

welltower

MEDICAL OFFICE SPACE  
**FOR LEASE**

**PALMS WEST  
PROFESSIONAL CENTER**

**12989**

Click or Scan Below



For Information:

**CHAD COSTELLO**

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**Palms West Professional Center III**

12989 SOUTHERN BOULEVARD | LOXAHATCHEE, FL



[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY

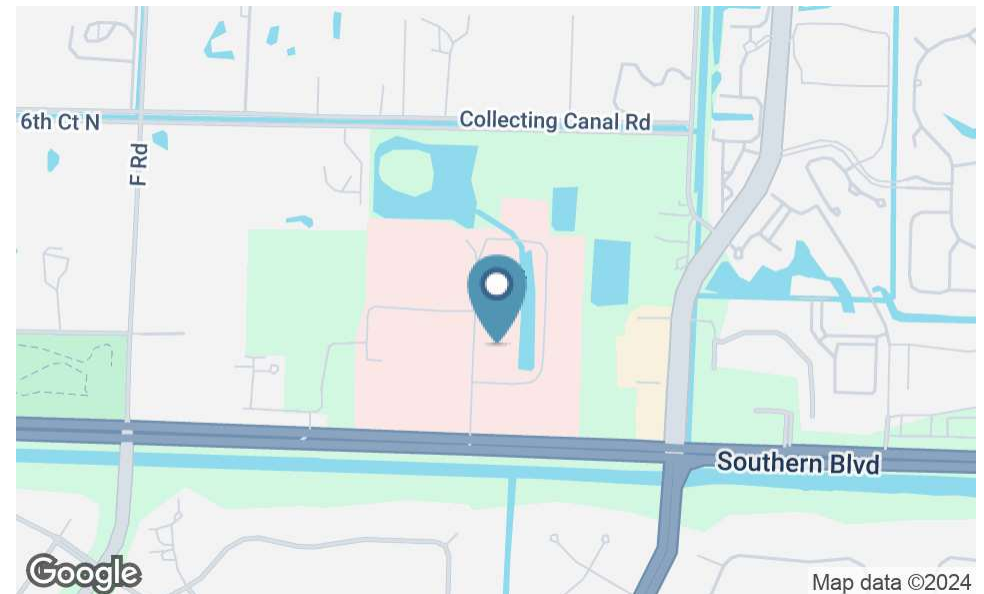


## Location Description

Conveniently located on the campus of Palms West Hospital

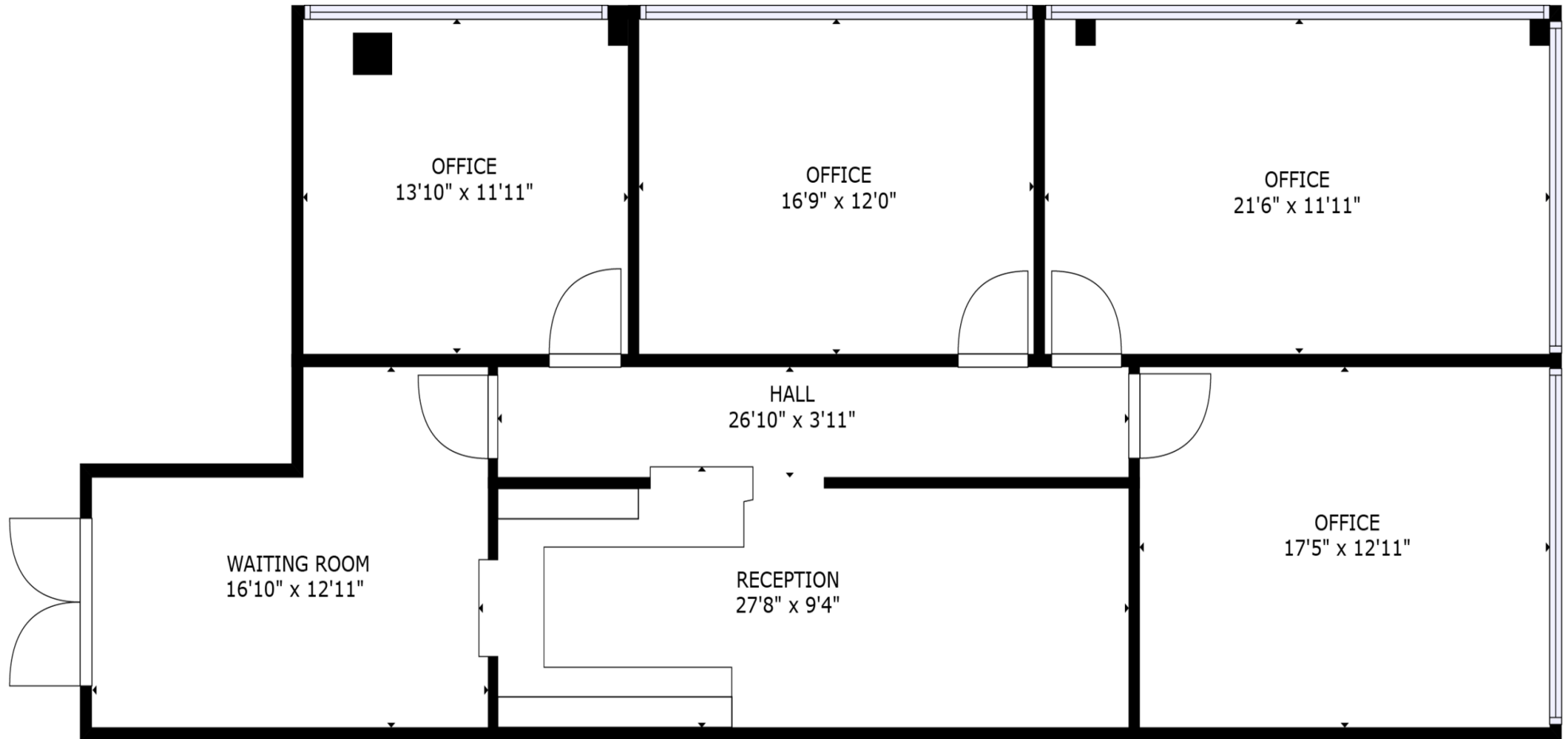
## Property Highlights

- On-campus medical office suites available for immediate occupancy
- Adjacent to main entrance of hospital
- Synergistic tenant mix offers referral opportunities within the building community
- Competitive lease rates and tenant improvement allowances



# FLOOR PLANS

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SUITE 102

1,639 RSF

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**HRA** HEALTHCARE  
REALTY  
ADVISORS

# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	5 Miles	10 Miles
Total Population	6,332	105,924	342,361
Average Age	39.9	38.5	41.5
Average Age (Male)	39.8	37.0	40.3
Average Age (Female)	39.8	40.0	42.6

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	2,168	34,969	127,418
# of Persons per HH	2.9	3.0	2.7
Average HH Income	\$94,015	\$92,219	\$74,223
Average House Value	\$350,404	\$363,818	\$297,792

## Race

	1 Mile	5 Miles	10 Miles
% White	77.6%	74.9%	74.9%
% Black	11.9%	15.3%	14.7%
% Asian	3.5%	3.0%	2.7%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.7%	0.3%	0.3%
% Other	3.2%	4.0%	5.4%

2020 American Community Survey (ACS)

