

FOR LEASE - ±15,142 SF OFFICE/MEDICAL SPACE

UNIVERSITY CENTRE

9701 Belvedere Road, Royal Palm Beach, FL

READY FOR TI BUILDOUT



NEW “CLASS A” MEDICAL SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Robert Nucheren
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Property Overview

HIGHLIGHTS

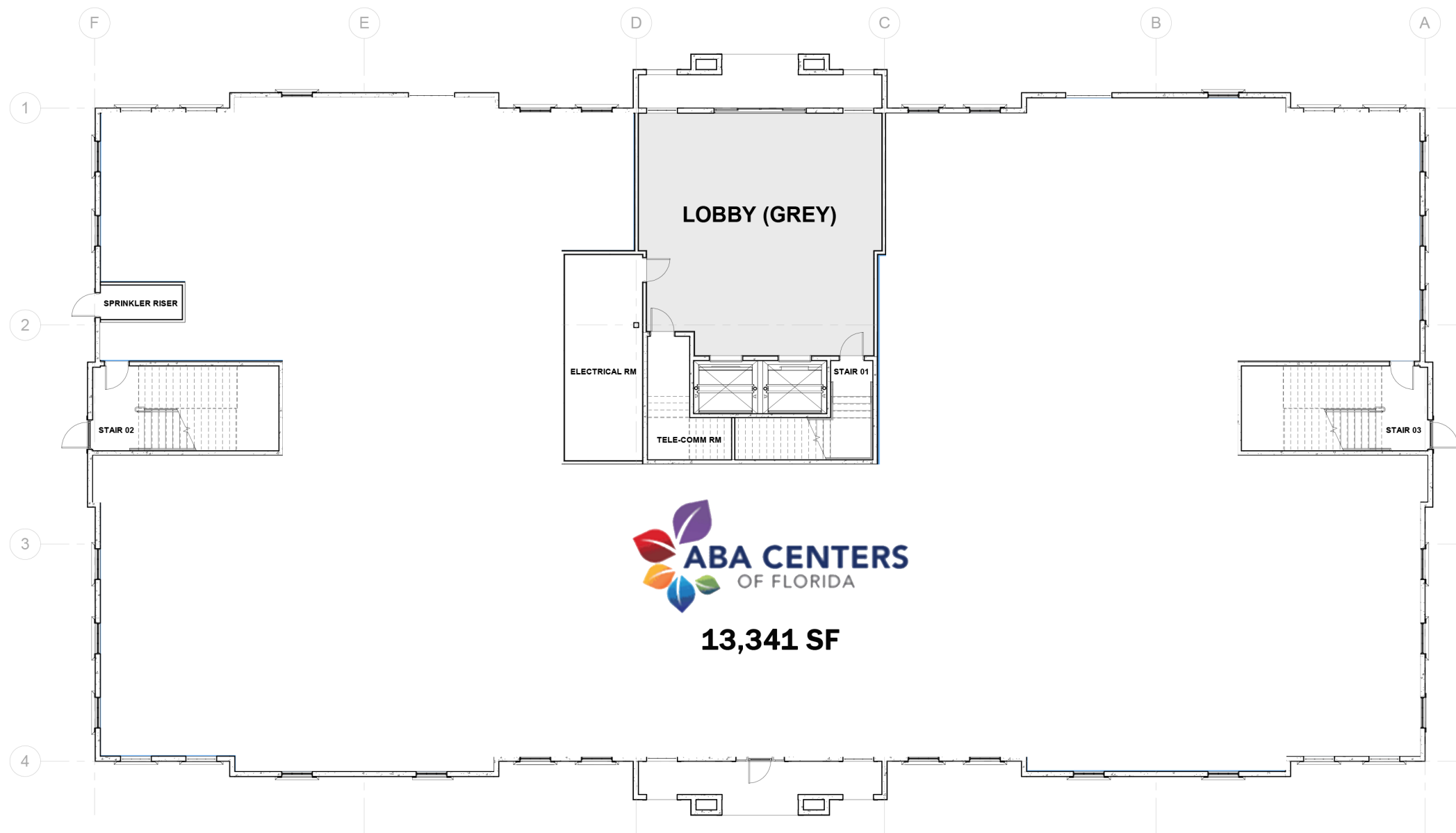
- Close proximity to the airport and Wellington Mall
- Servicing a trade area of 250,000 people
- Wellington Regional Medical Center is 3.1 miles from subject site and HCA Florida Palms West Hospital is 4.3 miles away
- Cross access from N State Road 7
- Main entrance on Belvedere Road - 19,700 cars per day
- Expanding market with over 150 medical offices in close proximity
- Class A office space building
- 24/7 access
- Adjacent to South University School - 60,000 SF school of healthcare programs

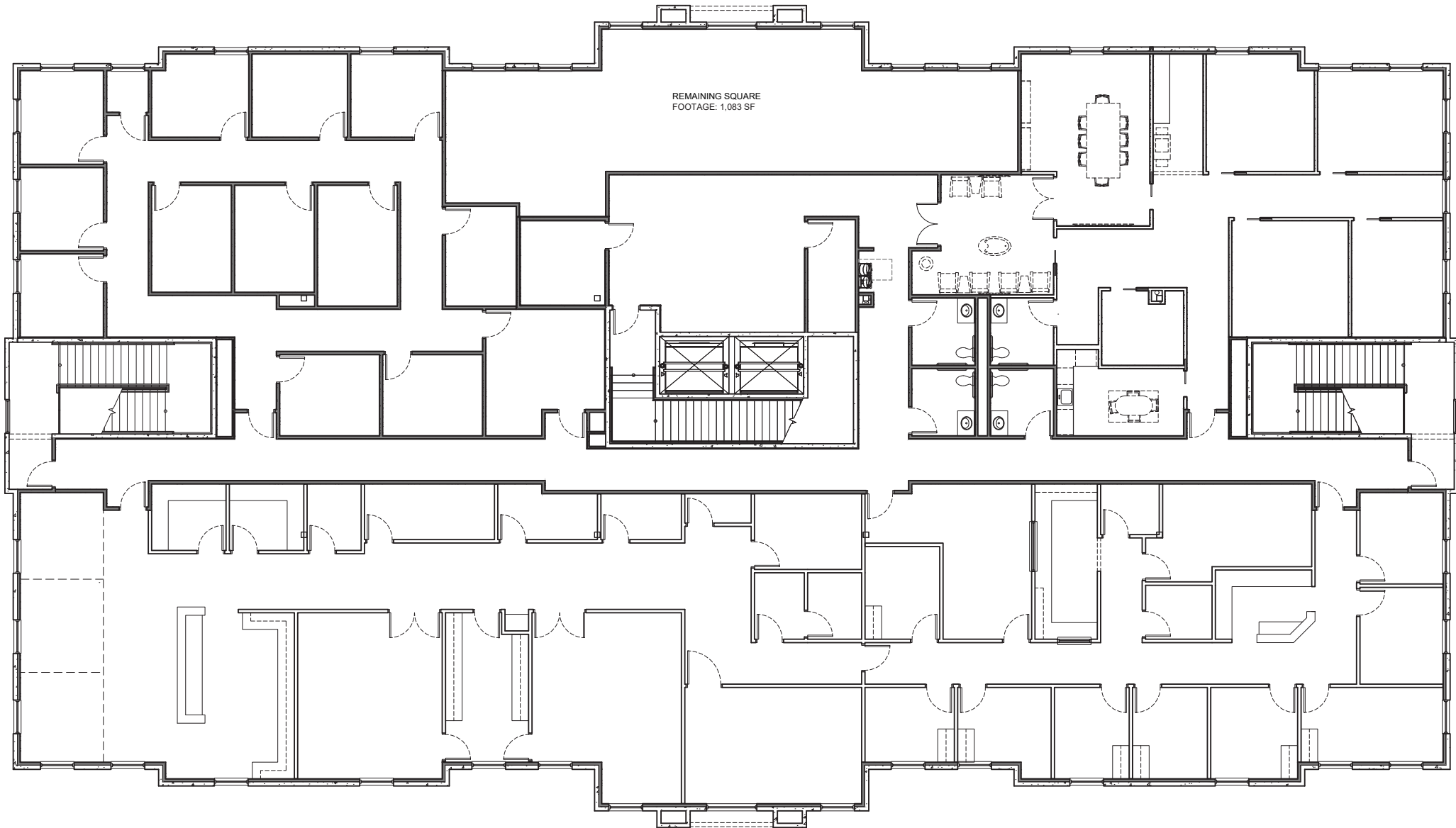


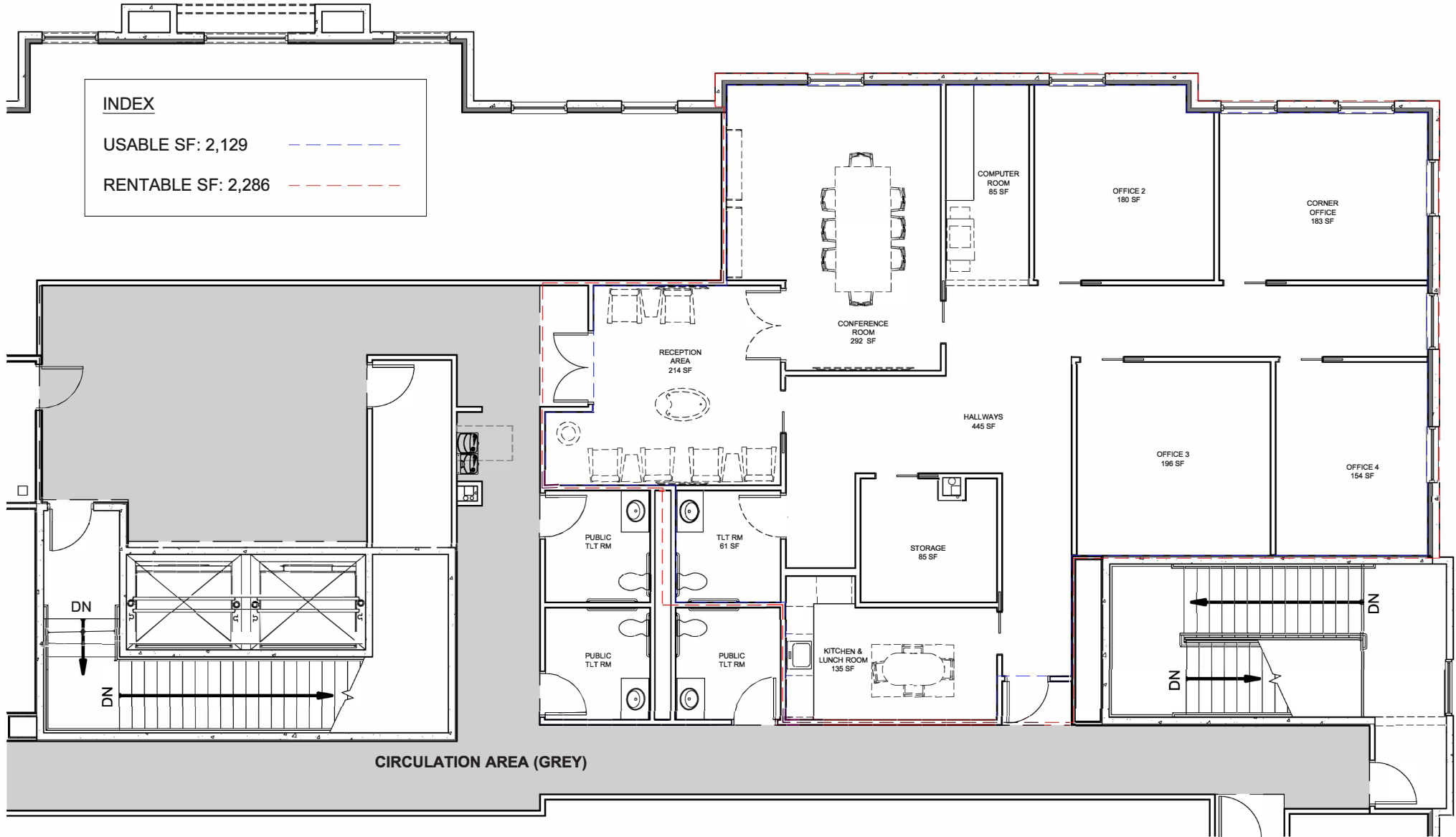
DEMOGRAPHICS

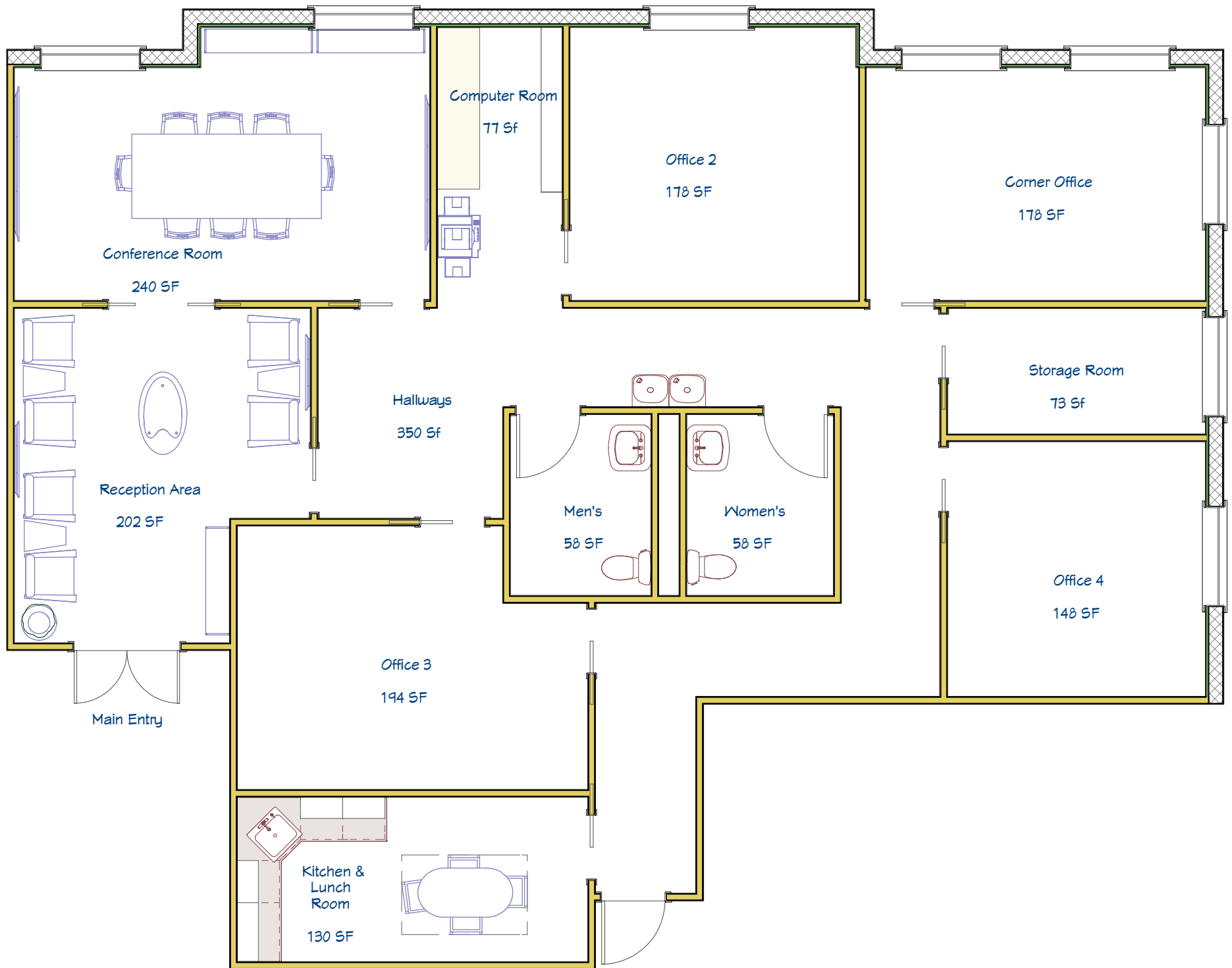
	1 MILE	3 MILES	5 MILES
POPULATION	4,962	71,139	188,272
HOUSEHOLDS	1,589	26,372	69,315
EMPLOYEES	4,124	58,471	154,316
AVERAGE HH INCOME	\$132,762	\$110,757	\$105,576

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	20,156	82,658	262,493
HOUSEHOLDS	7,105	30,572	97,653
EMPLOYEES	16,364	67,761	215,026
AVERAGE HH INCOME	\$114,801	\$110,437	\$100,395















Contact Broker

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