

vipcare ♥

Medical Office Sublease

1899 North Congress Avenue, Boynton Beach, FL 33426

2,829 SF

Move-in ready medical/office
space available

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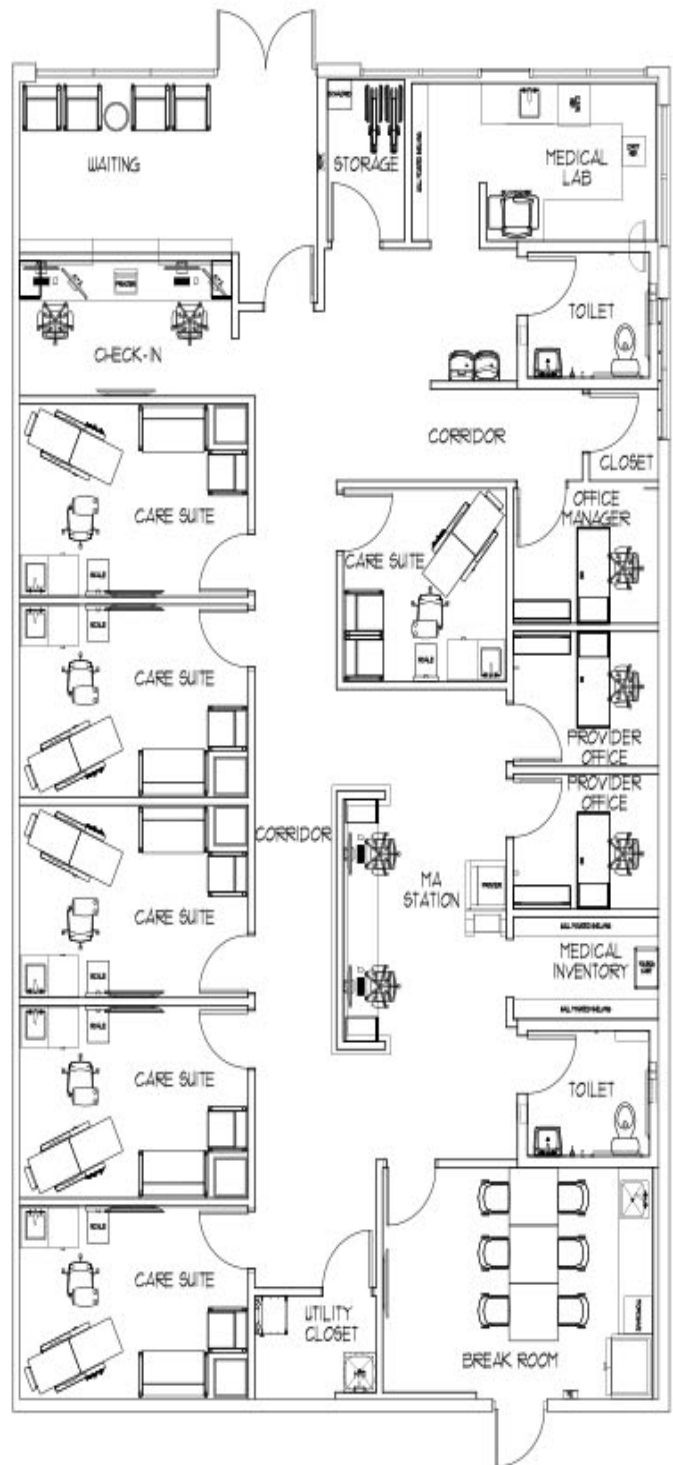
Property Highlights

- 6 patient care rooms
- Located in Catalina Center North
- Prime Endcap abutting main drive aisle
- Topmost pylon signage on Boynton Beach Boulevard
- Ample Parking
- Tenant mix includes Kohl's, CVS, Sanitas, Florida Blue, and Carrabas
- Sublease: 5 year term
- ±44,500 vpd on North Congress Road
- ±43,000 vpd on Gateway Boulevard

Suite 1899-1 | Floor Plan

Suite Highlights

- Brand new build-out 2024
- The FF&E may be available
- Reception desk
- Waiting Area
- 6 patient care rooms
- 3 offices
- Medical lab
- Medical inventory room
- Breakroom
- 2 restrooms
- Utility closet and storage area



Interior Photos



Reception area



Care room



Office



Break room

Market Aerial



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Demographics



Population

1-Mile: 19,551
 3-Miles: 133,713
 5-Miles: 277,921



Median Age

1-Mile: 36.6
 3-Miles: 44.5
 5-Miles: 46.1



Total Households

1-Mile: 8,879
 3-Miles: 55,370
 5-Miles: 113,252



Average HH Income

1-Mile: \$83,142
 3-Miles: \$90,924
 5-Miles: \$100,620

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