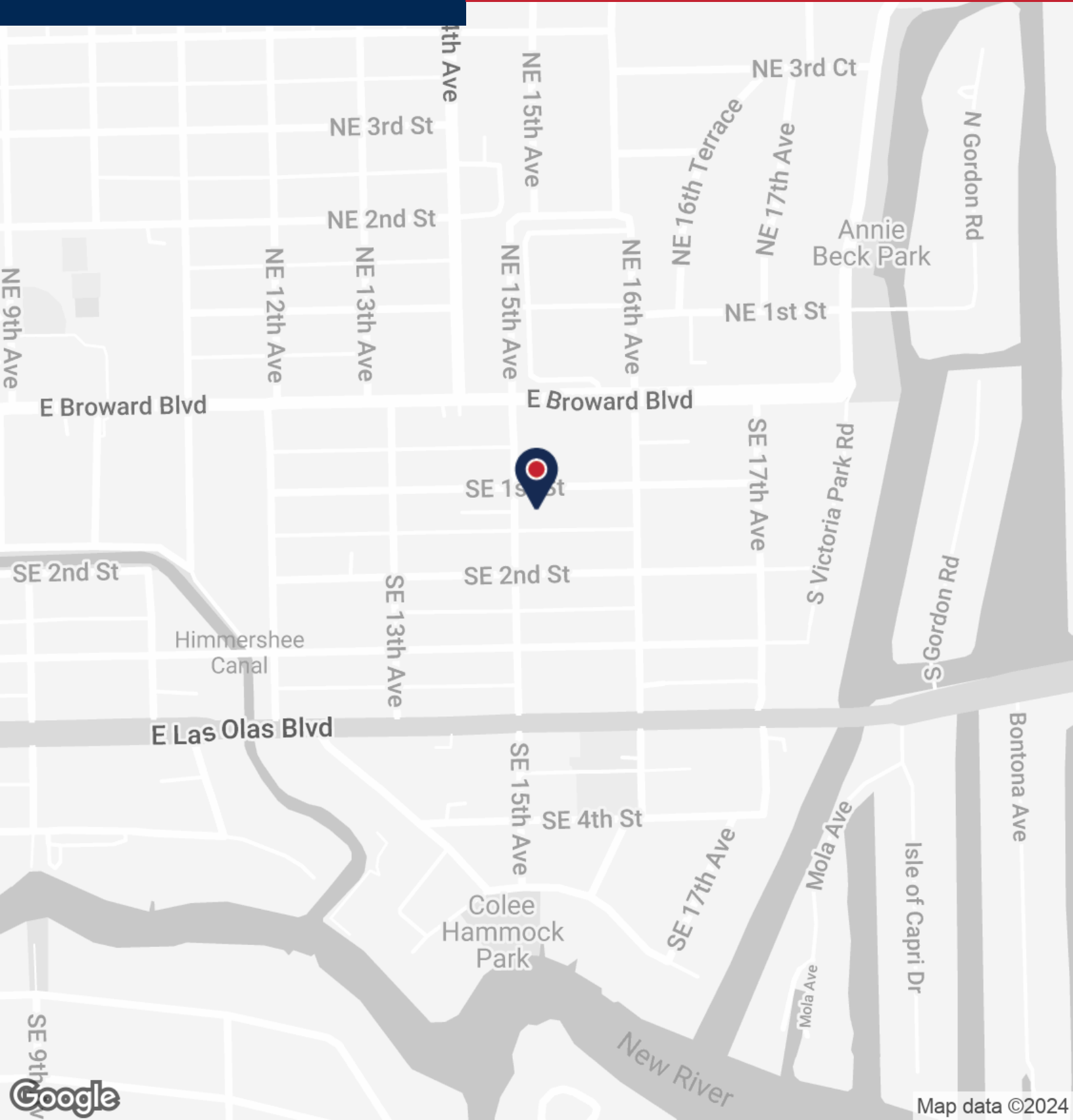
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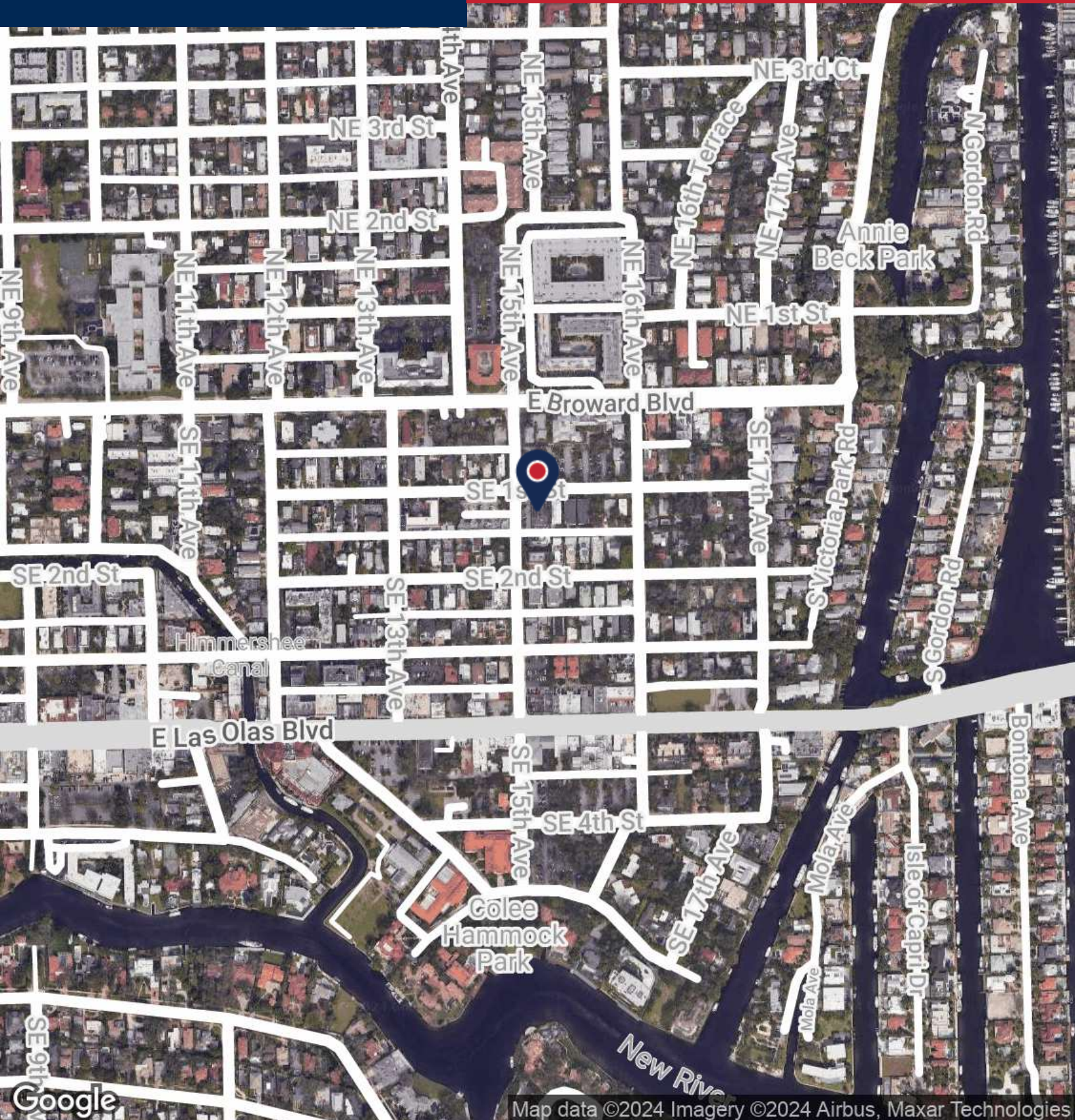
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MEDICAL OFFICE BUILDING FOR SALE

AERIAL MAP



For more information:

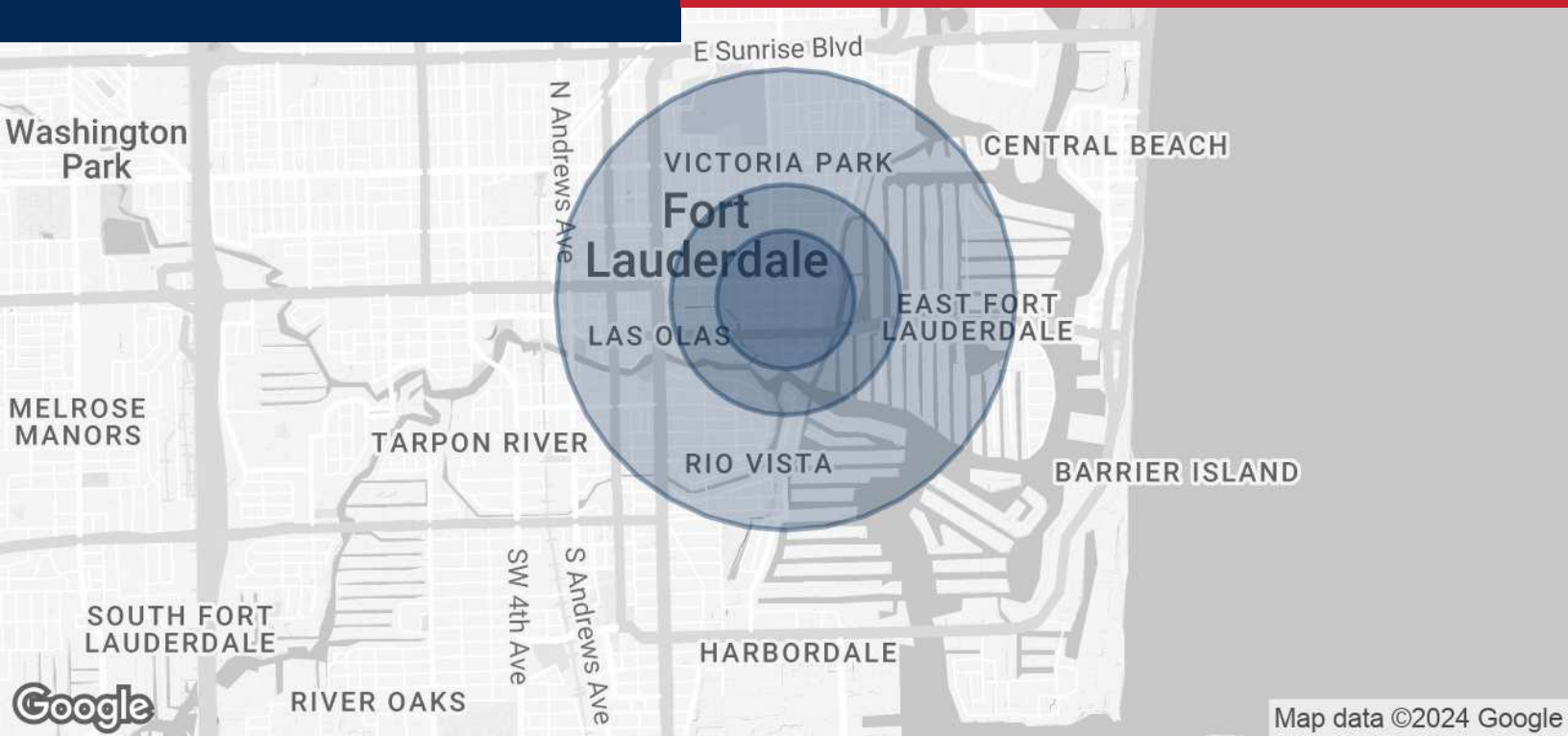
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Map data ©2024 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,321	6,168	24,229
Average Age	48	48	45
Average Age (Male)	48	48	46
Average Age (Female)	47	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,467	3,661	13,800
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$164,492	\$170,307	\$150,495
Average House Value	\$844,893	\$958,408	\$914,669

Demographics data derived from AlphaMap

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