

VACANT SURGERY CENTER

2253 N University Dr | **Pembroke Pines, FL 33024**

Medical Office
Investment Opportunity

Offering Memorandum



Ready for New Owner User

MATTHEWS™

EXCLUSIVELY LISTED BY



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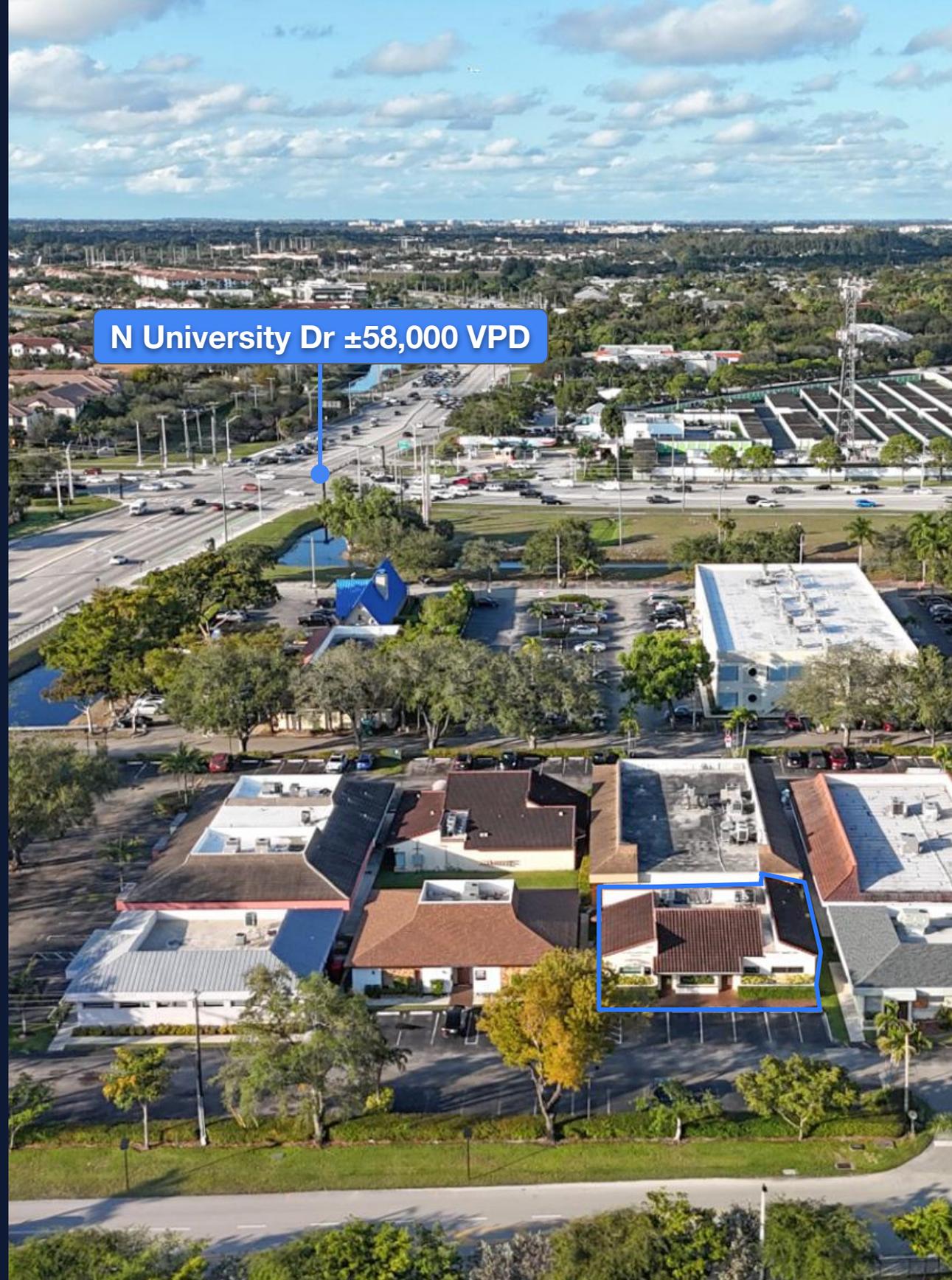
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DOWNTOWN FORT LAUDERDALE

±13 miles



Memorial Hospital Pembroke
±301 Beds



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Pembroke Pines, FL 33024



EXECUTIVE SUMMARY

Investment Overview

Matthews™ is pleased to present Pines Surgery Center, a ±3,125 square foot medical facility located at 2253 N University Drive in Pembroke Pines, Florida. Positioned directly adjacent to Memorial Hospital Pembroke, the property offers a premier location within one of South Florida's most established and high-demand healthcare corridors, making it ideal for surgical, outpatient, or specialty medical uses. The property is being offered vacant and features a surgery-ready layout with an existing OR (Operating Room) already in place, providing a rare opportunity for an owner-user or medical operator to immediately occupy an operational surgical facility without the time and expense typically associated with buildout. The efficient footprint is well suited for ambulatory surgery or specialty medical practices seeking a hospital-adjacent location. With its strategic positioning, existing medical infrastructure, and limited supply of hospital-adjacent facilities in the Memorial Hospital Pembroke submarket, Pines Surgery Center represents a compelling opportunity to acquire a turnkey medical asset within a high-demand Broward County healthcare market supported by strong demographics and long-term institutional demand.



INVESTMENT HIGHLIGHTS

\$1,600,000
List Price

1987
Year Built

±3,125 SF
GLA

±58,000 VPD
N University Dr

Vacant
Occupancy

Property Highlights

- **Hospital-Adjacent Surgery Center:** ±3,125 SF medical facility located directly adjacent to Memorial Hospital Pembroke, offering exceptional proximity to one of Broward County's premier healthcare systems.
- **Vacant Owner-User Opportunity:** Delivered vacant, allowing a medical or surgical operator to immediately occupy a surgery-ready facility suitable for ambulatory, outpatient, or specialty medical uses.
- **Existing OR (Operating Room) In Place:** Built-out surgical infrastructure already in place, significantly reducing time, cost, and complexity for a user seeking a surgery-ready facility.
- **Prime University Drive Frontage:** Located along N University Drive, one of Pembroke Pines' primary north-south corridors, providing strong visibility, accessibility, and patient convenience.
- **Efficient Medical Footprint:** Ideal size and layout for surgical centers, specialty clinics, imaging, or physician practices seeking a hospital-adjacent location without excess space.
- **Strong Demographics and Healthcare Demand:** Situated in a dense, established trade area supported by a growing population, strong household incomes, and sustained demand for outpatient and specialty medical services.
- **High-Barrier-to-Entry Healthcare Corridor:** Limited availability of hospital-adjacent medical facilities within the Memorial Hospital Pembroke submarket enhances long-term value and user demand.



+ Memorial Hospital Pembroke
±301 Beds



Publix

Sheridan St ± 37,000 VPD

Graduation cap icon Pasadena Lakes Elementary
±492 Students

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

AutoZone

KFC **AMF**

Subject Property

Antonino's
Pizza & Pasta

Taft St ± 23,000 VPD

Little Caesars

AMF **McDonald's** **KFC**

POPEYES **Denny's**

DUNKIN'

Graduation cap icon Boulevard Heights Elementary School
±616 Students

Graduation cap icon Pines Middle School
±604 Students

CHUCK E. CHEESE

CHIPOTLE **Baoshi**
FOOD HALL + BAR

Publix

Petland Bath & Body Works
PETLAND PETS MAKE LIFE BETTER!

five BELOW LA FITNESS

ROSS
DRESS FOR LESS

Advance Auto Parts
café
LA CARRETA



Broward College-South Campus
±51,000 Students

N University Dr ± 58,000 VPD

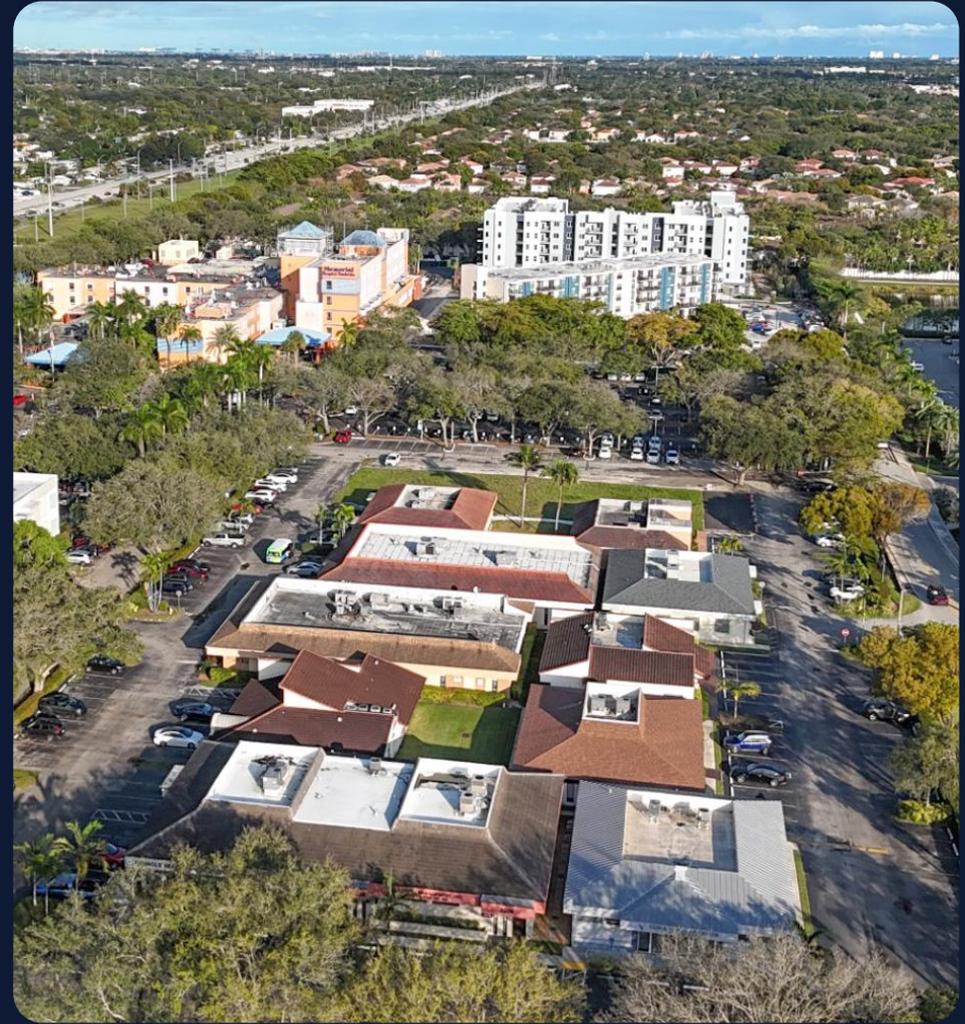
Walgreens

LOWE'S
CVS pharmacy

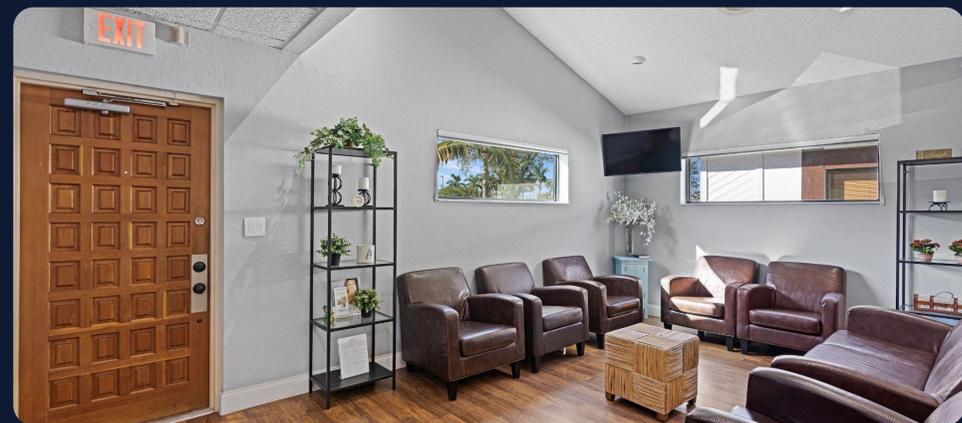
✈ North Perry Airport
±2 Miles Away

Google Earth

PROPERTY PHOTOS



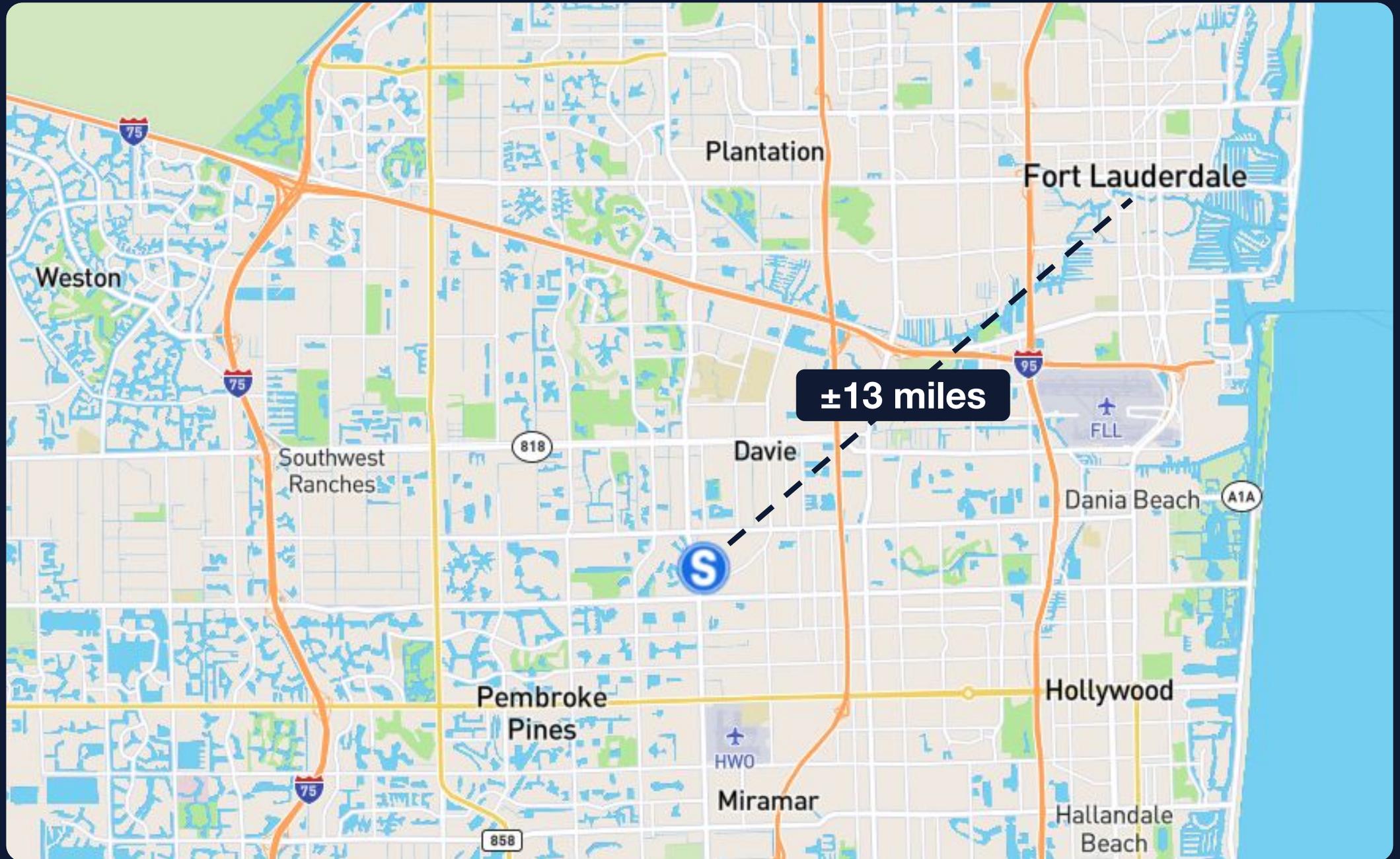
INTERIOR PHOTOS



[Link to 3D Virtual Tour](#)

MARKET OVERVIEW

2253 N University Dr
Pembroke Pines, FL 33024



PEMBROKE PINES, FL

Market Demographics (5-Mi)



409,702
Total Population

\$108,528
Median HH Income

147,541
of Households

69.6%
Homeownership Rate

39.7%
% Bachelor's Degree

43.7
Median Age

\$439,500
Median Property Value

Local Market Overview

Pembroke Pines, FL is a well-established suburban market in western Broward County with an estimated population of approximately 179,300 residents and a median age of 43.7, reflecting a stable mix of working professionals, families, and long-term homeowners. The community demonstrates strong residential stability with a homeownership rate of roughly 69.6%, indicating a primarily owner-occupied housing base that supports consistent neighborhood demand. Educational attainment is also a positive market indicator, with approximately 39.7% of adults age 25+ holding a bachelor's degree or higher, contributing to a skilled workforce and above-average household purchasing power. Housing values remain competitive for the region, with a median owner-occupied property value near \$439,500, supported by an employed population of approximately 85,600 residents tied to the broader South Florida employment corridor.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	164,176	409,702	1,600,652
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	57,547	147,541	596,323
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$107,127	\$108,528	\$113,081



Economic Drivers

Pembroke Pines benefits from several economic drivers that support long-term stability and growth. The city sits within one of the strongest employment corridors in South Florida, with easy access to major job centers in Miami-Dade and Broward counties. Key sectors include healthcare, education, logistics, retail, and professional services—each contributing to steady household income and a broad employment base. Pembroke Pines also draws from nearby corporate clusters in Miramar and Weston, where large employers such as healthcare networks, financial firms, and distribution companies help reinforce regional economic strength.

Residential development remains another core driver, as the city continues to attract families and retirees seeking established neighborhoods and access to schools, parks, and community services. This growth fuels demand for retail, hospitality, and healthcare services, supporting local business activity and maintaining a stable tax base. With its strategic location, population scale, and balanced mix of industries, Pembroke Pines demonstrates consistent economic momentum that benefits both residents and commercial operators, including medical office users.

Attractions

Pembroke Pines offers a range of destinations that draw both residents and visitors for recreation, shopping, and community events. Pembroke Gardens, a prominent open-air retail center, features dining, specialty shops, and seasonal programming that brings steady foot traffic to the area. C.B. Smith Park is another key attraction, known for its water park, sports fields, and large outdoor spaces that support year-round activities. These gathering points help maintain a strong daytime and weekend population, supporting surrounding services and businesses.

The city is also known for its cultural amenities and accessible entertainment options. The Charles F. Dodge City Center hosts concerts, exhibitions, and public events that bring people from across Broward County. Nearby golf courses, family recreation facilities, and theater programs add to the appeal, creating steady local engagement. Together, these attractions contribute to a lively community setting that supports commercial uses, including healthcare, retail, and professional services.

FORT LAUDERDALE, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



FORT LAUDERDALE ECONOMY

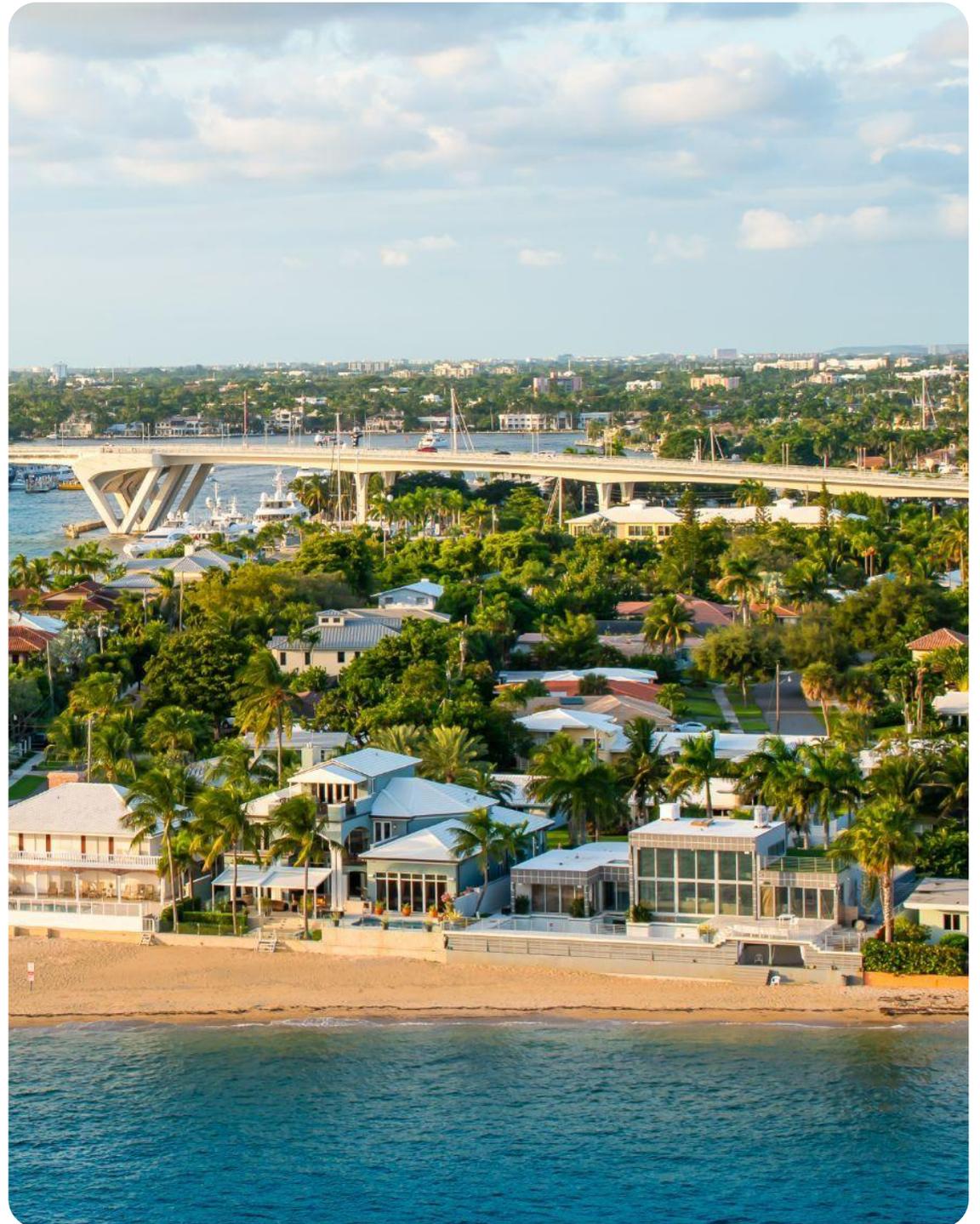
Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. From aviation and aerospace to global logistics, headquarters, life sciences, manufacturing, marine industries and technology, the area offers a solid infrastructure to support these growing industries and clusters.

Fort Lauderdale is home to nearly ±200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports. The city is at the heart of Tech Gateway, a major tech hub where many technological advancements were first created. Over ±6,000 companies are located within the TechGateway including Microsoft, JetSmarter, and Hotwire Communications

The Greater Fort Lauderdale area is home to ±43 higher education institutions that offer Associate's degrees or higher, eleven of which offer Master's degrees. The institutions educate over ±350,000 students each year. With a favorable tax climate for businesses and no personal state income tax, this city is an ideal place for businesses and young professionals to thrive.

Located west of Flagler Village, Thrive Progresso is an ±80,000 square feet mixed-use development and social destination began construction in mid-March 2021 and finished late September 2021.

The project features a performing arts center, a retail strip, an office complex, a high-end warehouse, and much more. The development's layout set out the ideal location for socializing as there is lots of natural light, large walkable areas, and a green event space.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2253 N University Dr, Pembroke Pines, FL, 33024** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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