

Boynton Beach Medical Plaza

10151 Enterprise Center Blvd, Boynton Beach, Florida 33437



- ◆ Move-In Ready Suite
- ◆ Monument Signage
- ◆ 15 exam Rooms
- ◆ 4 offices
- ◆ 2 Restrooms

Building Overview:



Strategically situated just 2.5 miles from Baptist Bethesda West Hospital, this 50,671 RSF Class "A" Medical Office Building features monument signage and ample parking of 254 spaces, a ratio of 5/1,000 RSF. It is conveniently located on Enterprise Center Blvd at the Boynton Beach exit of the Florida Turnpike.

With its location between Baptist Bethesda West and East Hospitals, and its roster of premier medical practices, the Boynton Beach Medical Plaza offers an unparalleled opportunity to tap into the West Boynton market.

Building Features:

- ◆ A grand porte cochere for the convenience of dropping off patients, while protected from the elements
- ◆ Elegant lobby finishes provide a warm, upscale feel to this Class "A" medical facility
- ◆ Common area restrooms on first and second floors

Tenants Include:

- ◆ Amelia Aesthetics South Florida
- ◆ Urology Center of South Florida
- ◆ Quest Diagnostics
- ◆ Florida Premier Cardiology
- ◆ DMV Allergy & Asthma Center

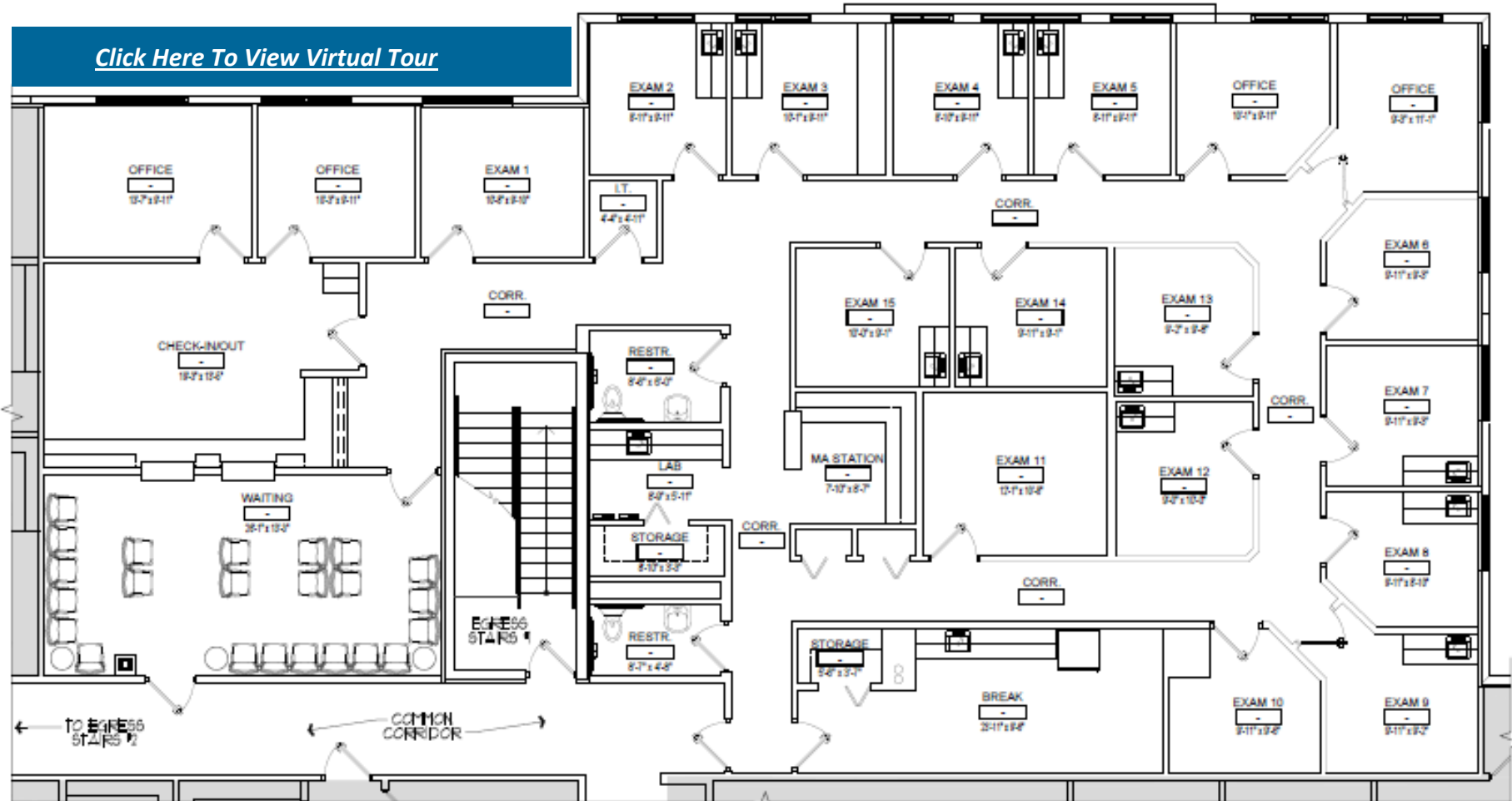


Suite 204 features 4,522 RSF medical office space with fifteen (15) exam rooms, four (4) offices, and two (2) restrooms. This is a turn-key opportunity to lease the premier medical office space available in West Boynton.




**Suite 204
Existing Floor Plan**

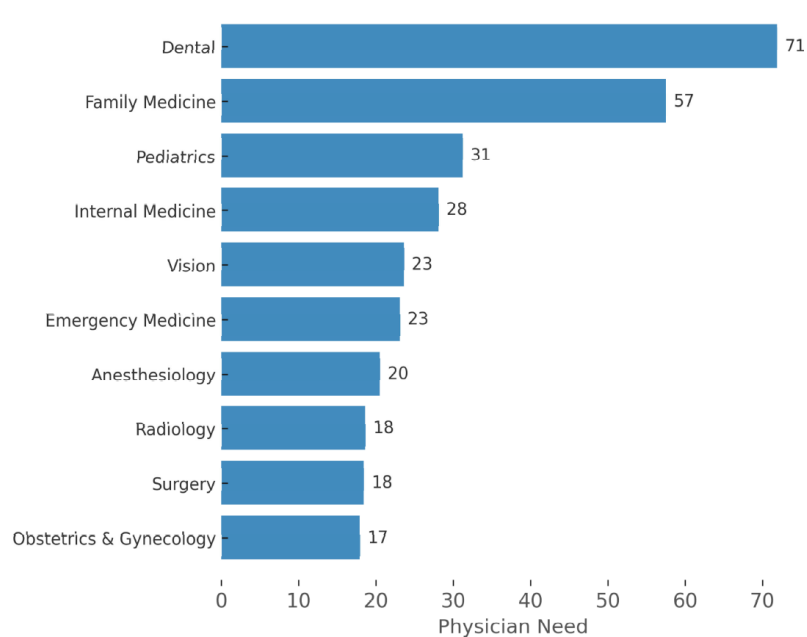
[Click Here To View Virtual Tour](#)



Demographics, Physician Net Need and Payor Mix

West Boynton Medical Plaza			
7593 W Boynton Beach Blvd, Boynton Beach, FL 33437			
Building Type: Class A Office			
Class: A			
RBA: 50,196 SF			
Typical Floor: 25,098 SF			
Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	8,490	76,108	742,082
2024 Estimate	8,269	74,266	714,596
2020 Census	8,651	78,458	703,493
Growth 2024 - 2029	2.67%	2.48%	3.85%
Growth 2020 - 2024	-4.42%	-5.34%	1.58%
2024 Population by Hispanic Origin	1,010	10,107	190,617
2024 Population	8,269	74,266	714,596
White	5,876 71.06%	51,608 69.49%	379,135 53.06%
Black	910 11.00%	8,809 11.86%	123,946 17.34%
Am. Indian & Alaskan	13 0.16%	97 0.13%	2,556 0.36%
Asian	336 4.06%	2,624 3.53%	19,780 2.77%
Hawaiian & Pacific Island	5 0.06%	37 0.05%	628 0.09%
Other	1,128 13.64%	11,092 14.94%	188,552 26.39%
U.S. Armed Forces	1	57	195
Households			
2029 Projection	3,876	32,506	307,934
2024 Estimate	3,795	31,870	296,429
2020 Census	4,073	34,473	291,137
Growth 2024 - 2029	2.13%	2.00%	3.88%
Growth 2020 - 2024	-6.83%	-7.55%	1.82%
Owner Occupied	3,255 85.77%	27,606 86.62%	207,109 69.87%
Renter Occupied	540 14.23%	4,264 13.38%	89,320 30.13%
2024 Households by HH Income	3,796	31,870	296,428
Income: <\$25,000	507 13.36%	4,244 13.32%	52,094 17.57%
Income: \$25,000 - \$50,000	656 17.28%	5,372 16.86%	59,576 20.10%
Income: \$50,000 - \$75,000	719 18.94%	5,087 15.96%	50,731 17.11%
Income: \$75,000 - \$100,000	405 10.67%	4,252 13.34%	35,405 11.94%
Income: \$100,000 - \$125,000	373 9.83%	3,529 11.07%	28,558 9.63%
Income: \$125,000 - \$150,000	414 10.91%	2,763 8.67%	19,332 6.52%
Income: \$150,000 - \$200,000	407 10.72%	2,962 9.29%	20,660 6.97%
Income: \$200,000+	315 8.30%	3,661 11.49%	30,072 10.14%
2024 Avg Household Income	\$99,880	\$106,031	\$94,486
2024 Med Household Income	\$75,988	\$82,243	\$67,437

Top 10 Physician Demand Specialties (3-Mile Radius)



5 Mile - Radius

