

MEDICAL OFFICE CONDO | FOR SALE

**FOR SALE:**  
**± 8,000 SF**  
**MEDICAL**  
**OFFICE SUITE**

**900 NW 17TH AVENUE, SUITE 101**

CONGRESS AVE & LAKE IDA RD

DELRAY BEACH FL, 33445



# BUILT OUT MEDICAL OFFICE CONDO

900 NW 17TH AVENUE, SUITE 101

CONGRESS AVE & LAKE IDA RD

- Unit Size: ± 8,000 SF (Entire First Floor)
- Second generation, built-out medical office that includes a large waiting area, ten plumbed exam rooms, a large nurse station, X-ray suite, cardiac nuclear imaging lab (w/licenses), cardiovascular ultrasound lab, specimen lab, break rooms and multiple window offices.
- Features include first floor location with covered patient access, prominent lighted building signage facing Congress Avenue and hurricane rated windows.

Condo Fees: \$7,300/Qtr (est.)

2025 RE Taxes: \$43,776

Price: **Reduced to \$3,750,000**



# PROPERTY HIGHLIGHTS

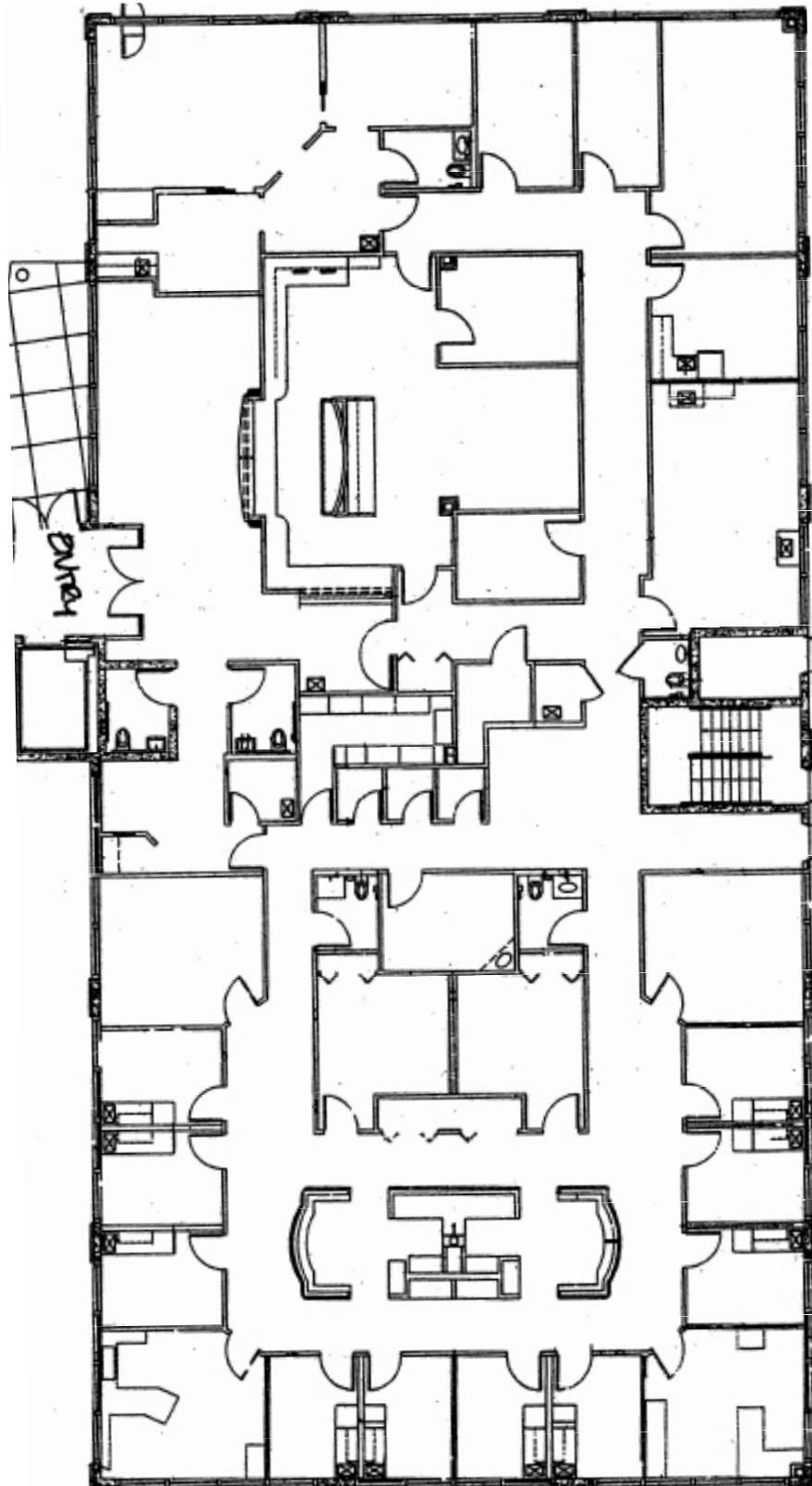
- Size: Suite 101 -  $\pm$  8,000 SF (Entire First Floor).
- Building signage facing Congress Avenue and marquee signage.
- First floor location with direct access, covered patient entry.
- Built out second generation medical suite including 10 exam rooms, 4 large doctor offices, 3 procedure rooms, and reception area.
- $\pm$  13 minutes to Delray Medical Center &  $\pm$  17 minutes to Baptist Boca Regional Hospital.
- Located less than 1 mile from I-95 off Atlantic Avenue.
- Ample surface parking.



# FLOORPLAN

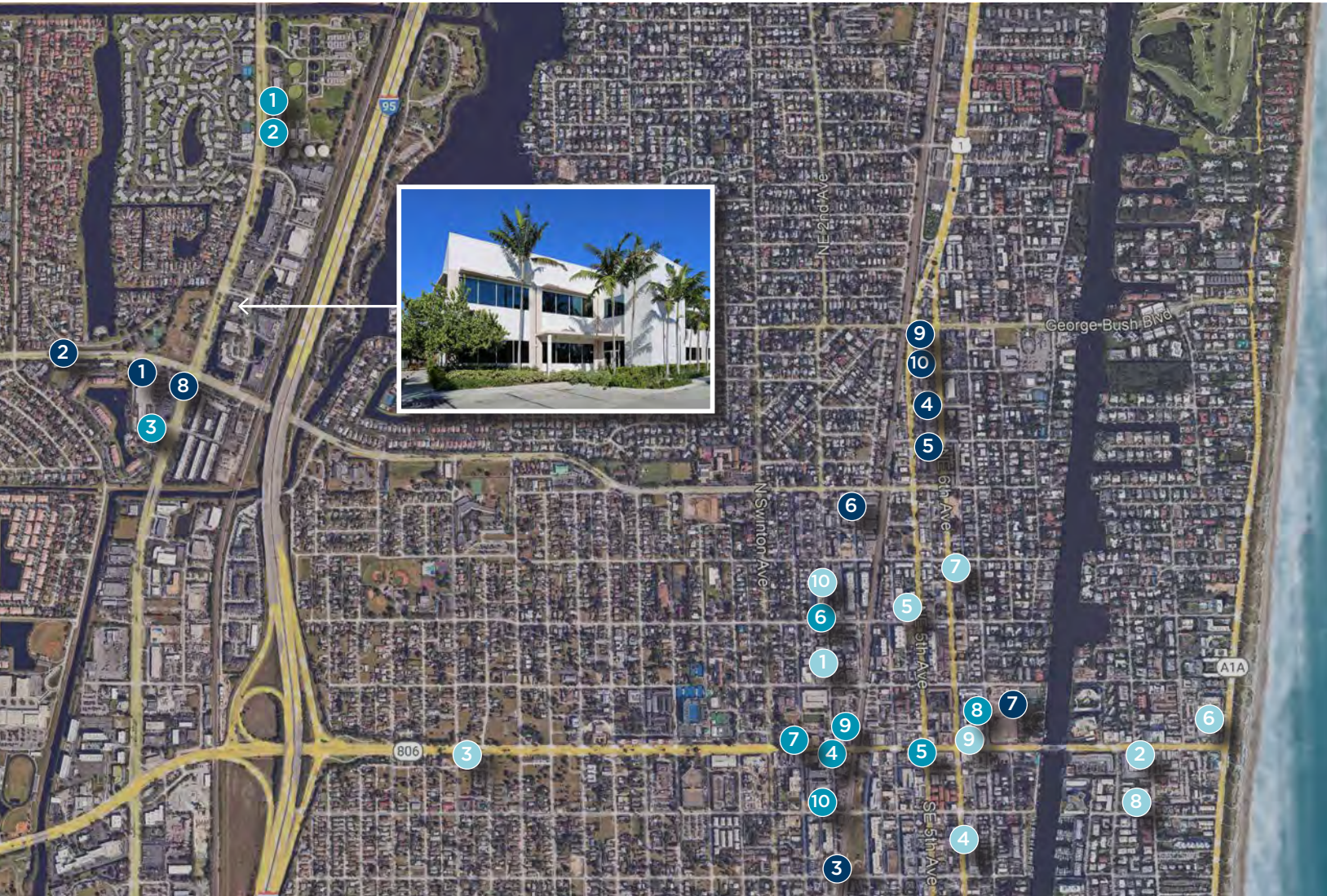
SUITE 101 // ± 8,000 SF (ENTIRE FIRST FLOOR)

LAKE IDA ROAD



N CONGRESS AVE

# AREA AMENITIES



## RESTAURANTS

1. In Good Taste Cafe
2. Rogie Pierogies
3. L&E Fine Cooking
4. Gary Rack's Farmhouse Kitchen
5. Costa Delray Beach  
Contemporary American
6. Yama Japanese
7. Rocco's Tacos & Tequila Bar
8. The Hampton Social Delray
9. Racks Fish House + Oyster Bar
10. Olio Italian

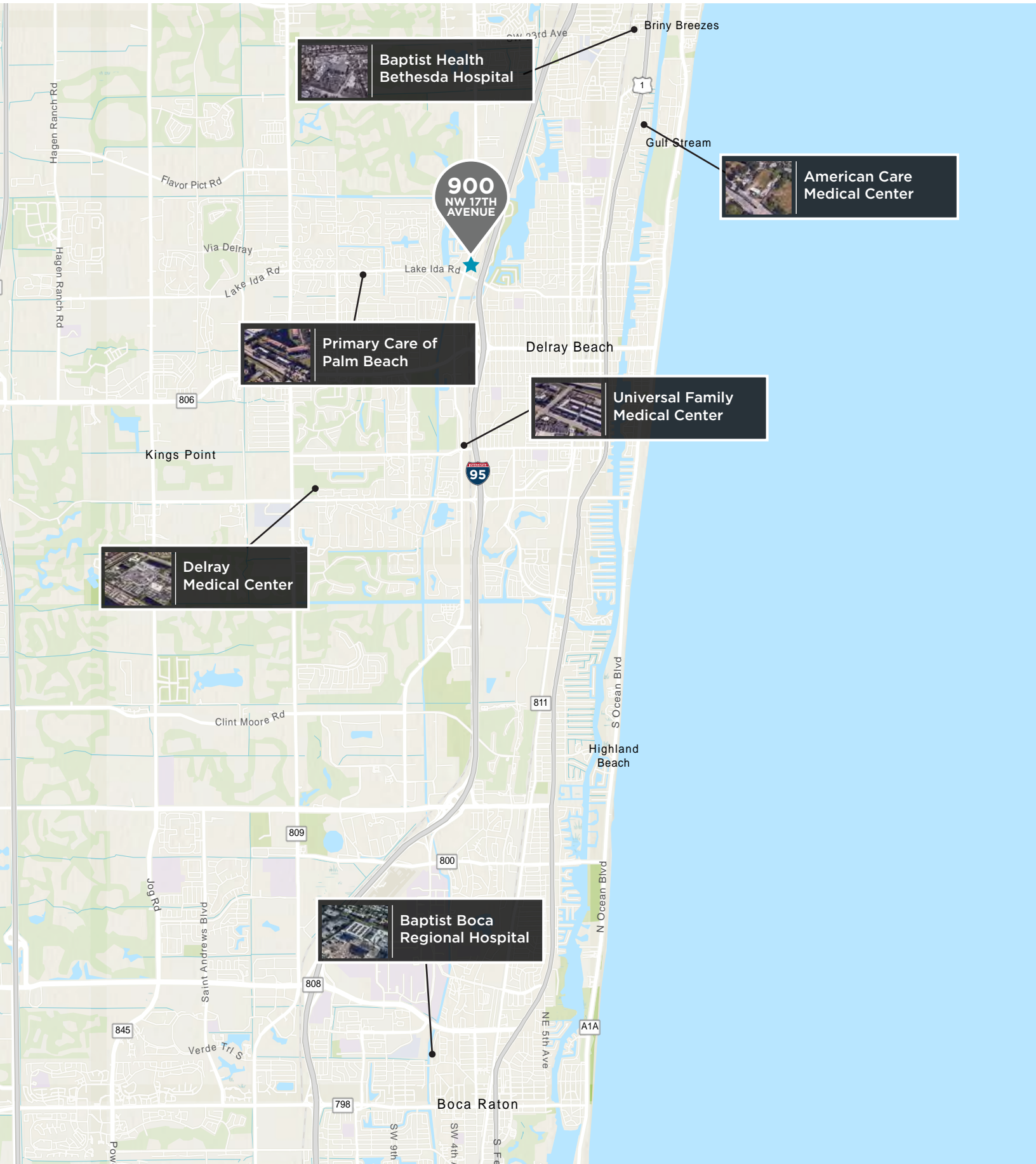
## RETAIL & BANKING

1. Dollar General
2. Jovi Supermarket
3. BD Grocery Store
4. Publix Super Market
5. Walgreens
6. Bedner's Farm Fresh Market
7. Atlantic Plaza
8. Regions Bank
9. Chase Bank
10. Citi Bank

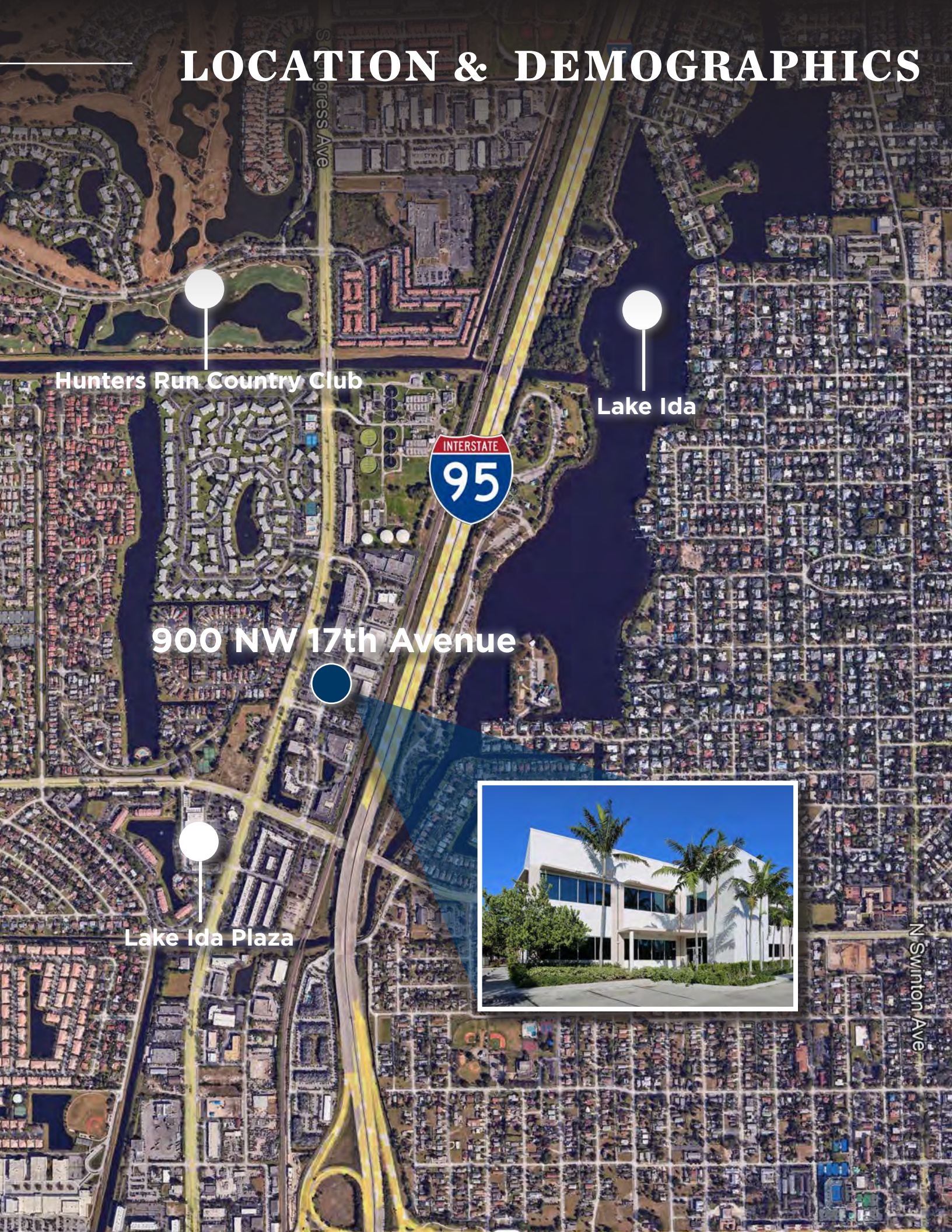
## HOTELS

1. Hyatt Place Delray Beach
2. The Seagate Hotel and Spa
3. Fairfield Inn & Suites
4. Courtyard Delray Beach
5. Hampton Inn Delray Beach
6. Opal Grand Resort
7. Atlantic Hideaway
8. Crane's Beach House
9. Colony Hotel & Cabana
10. The Ray Hotel

# HOSPITAL MAP



# LOCATION & DEMOGRAPHICS



Hunters Run Country Club

Lake Ida



900 NW 17th Avenue

Lake Ida Plaza



N Swinton Ave



1 MILE



**95,079**

POPULATION



**\$110,870**

AVERAGE  
HOUSEHOLD  
INCOME



**100,655**

DAYTIME  
POPULATION



**44,730**

HOUSEHOLDS

3 MILES

**229,906**

POPULATION

**\$105,393**

AVERAGE  
HOUSEHOLD  
INCOME

**243,202**

DAYTIME  
POPULATION

**112,046**

HOUSEHOLDS

5 MILES

**625,788**

POPULATION

**\$117,105**

AVERAGE  
HOUSEHOLD  
INCOME

**650,063**

DAYTIME  
POPULATION

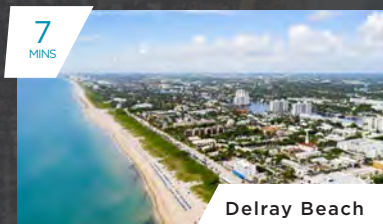
**271,176**

HOUSEHOLDS



7  
MINS

Interstate 95



7  
MINS

Delray Beach



12  
MINS

Antiquers Airport

# INTERIOR PICTURES





# DELRAY BEACH

Situated along the South Florida coast, captivates visitors with its two miles of pristine beaches perfect for swimming and sunbathing. The bustling downtown district, centered around Atlantic Avenue, beckons with its array of charming boutiques, art galleries, and diverse dining options.

## DEMOGRAPHICS



TOTAL POPULATION  
127,692



TOTAL HOUSEHOLDS  
63,616



AVERAGE HH INCOME  
\$112,381



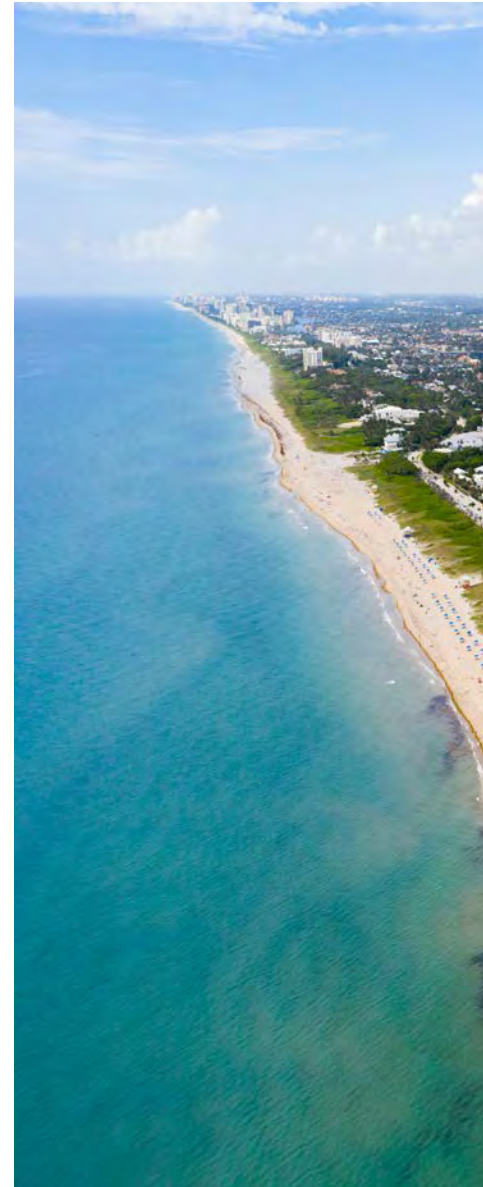
DAYTIME POPULATION  
134,403



MEDIAN AGE  
62.0

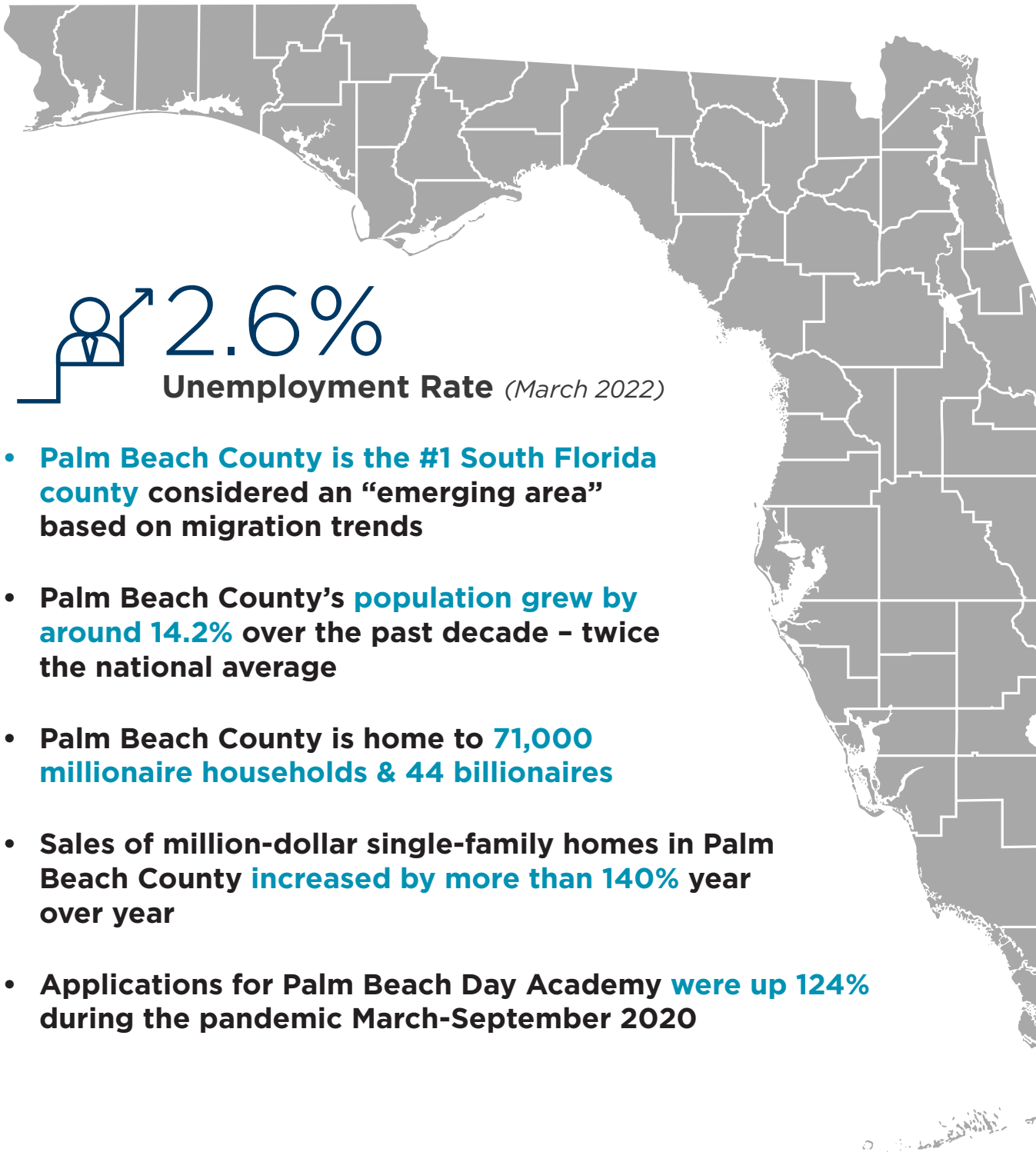


AVERAGE HOME VALUE  
\$495,460





# HIGH NET WORTH MIGRATION



2.6%

Unemployment Rate (March 2022)

- Palm Beach County is the #1 South Florida county considered an “emerging area” based on migration trends
- Palm Beach County’s population grew by around 14.2% over the past decade - twice the national average
- Palm Beach County is home to 71,000 millionaire households & 44 billionaires
- Sales of million-dollar single-family homes in Palm Beach County increased by more than 140% year over year
- Applications for Palm Beach Day Academy were up 124% during the pandemic March-September 2020

*70,000 high net worth individuals left New York City, taking \$34 billion in lost income with them*



**~2 IN 5 PEOPLE**  
moving to Palm Beach County  
come from the New York City

NEW OUT-OF-MARKET RELOCATIONS

**Goldman Sachs**

**VIRTU**   
FINANCIAL

 **Point72**

**SANDERS CAPITAL**  
*Sanders*

**N|E|P**

Norwest Equity Partners

**ELLIOTT**®

 **Miami Herald**

“The Floodgates Have Opened:  
2020 Sees Surge of Business Transplants to South Florida”

# CONGRESS PROFESSIONAL BUILDING

For more information contact:

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