

FOR SALE: FREE-STANDING MEDICAL/COMMERCIAL BUILDING

3111 W Boynton Beach Blvd | Boynton Beach, FL 33436



HIGHLIGHTS

- 6,146 SF free-standing commercial building that is turnkey medical build out with:
 - Multiple exam/treatment rooms.
 - Medical-grade plumbing, sinks, electrical, and data cabling.
 - Existing reception, waiting room, break room, and administrative areas.
- The building offers flexible layout options and is configurable for single or multi-tenant use occupancy. It provides open layouts + multiple private rooms allow for medical, dental, therapy, or office uses. The property is zoned for medical/office/healthcare.
- Ideal for: primary care, specialty care, wellness, PT/OT, imaging, pediatrics, dental, urgent care.
- Dense, high-income residential households within immediate trade area.
- Rapidly expanding Boynton Beach medical corridor.
- Parking in project contains 31 spaces or 5.00 spaces per 1,000/SF, exceeding the medical parking requirement.
- Strong residential in the immediate area.
- Located within minutes from numerous dining, retail, shopping and I-95.
- Busy east west throughfare along Boynton Beach Blvd with 43,500 vehicles per day.

Demographics	1 Mile	3 Miles	5 Miles
Population	13,048	125,012	260,626
Daytime Employees	7,828	42,912	86,731
Average HH Income	\$82,565	\$94,010	\$100,991
Median Age	47.0	47.0	49.0



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Blair C. Lee, MAI, CCIM | 561.628.6683 | blair@lighthouserealtysvs.com

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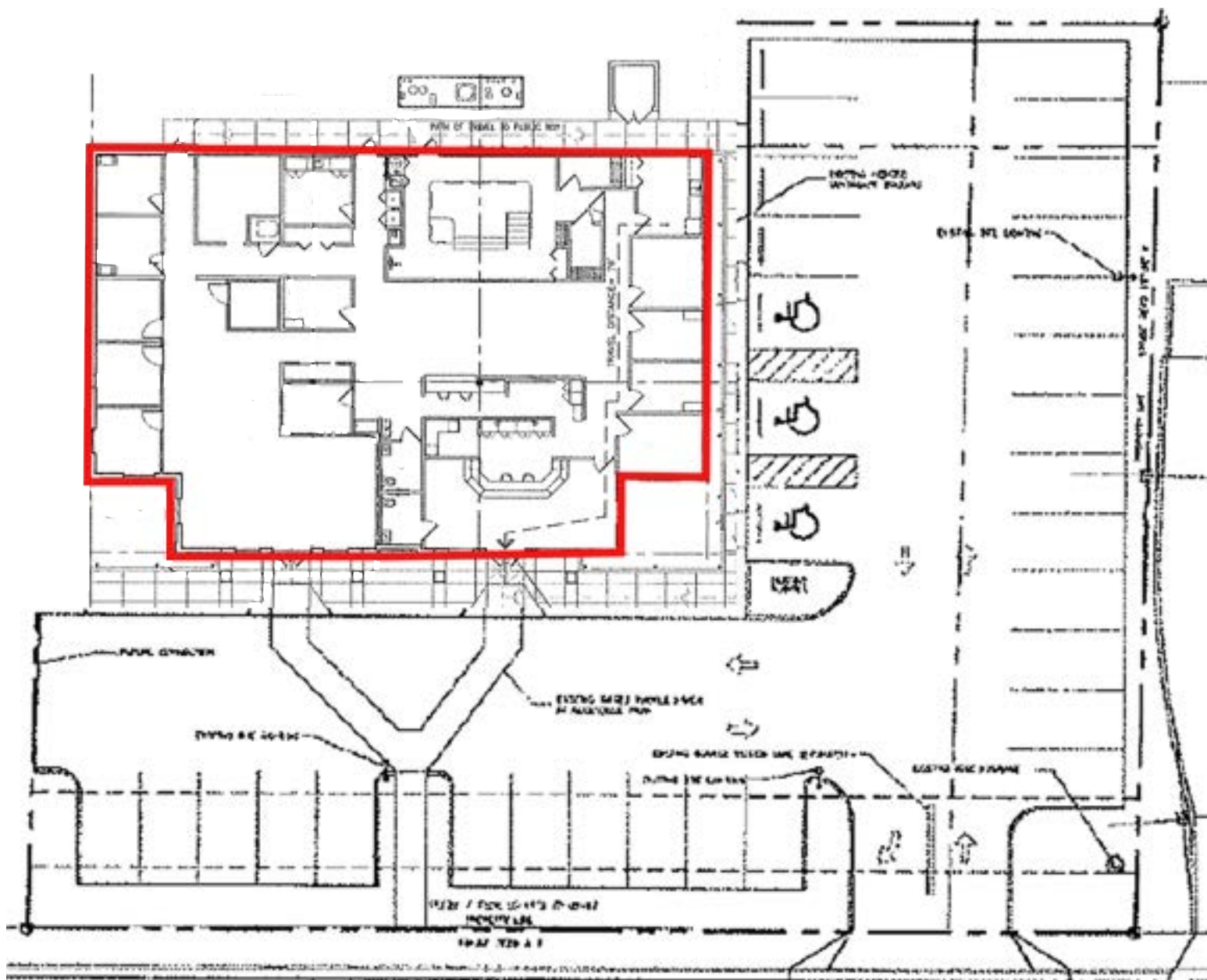
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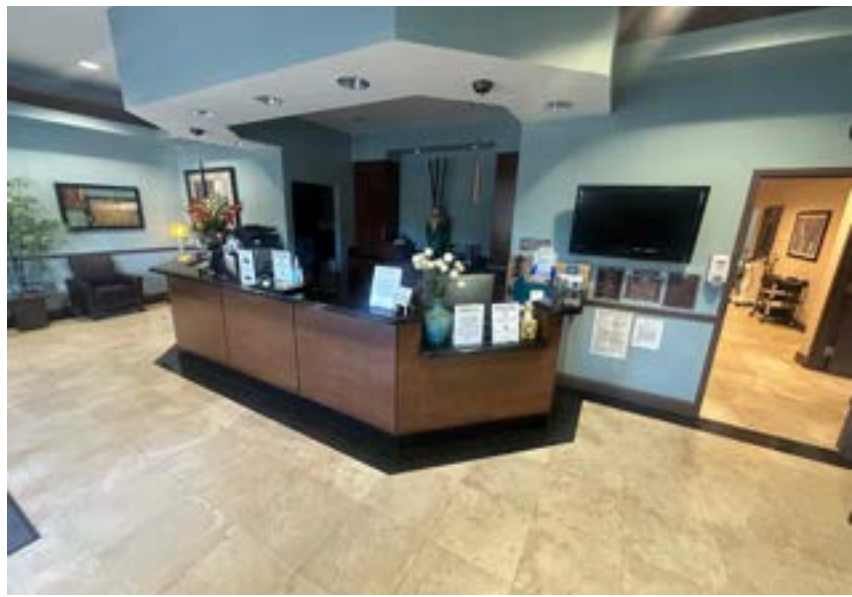


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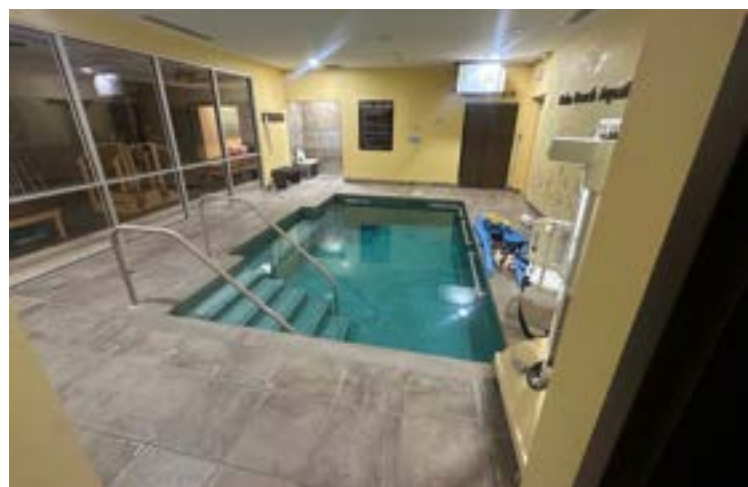
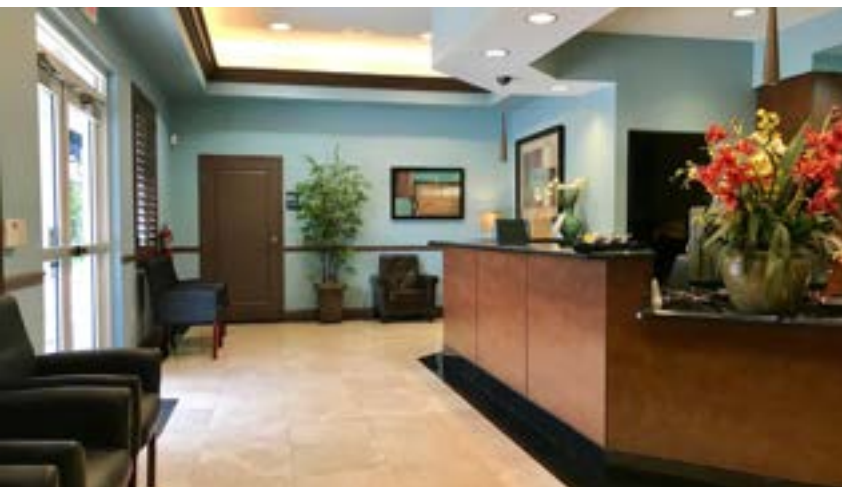


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