



# LAKE WORTH MEDICAL CENTER

7408 LAKE WORTH ROAD | LAKE WORTH, FL



HOLLADAY  
PROPERTIES

# PROPERTY OVERVIEW



LAKE WORTH MEDICAL CENTER



## PROPERTY HIGHLIGHTS

- 0.3 miles from Florida's Turnpike
- Near new, planned Cleveland Clinic Hospital
- On-site surgery center
- Parking Ratio 15:88/1,000 SF (includes parking easement)
- Building signage available
- Covered patient drop-off
- Strong demographics
- +/- 82,000 AADT on Florida's Turnpike

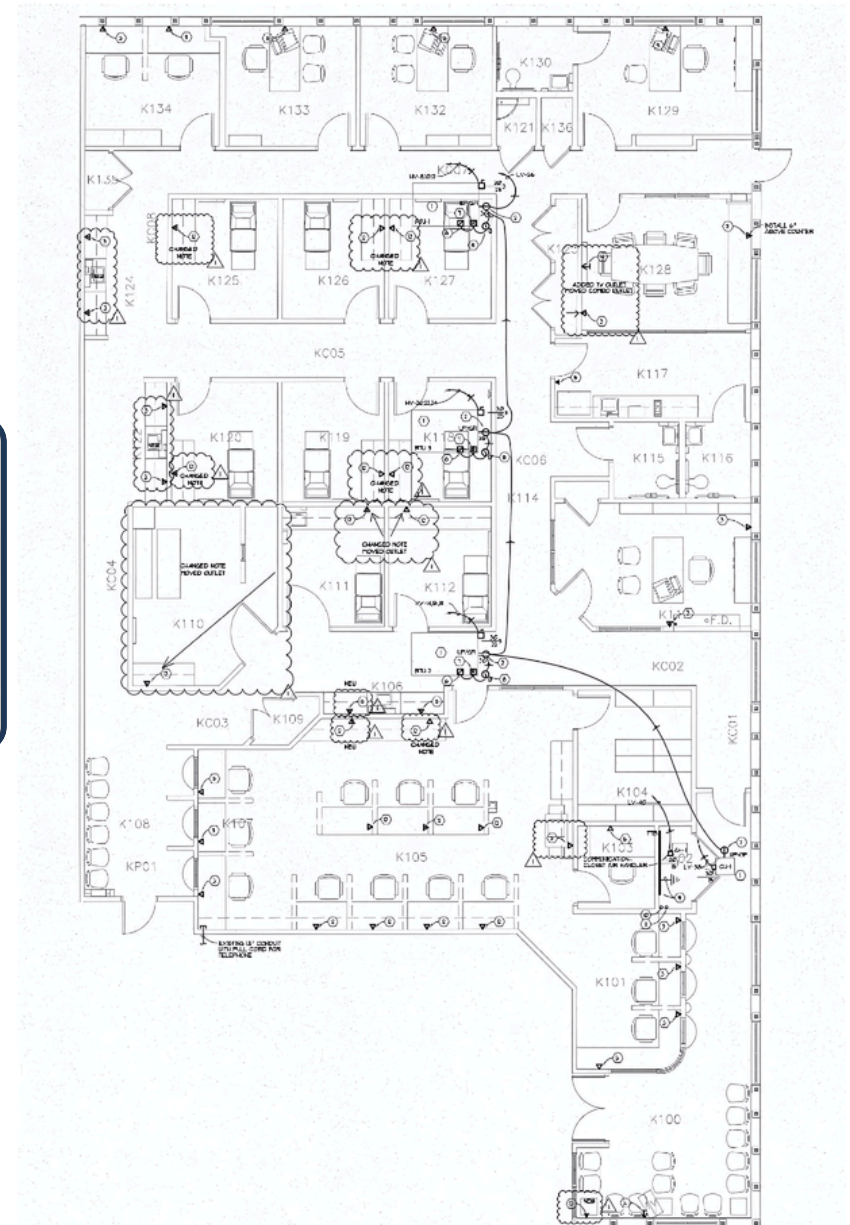


# SUITE 100

AVAILABLE DECEMBER 1, 2024

6,101 SF

MOVE-IN READY MEDICAL OFFICE  
IDEAL FOR MULTI-PHYSICIAN PRACTICE

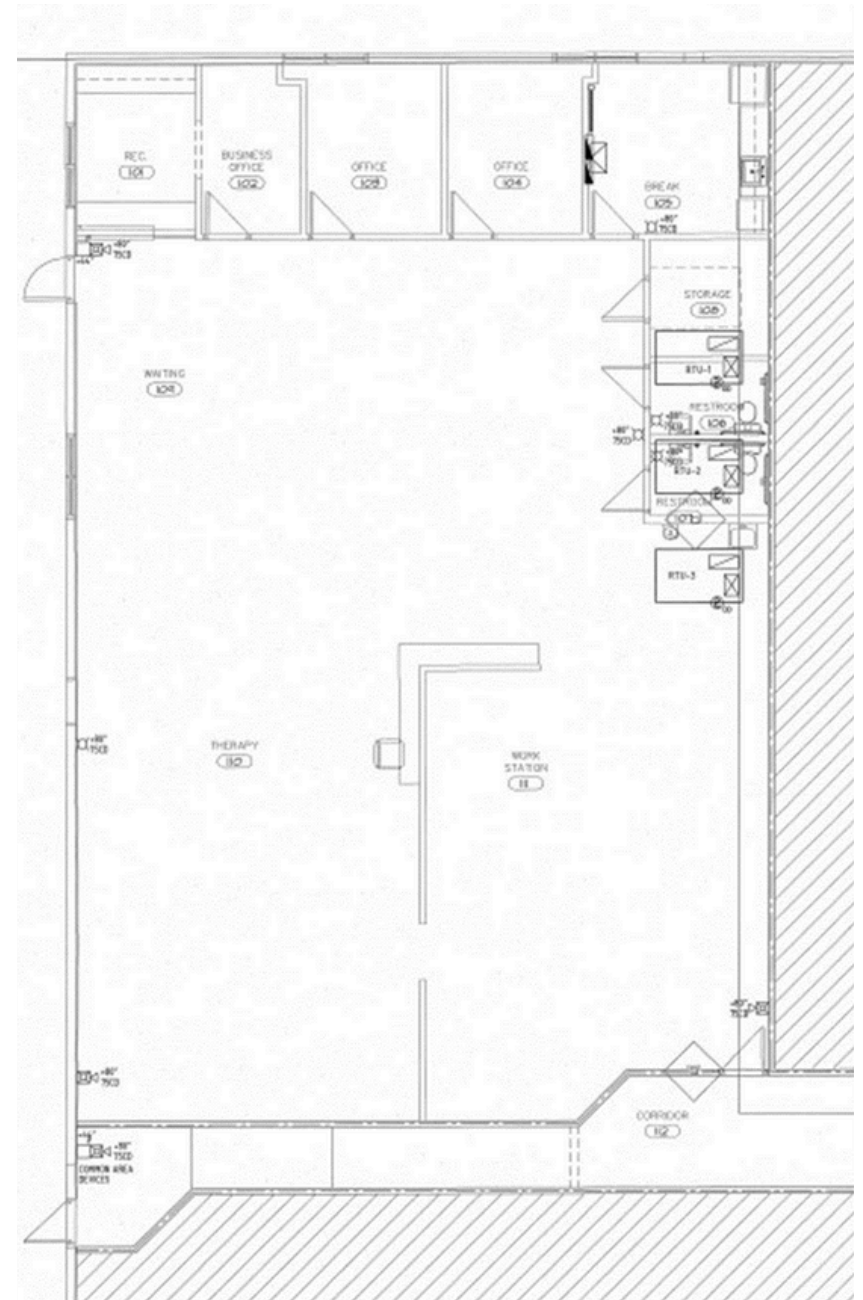


## SUITE 500

**AVAILABLE MARCH 1, 2025**

**4,190 SF**

**IDEAL MEDICAL OFFICE FOR PHYSICAL THERAPY  
OR INFUSION SERVICES.**



LAKE WORTH MEDICAL CENTER

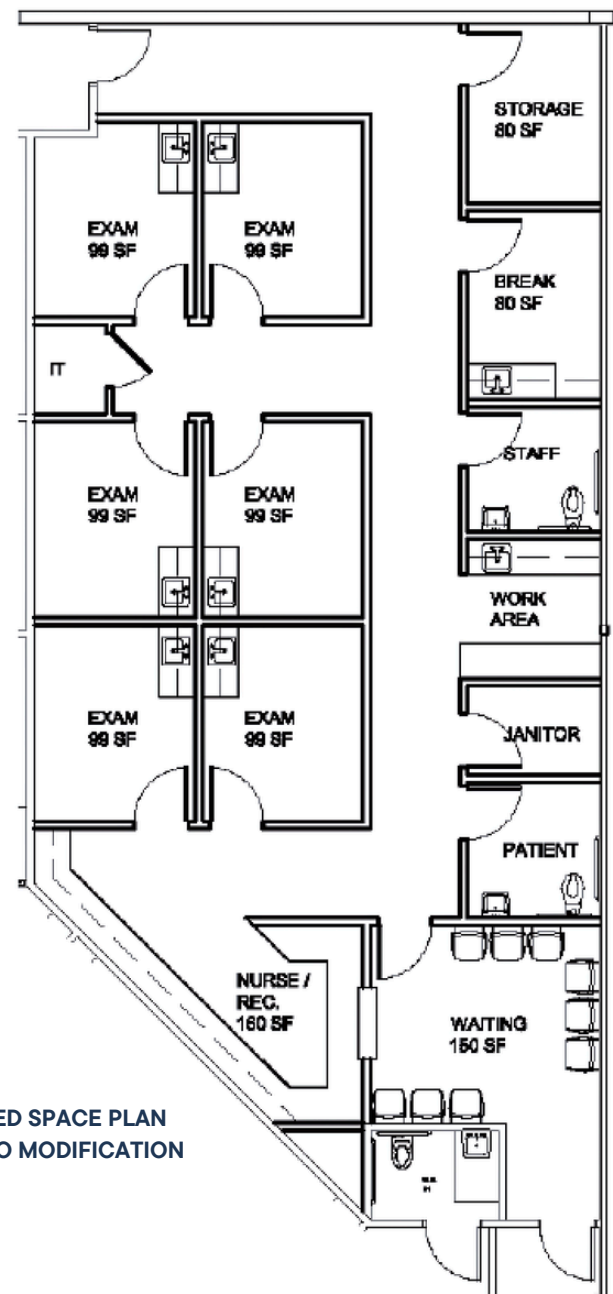


## SUITE 210

### AVAILABLE SPACE

1,878 SF

SHELL SUITE ENABLING YOUR PRACTICE TO  
CUSTOM DESIGN THE PERFECT MEDICAL OFFICE



\*PROPOSED SPACE PLAN  
SUBJECT TO MODIFICATION



LAKE WORTH MEDICAL CENTER

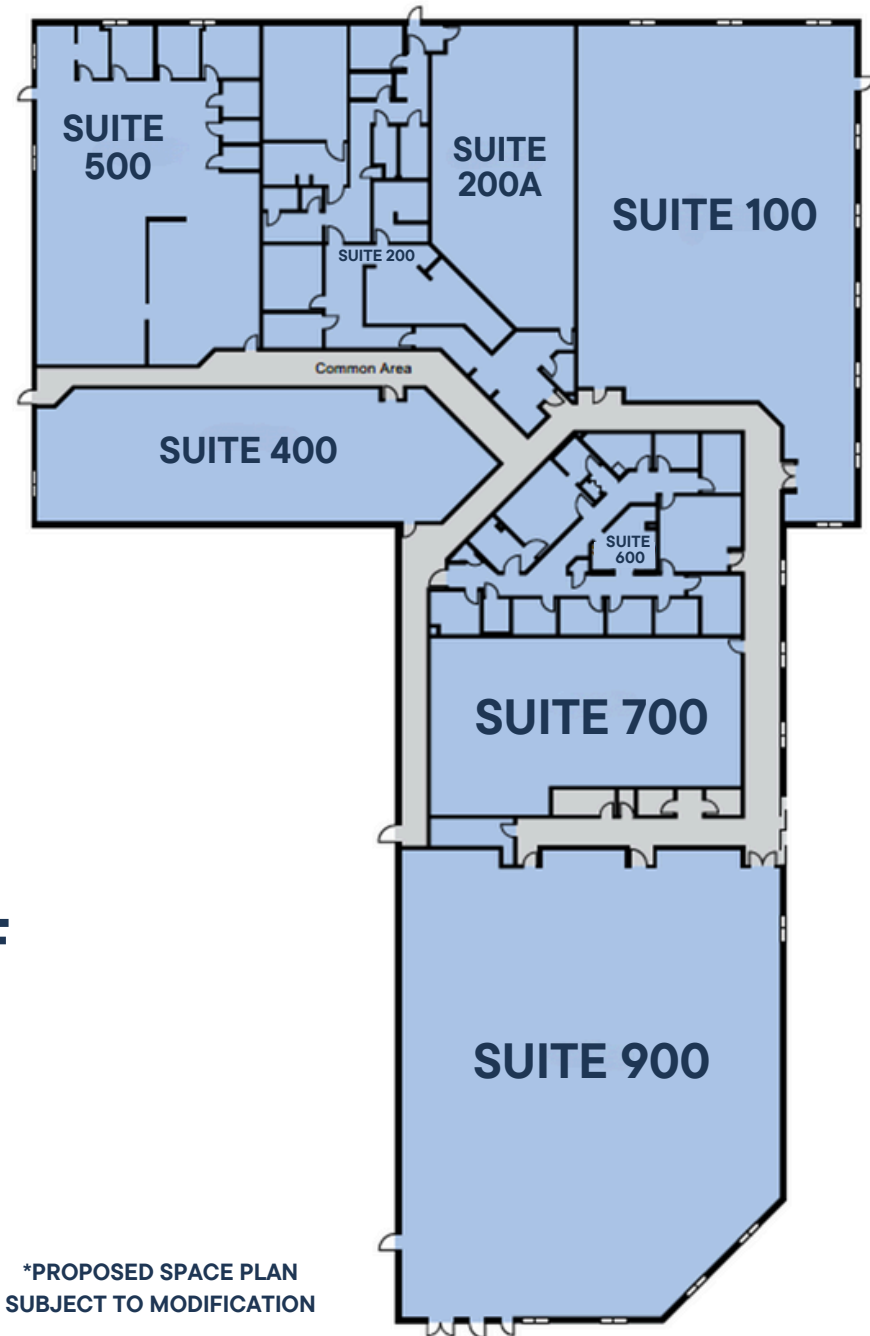
## LAKE WORTH MEDICAL CENTER BIG PLAN

**SUITE 500 - 4,190 SF**  
**SUITE 200 - 3,405 SF**  
**SUITE 200A - 1,878 SF**  
**SUITE 100 - 6,101 SF**

ALL CAN BE COMBINED FOR A TOTAL OF 15,574 SF. OR PORTIONS THEREOF CAN BE COMBINED TO CREATE YOUR OPTIMAL SPACE. SUITES 500, 200, AND 100 ARE 2ND GEN MEDICAL SPACE. SUITE 200A IS SHELL SPACE.

**SUITE 400 - 1,996 SF**  
**SUITES 600 & 700 TOTAL 6,710 SF**

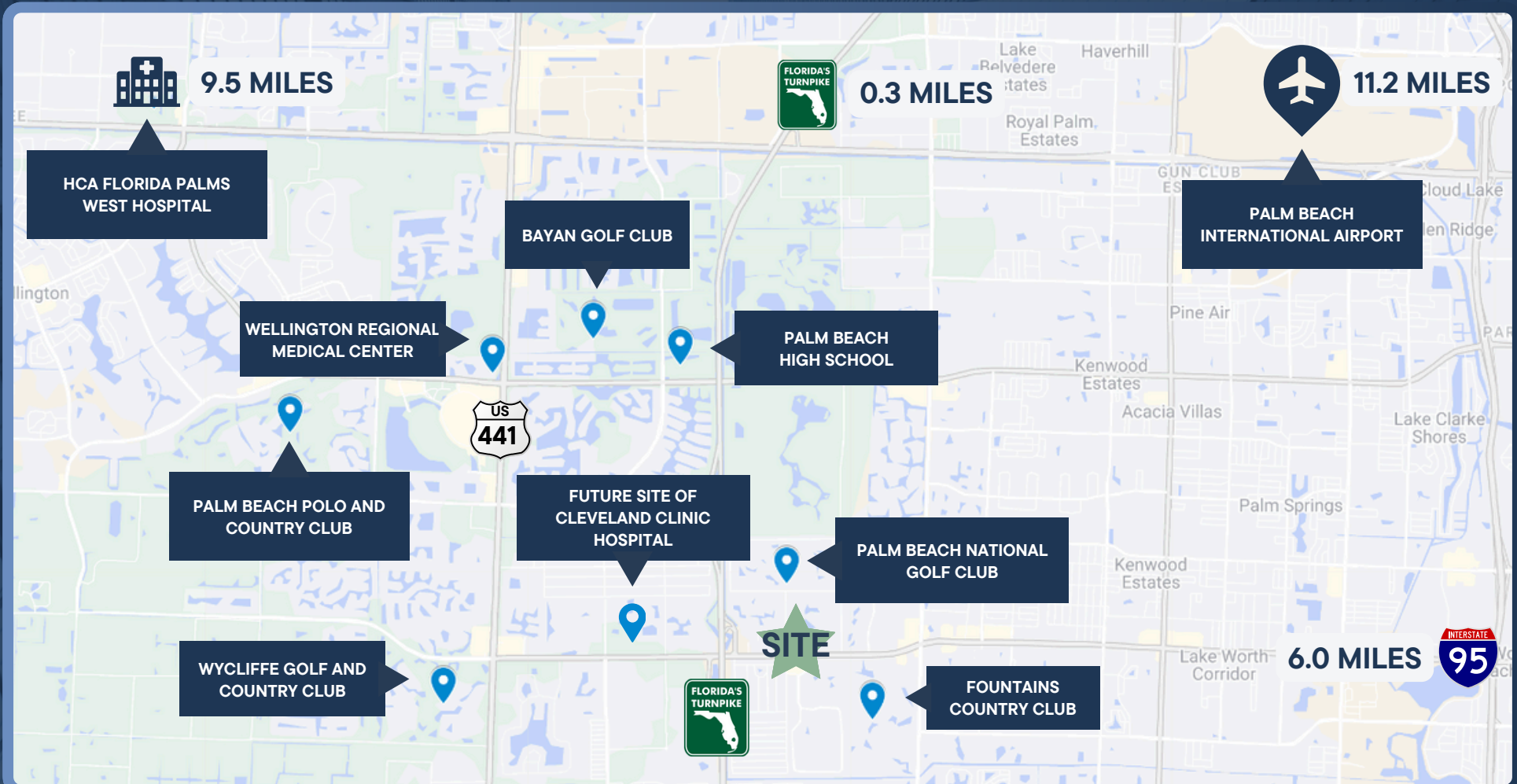
SUITE 400 IS SHELL WHILE SUITES 600 & 700 ARE 2ND GEN MEDICAL SPACE. SUITES 400, 600 AND 700 CAN BE COMBINED FOR A TOTAL OF 8,706 SF. FLEXIBLE OPTIONS ALLOW FOR UP TO 24,280 SF OF MEDICAL OFFICE SPACE.



\*PROPOSED SPACE PLAN  
SUBJECT TO MODIFICATION



# AREA OVERVIEW



## LAKE WORTH DEMOGRAPHICS

	2 MILE	5 MILE
2023 POPULATION	49,543	281,927
2028 POPULATION PROJECTION	50,499	281,927
POPULATION WITH A BACHELORS DEGREE	25%	27%
MEDIAN HOME VALUE	\$216,486	\$283,640
AVERAGE HOUSEHOLD INCOME	\$76,211	\$89,135
INCOME \$200,000+	1,244	8,550
TOTAL SPECIFIED CONSUMER SPENDING	\$567.6M	\$3.3B
MEDIAN AGE	48.1	41



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## CONTACT US TODAY!

**MATT PONCY**

S FLORIDA MEDICAL LEASING DIRECTOR

[MPONCY@HOLLADAYPROPERTIES.COM](mailto:MPONCY@HOLLADAYPROPERTIES.COM)

**954-547-0335**

**BRIAN WILCOX**

VICE PRESIDENT - HEALTHCARE BROKERAGE

[BWILCOX@HOLLADAYPROPERTIES.COM](mailto:BWILCOX@HOLLADAYPROPERTIES.COM)

**321-663-3953**