

FOR SALE

COMMUNITY MEDICAL PLAZA

801 Meadows Road, Units 105 & 106 , Boca Raton, FL 33486



BUILT-OUT MEDICAL OFFICE CONDOS FOR SALE

EXCLUSIVE SALES LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
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Property Overview

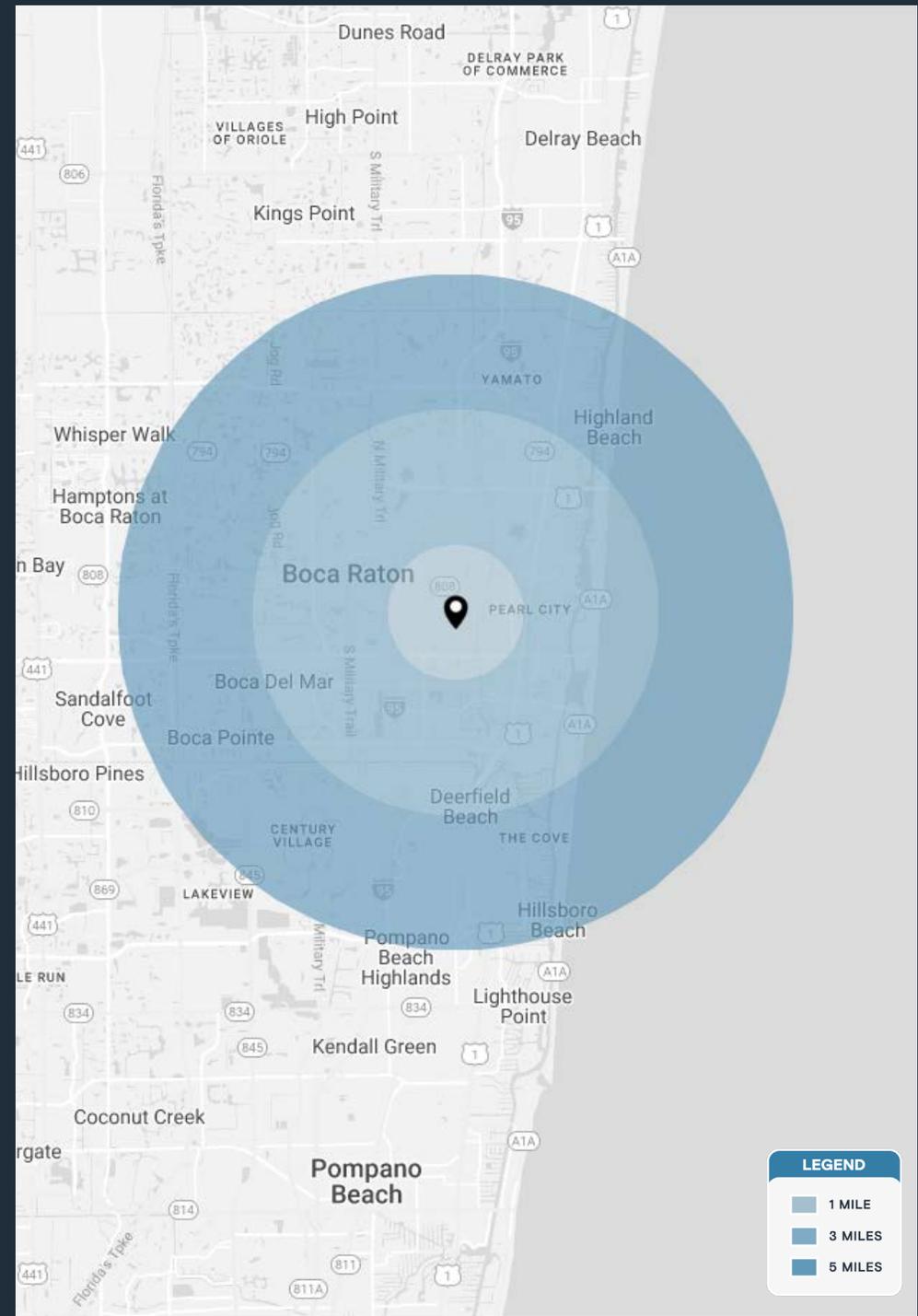
HIGHLIGHTS

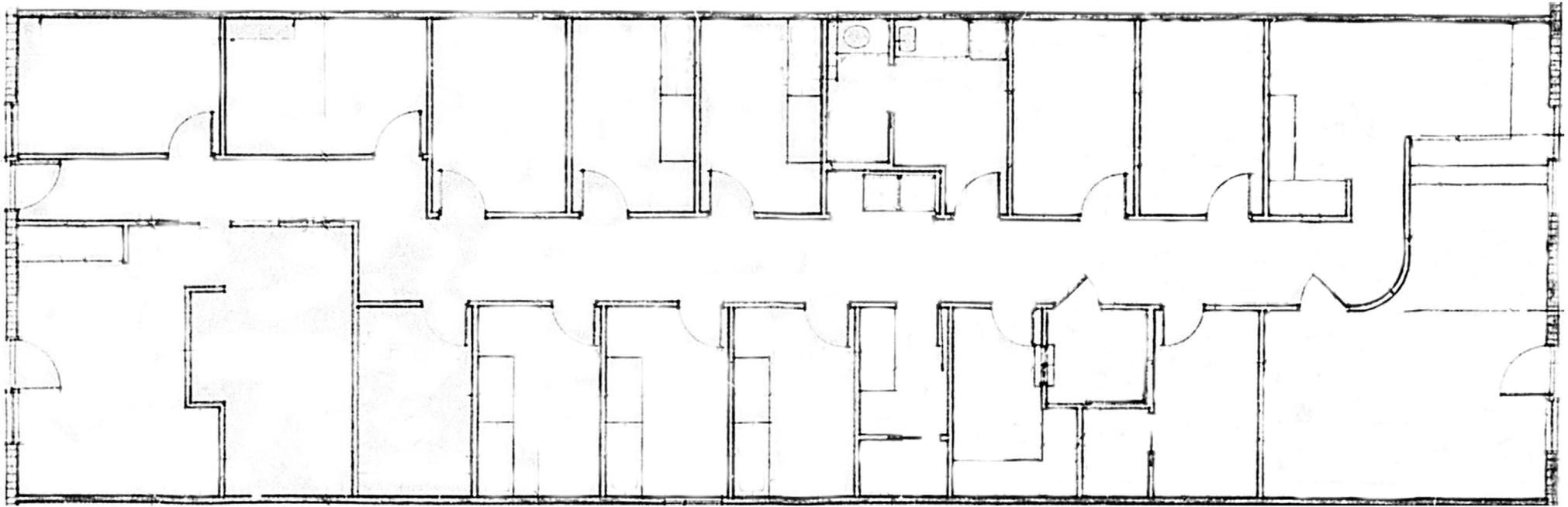
- ±1,237 SF and ±1,287 SF for a combined space of ±2,524 SF
- Fully built-out medical office featuring 6 plumbed exams rooms, laboratory, break room/lounge, two procedure rooms, lobby, reception office and 4 private doctor's offices
- Unit is located in Community Medical Plaza, adjacent to Boca Raton Regional Hospital, which is undergoing a \$250 million renovation set to be completed Q4 2025
- Close proximity to:
 -  FAU FLORIDA ATLANTIC UNIVERSITY
 -  Boca Raton Regional Hospital
 -  WHOLE FOODS
 -  CVS pharmacy

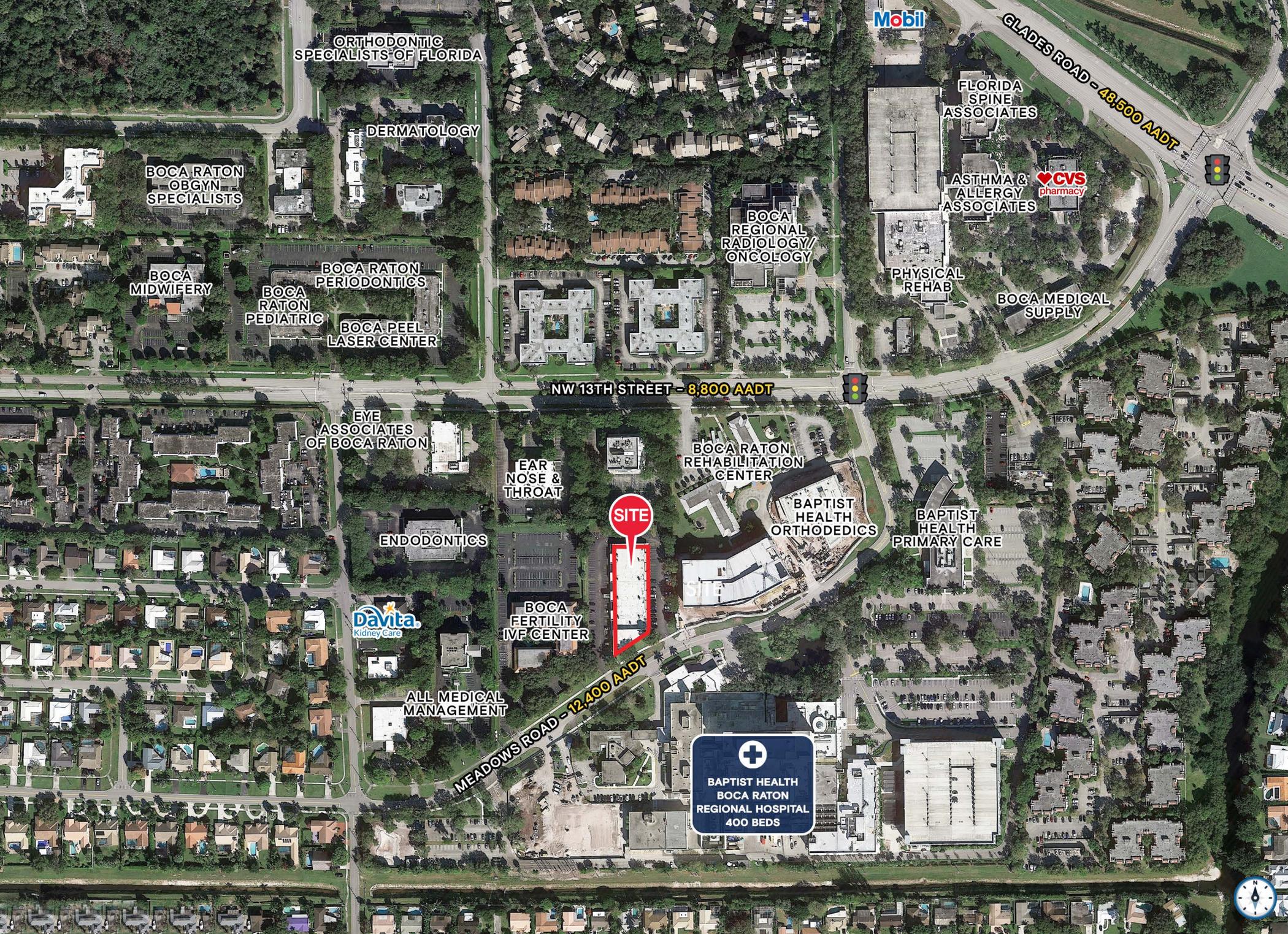
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,454	101,152	230,728
HOUSEHOLDS	4,354	42,788	104,141
EMPLOYEES	11,626	87,154	200,157
AVERAGE HH INCOME	\$130,091	\$157,359	\$138,518

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,732	69,569	161,422
HOUSEHOLDS	5,355	28,614	71,332
EMPLOYEES	15,404	59,794	139,309
AVERAGE HH INCOME	\$134,811	\$160,837	\$143,264







ORTHODONTIC
SPECIALISTS OF FLORIDA

DERMATOLOGY

BOCA RATON
OB/GYN
SPECIALISTS

BOCA
MIDWIFERY

BOCA RATON
PEDIATRIC

BOCA RATON
PERIODONTICS

BOCA PEEL
LASER CENTER

BOCA
REGIONAL
RADIOLOGY/
ONCOLOGY

PHYSICAL
REHAB

BOCA MEDICAL
SUPPLY

NW 13TH STREET - 8,800 AADT

EYE
ASSOCIATES
OF BOCA RATON

EAR
NOSE &
THROAT

BOCA RATON
REHABILITATION
CENTER

BAPTIST HEALTH
ORTHODODICS

BAPTIST
HEALTH
PRIMARY CARE

ENDODONTICS

Davita
Kidney Care

BOCA
FERTILITY
IVF CENTER

ALL MEDICAL
MANAGEMENT

MEADOWS ROAD - 12,400 AADT


BAPTIST HEALTH
BOCA RATON
REGIONAL HOSPITAL
400 BEDS

Mobil

FLORIDA
SPINE
ASSOCIATES

ASTHMA &
ALLERGY
ASSOCIATES

CVS
pharmacy

GLADES ROAD - 48,500 AADT

Contact Broker

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