



Real Property/FFE/Operating Business Overview and
Sale-Leaseback Opportunity

SFPTI Building

5280 Linton Blvd. | Delray Beach, FL 33484

Detailed financial analysis available
upon request, please [click here](#) for
registration.

Contact Us:

Matthew McKeever, CCIM, SIOR

Executive Vice President
+1 407 927 2006
matthew.mckeever@colliers.com

Joe Rossi, CCIM

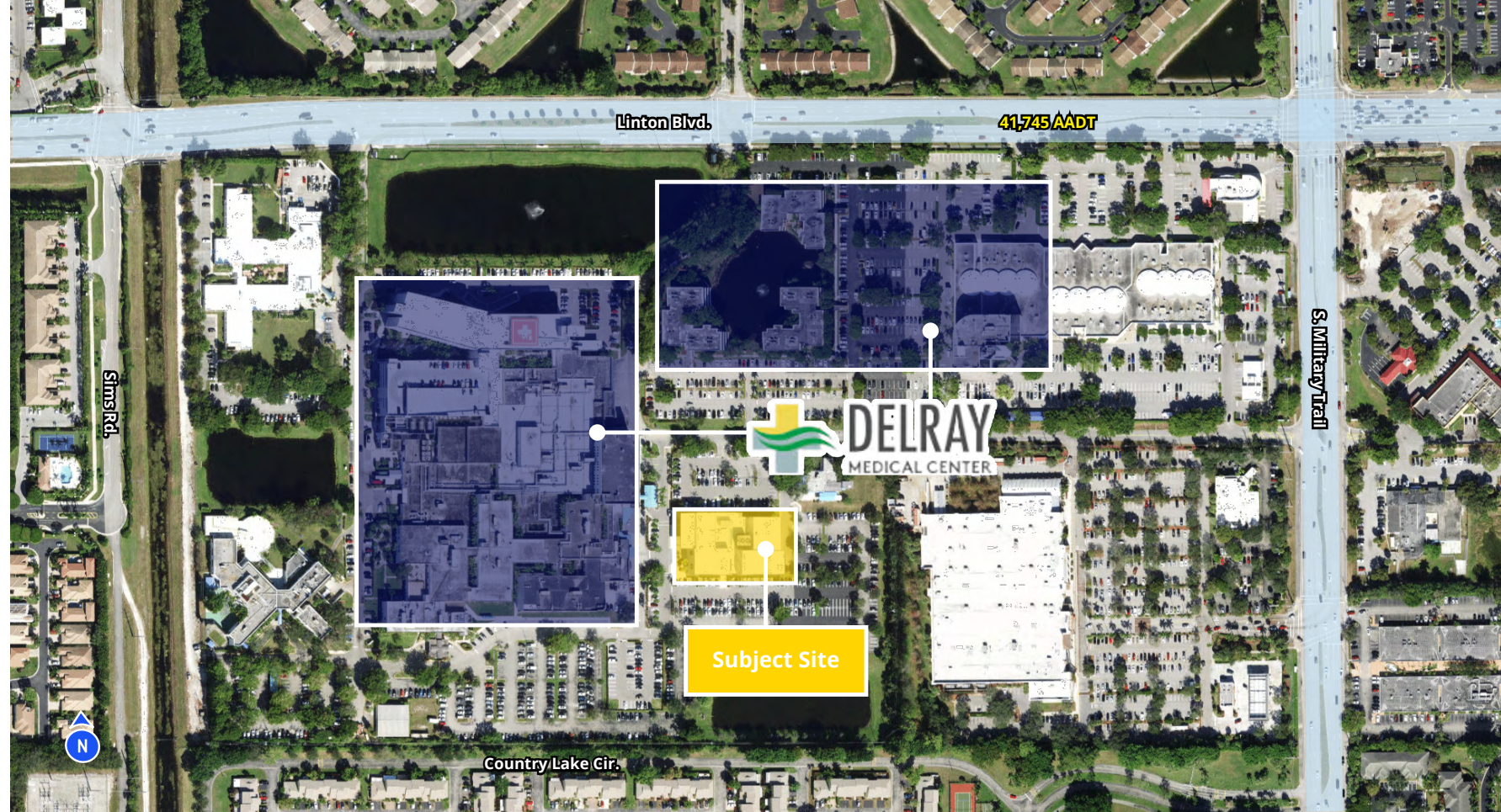
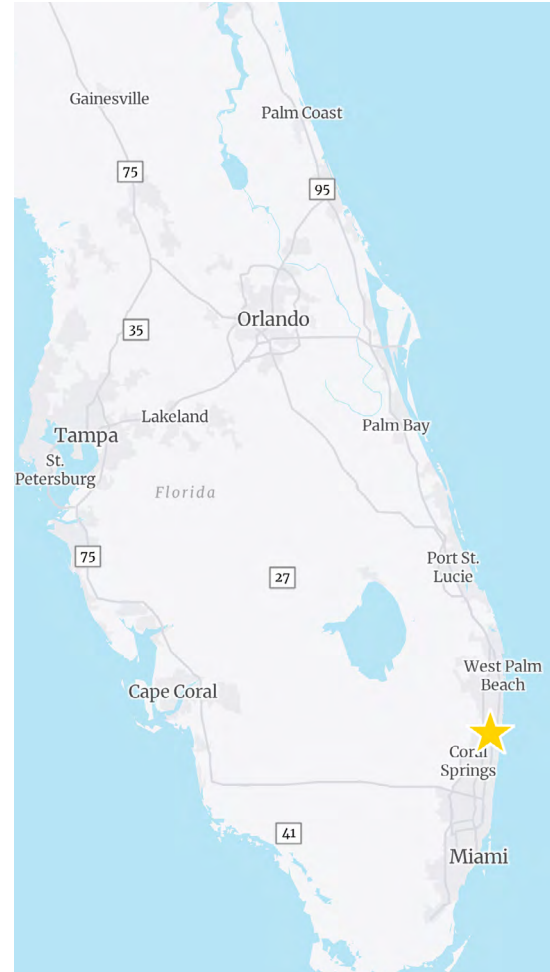
Executive Vice President
+1 407 362 6139
joe.rossi@colliers.com

Mackenzie Daugherty, CPMC, CPRC

Licensed Senior Client Services Specialist
+1 407 362 6134
mackenzie.daugherty@colliers.com

Property Highlights

- Motivated seller.
- 38,520 SF 2-story building on 0.9 AC.
- Located on the Delray Medical Center campus.
- Proton therapy cancer treatment center originally built between 2017 and 2019.
- Parking ratio of approximately .78/1,000 SF with 30 surface parking spaces.
- A cyclotron particle accelerator, proton beam line and treatment gantry are at the core of the facility. Support space includes clinic, proton support, CT, reception, staff and utility space.
- The clinic layout consists of seven exam rooms and a CT imaging suite. The second floor is occupied by staff, additional proton technical spaces and building support spaces, such as the main mechanical rooms.
- Currently on long-term ground lease.



Nestled along the prestigious south side of Linton Boulevard, the property is located on the **Delray Medical Center campus** within the City of **Delray Beach**, a prime location just west of Military Trail. The surrounding area offers a diverse array of land uses, including bustling commercial establishments, cutting-edge healthcare facilities, and luxurious residential developments. Notably, the residential areas are predominantly nestled along the charming secondary roadways, offering a perfect blend of peace and accessibility for residents.



Area Demographics



Population

1-Mile: 12,262
3-Mile: 95,953
5-Mile: 223,608



Daytime Population

1-Mile: 12,567
3-Mile: 122,260
5-Mile: 288,694



Households

1-Mile: 6,716
3-Mile: 49,356
5-Mile: 107,618



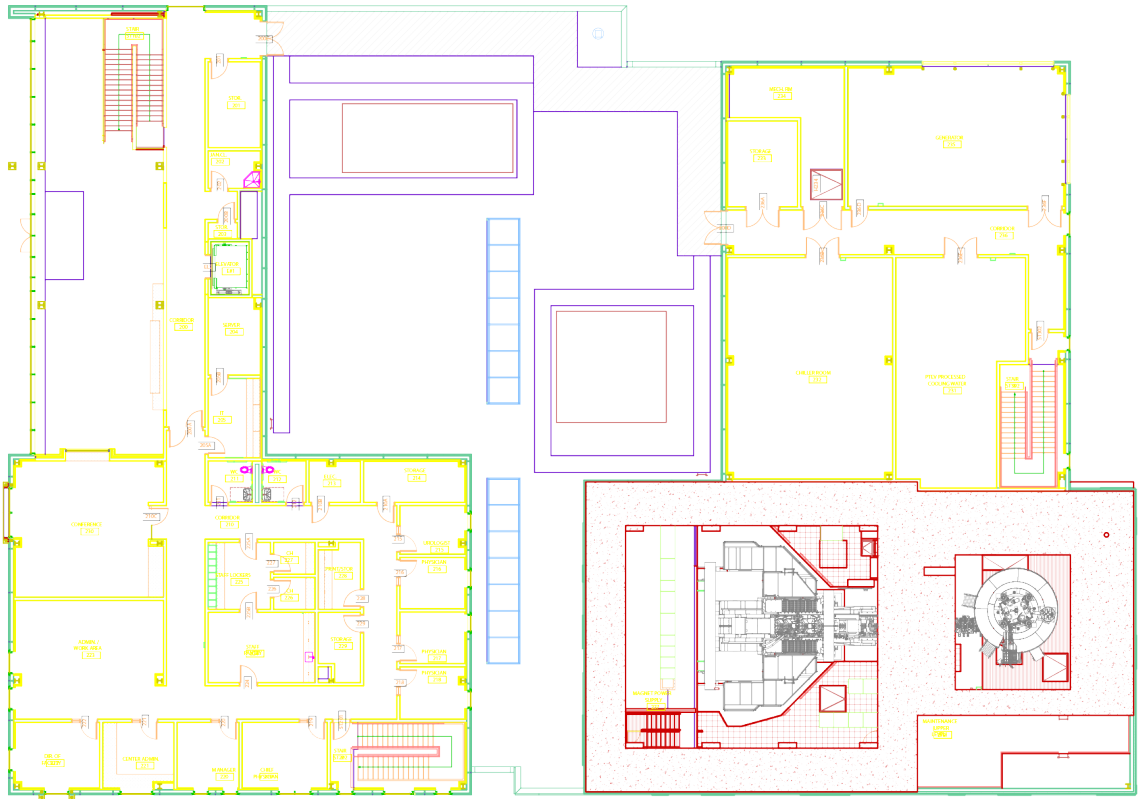
Average HH Income

1-Mile: \$97,493
3-Mile: \$114,120
5-Mile: \$133,951

Floor Plan
1st Floor



Floor Plan
2nd Floor





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

