

TURN-KEY MEDICAL OFFICE

9,055 SF of Built-out Medical Space

COLONIAL SHOPPING CENTER

412-436 NE 125th St., North Miami, FL 33161

*This sublease opportunity allows a medical practice to **OPEN IMMEDIATELY** and capture the highly desirable North Miami demographic. With abundant parking, a central location, and speed to market (FF&E available), this space offers great value to qualified medical practices.*



LOCATION: In the Heart of North Miami, Located Minutes Away from I-95 & Biscayne Blvd., Centrally Located between Regional Hospitals

**SCHEDULE
A TOUR
TODAY!**

PREMISE SIZE: 9,055 SF

RENTAL RATE: Call for Details

TERM: Sublease (Direct Lease Possible)

AMENITIES: Abundant Parking, Nearby Dining, Retail Exposure, Building & Monument Signage



10167 NW 31st Street, Suite 102
Coral Springs, FL 33065
(954) 346-8200, ext. 201
www.floridamedspace.com

Zack Adams
LEASING & SALES AGENT
☎ (954) 729-8893
zack@floridamedspace.com

Luke Nill
DIRECTOR OF LEASING & SALES
☎ (561) 806-4040
luke@floridamedspace.com



9,055 SF
Built-out
Medical
Space

9 EXAM ROOMS, LAB, PHARMACY, DENTAL, PT & OPTICAL



DEMOGRAPHICS

POPULATION

1 MILE: 25,371
2 MILE: 178,037
3 MILE: 474,049

MEDIAN INCOME

1 MILE: \$48,504
2 MILE: \$49,391
3 MILE: \$49,179

TRAFFIC COUNT

32,500 ADT

CALL, TEXT OR EMAIL FOR MORE INFORMATION

Zack Adams
LEASING & SALES AGENT
 (954) 729-8893
zack@floridamedspace.com

10167 NW 31st Street, Suite 102
Coral Springs, FL 33065
(954) 346-8200, ext. 201
www.floridamedspace.com

Luke Nill
DIRECTOR OF LEASING & SALES
 (561) 806-4040
luke@floridamedspace.com