

# For Lease

## Southpointe Medical Center

600 Pine Island Road  
Plantation, FL 33324

Gary Gagne

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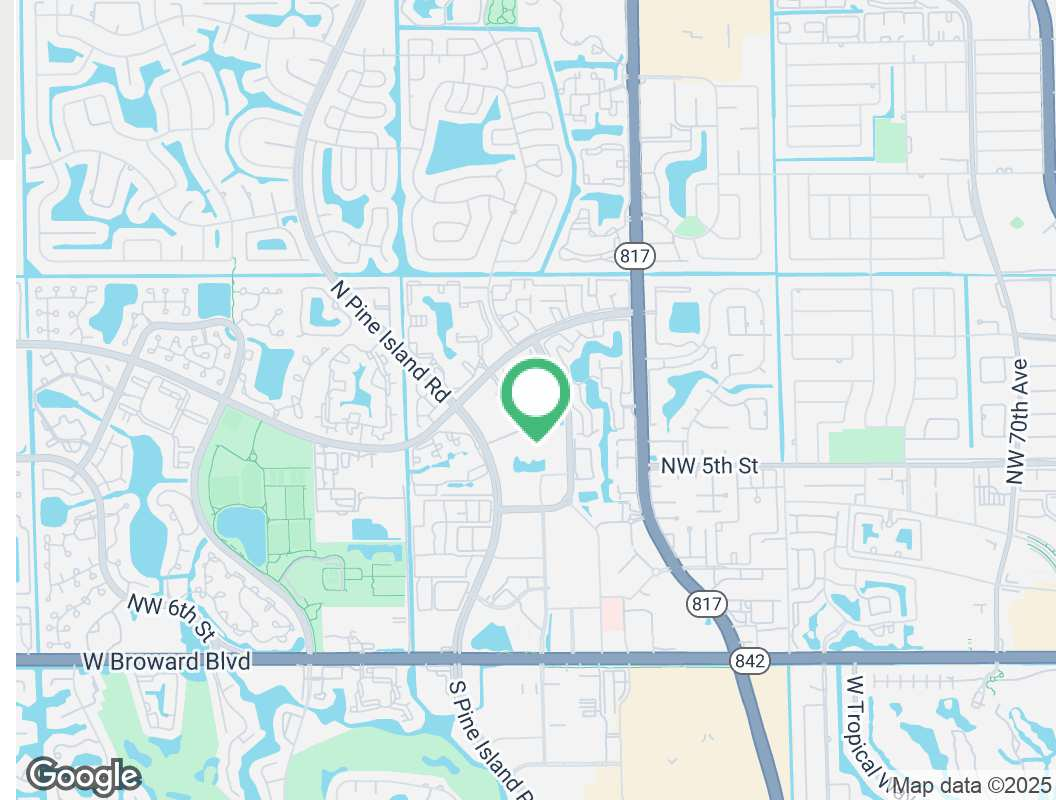


# Well tower



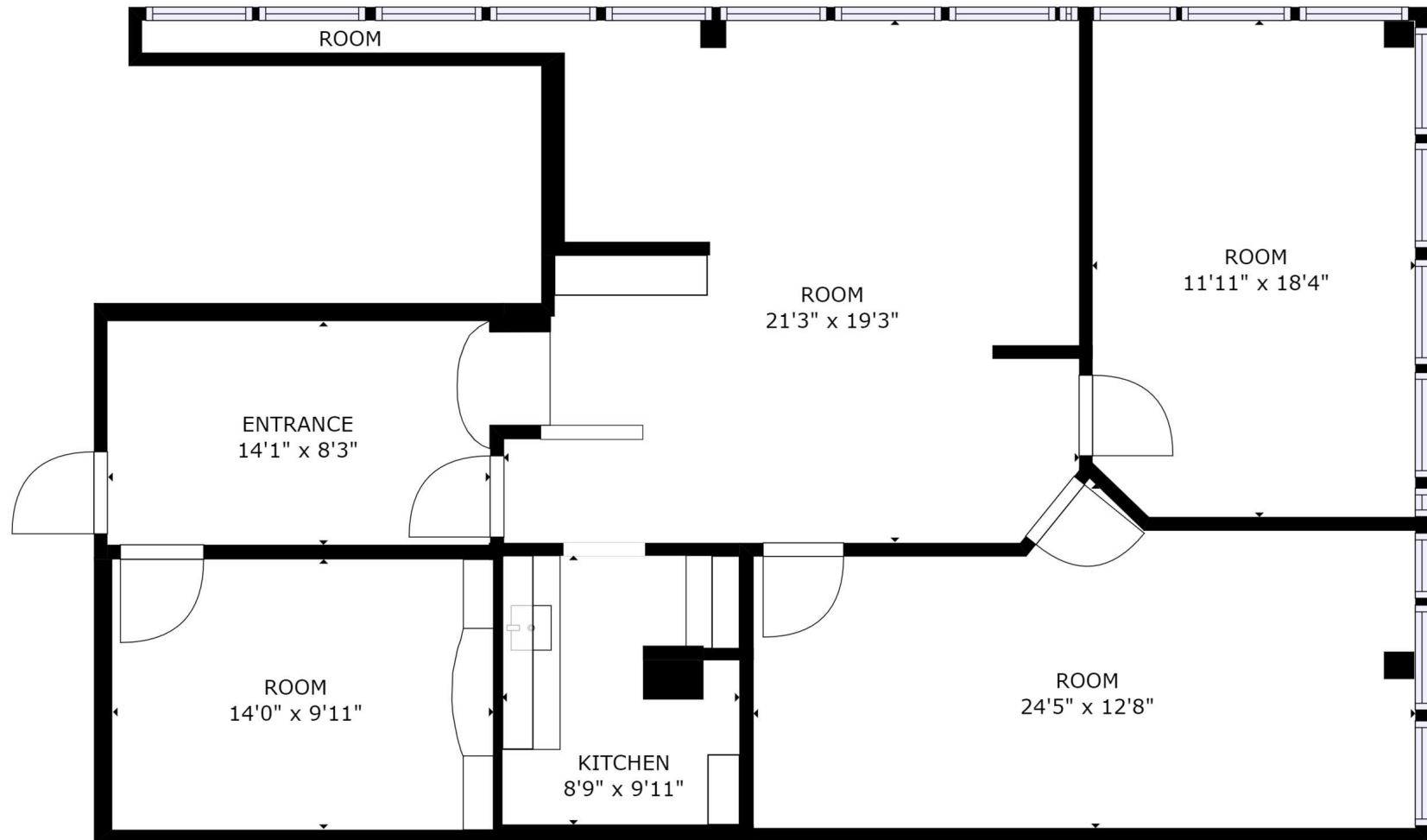
# Property Highlights

- Conveniently located between I-95 and
- I-595 Competitive lease rates and terms
- Nearby Hospital is Westside Regional Medical Center



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# Suite 203 | 1,594 RSF



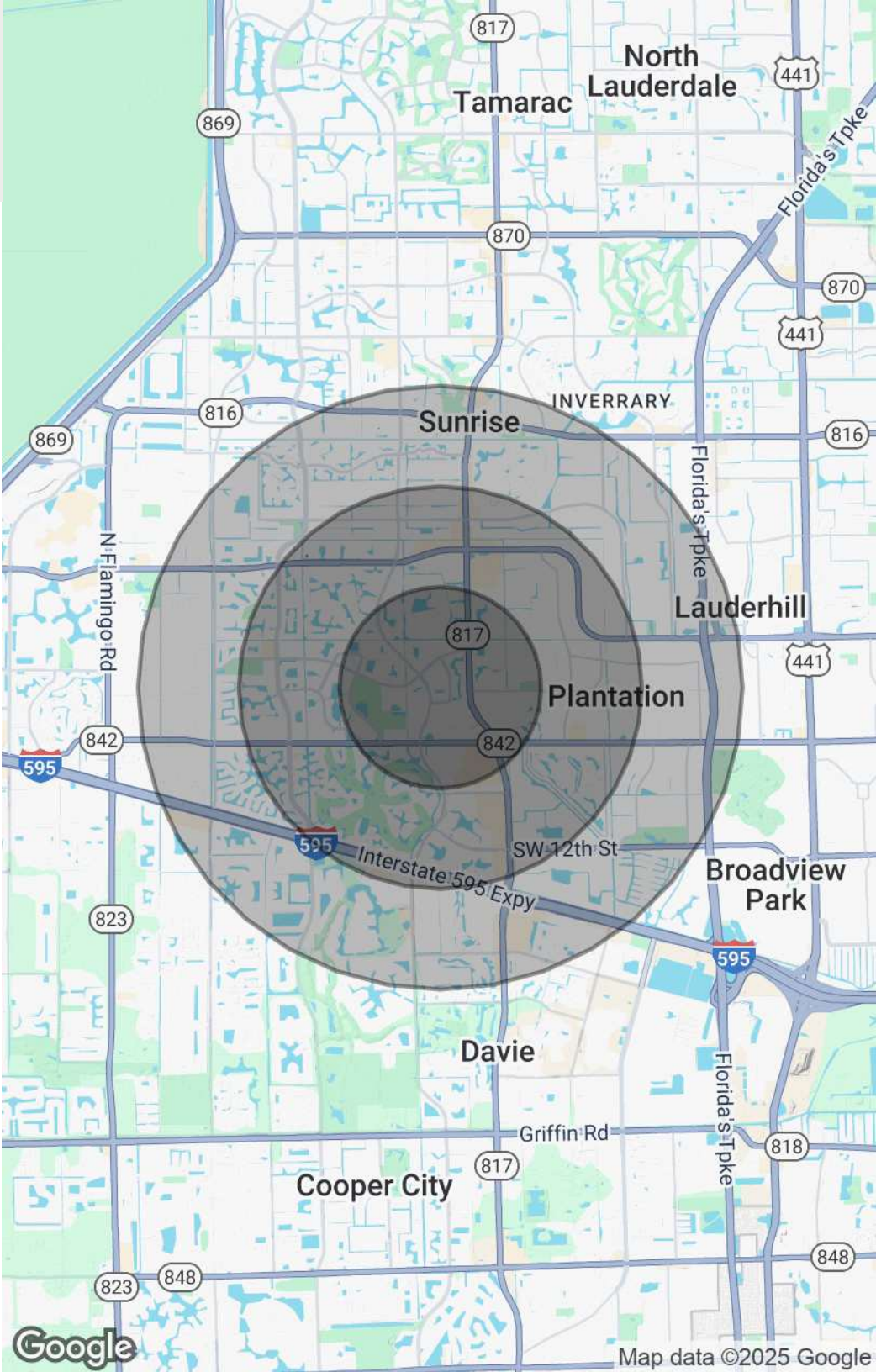


# Demographics Map & Report

| Population           | 1 Mile    | 2 Miles   | 3 Miles   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 16,968    | 60,175    | 142,952   |
| Average Age          | 37.6      | 39.3      | 39.9      |
| Average Age (Male)   | 36.8      | 37.2      | 37.7      |
| Average Age (Female) | 38.3      | 40.7      | 41.6      |
| Households & Income  | 1 Mile    | 2 Miles   | 3 Miles   |
| Total Households     | 7,884     | 25,995    | 58,695    |
| # of Persons per HH  | 2.2       | 2.3       | 2.4       |
| Average HH Income    | \$69,202  | \$75,624  | \$70,616  |
| Average House Value  | \$492,504 | \$253,042 | \$227,975 |
| Race                 | 1 Mile    | 2 Miles   | 3 Miles   |
| % White              | 73.0%     | 71.0%     | 62.3%     |
| % Black              | 19.2%     | 19.7%     | 28.4%     |
| % Asian              | 3.0%      | 3.5%      | 3.1%      |
| % Hawaiian           | 0.0%      | 0.0%      | 0.0%      |
| % American Indian    | 0.1%      | 0.1%      | 0.1%      |
| % Other              | 1.5%      | 2.7%      | 3.5%      |

2020 American Community Survey (ACS)

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**Well  
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