

For Lease  
±2,176-7,282 SF  
Medical Office Space



## Coral Ridge Medical Plaza

5301 N Dixie Hwy  
Oakland Park, FL 33334

### Property Features

- Move-in ready space in the Oakland Park/Coral Ridge medical district
- Anchored by Tenet Healthcare AMSC and 1.5 miles to Holy Cross Hospital
- Shared lab for tenant use
- Covered porte-cochère for convenient patient drop-off and pick-up
- Minutes from I-95 and US-1, near popular dining and conveniences
- Surrounded by dense residential and strong demographics

### For More Information:

**Lesley Sheinberg**, Managing Director  
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### Key Features:



**Great location in a thriving healthcare hub**



**Move-in ready space**

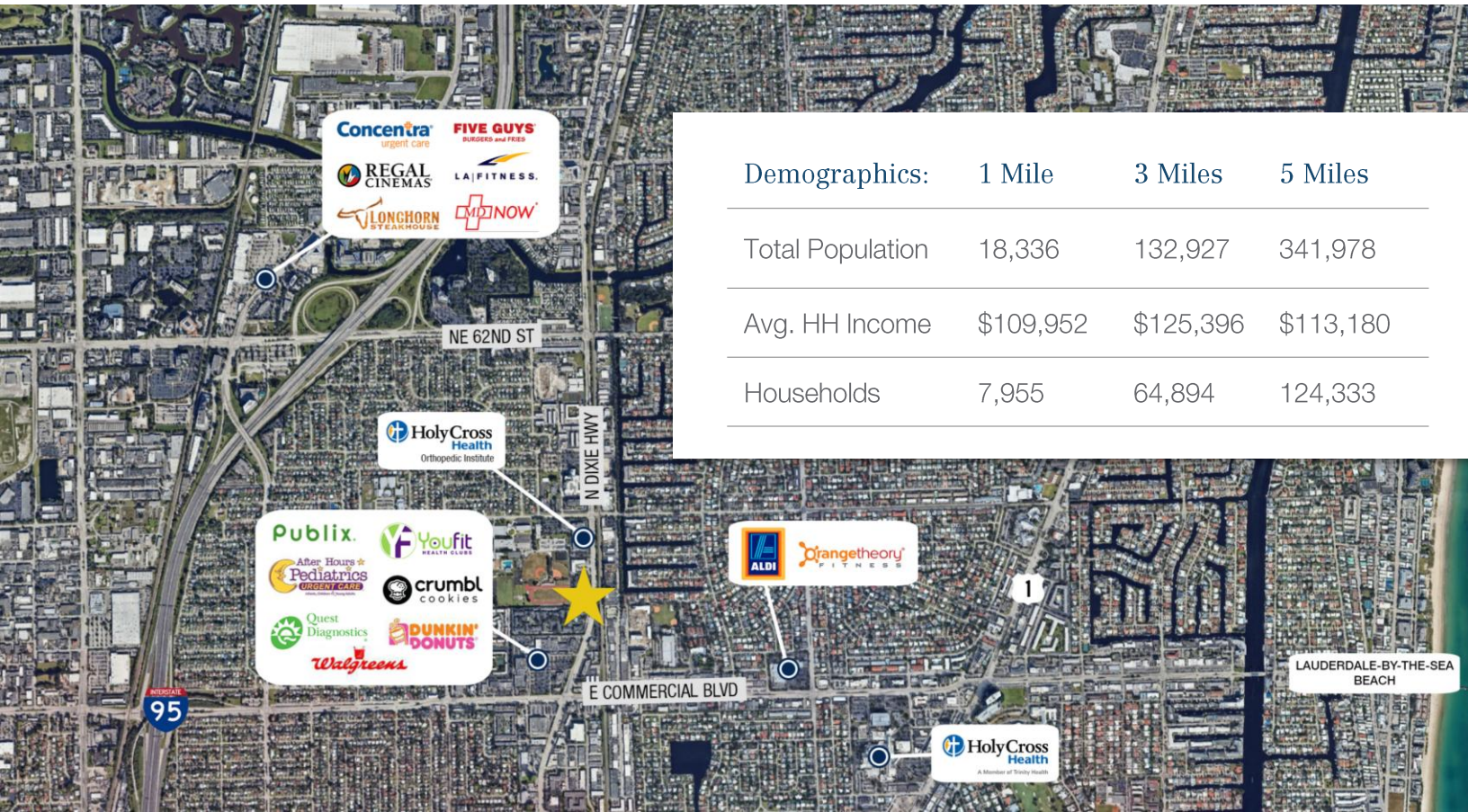


**Excellent parking ratio  
5.19/1,000 SF**



# FOR LEASE: CORAL RIDGE MEDICAL PLAZA

## Medical Office Space in a Healthcare Hub



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	18,336	132,927	341,978
Avg. HH Income	\$109,952	\$125,396	\$113,180
Households	7,955	64,894	124,333

### Proven Healthcare Demand with Built-In Patient Base

- Over \$534 million in annual healthcare spending within a 3-mile radius
- 25%+ of surrounding residents are age 65 and older – a key driver for ongoing medical services
- 132,000+ residents within 3-miles, with continued growth projected

Available Space: Suite 201: ±5,106 SF  
Suite 202: ±2,176 SF

Rental Rate: \$28.00/SF NNN  
\$16.00/SF Est. CAM

Parking: Ample surface parking (5.19/1,000 SF)



### For More Information:

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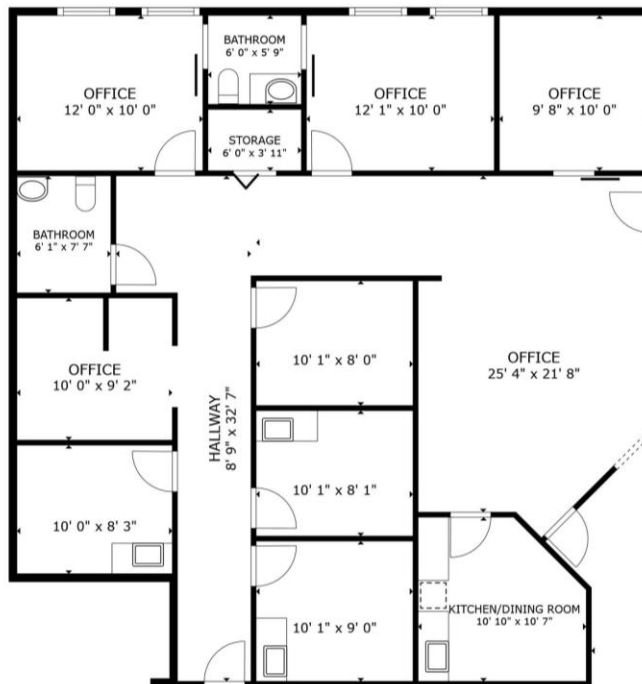
**FOR LEASE: CORAL RIDGE MEDICAL PLAZA**  
**Move-In Ready Suites – Choose Your Layout**

**SUITE 201**  
**±5,106 SF**



\*Not to scale. Subject to error.

**SUITE 202**  
**±2,176 SF**



\*Not to scale. Subject to error.

**SCHEDULE YOUR  
 TOUR TODAY!**  
**561 471 8000**

**For More Information:**  
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