

welltower

MEDICAL OFFICE SPACE

NORTHWEST MEDICAL PARK
2960

FOR LEASE

Click or Scan Below



For Information:

GARY GAGNE
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Northwest Medical Park

2960 N STATE ROAD 7 | MARGATE, FL

medicaloffice.welltower.com

EXECUTIVE SUMMARY

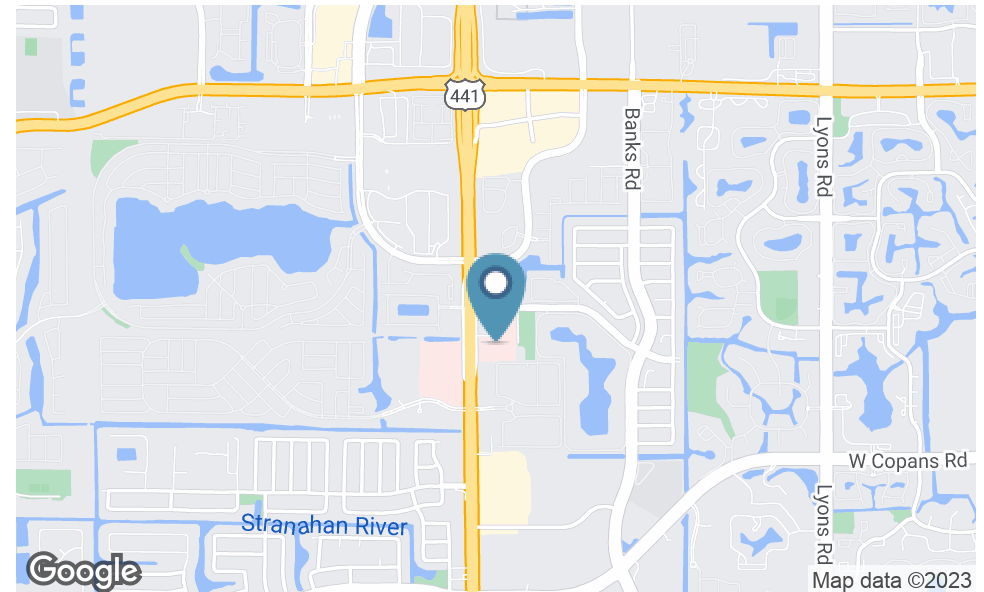


Location Description

Located directly off of N State Road 7 (US 441)

Property Highlights

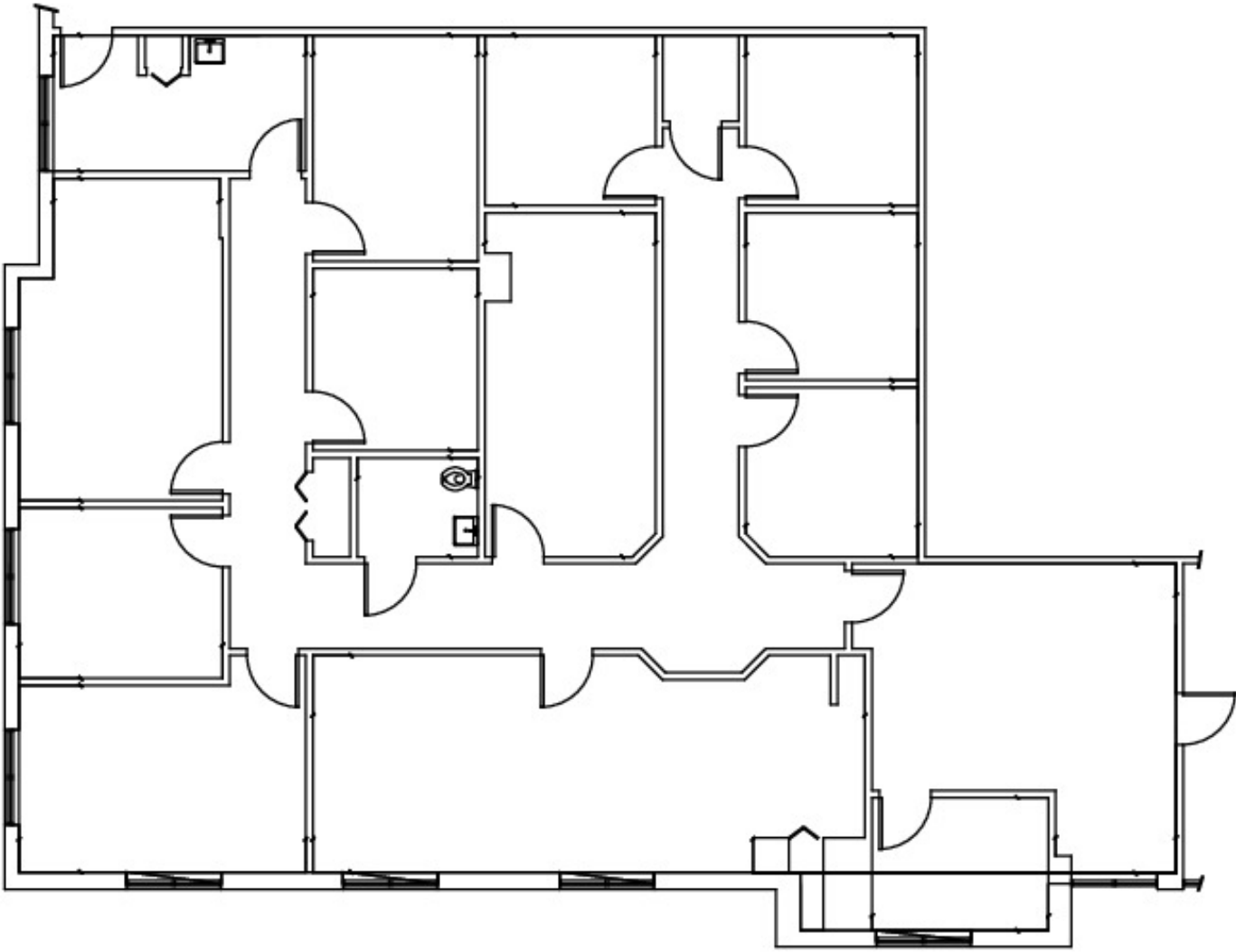
- On-campus medical office suites adjacent to the main entrance of the hospital.
- Opportunity for a full-floor single-tenant user.
- Monument and building signage available.
- Synergistic tenant mix offers referral opportunities within the building community.
- Competitive lease rates and tenant improvement allowances.



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FLOOR PLANS

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101

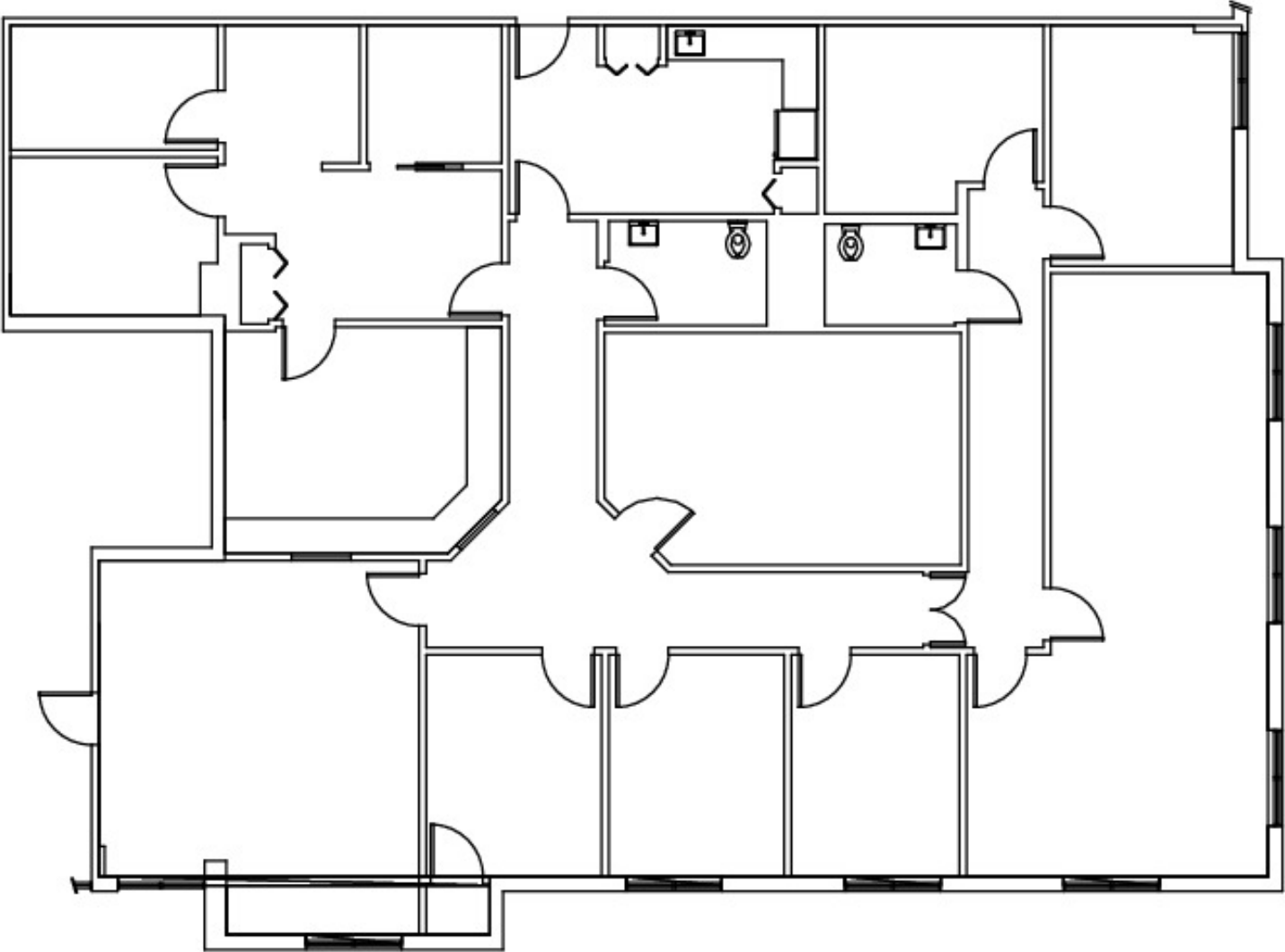
3,294 RSF

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FLOOR PLANS

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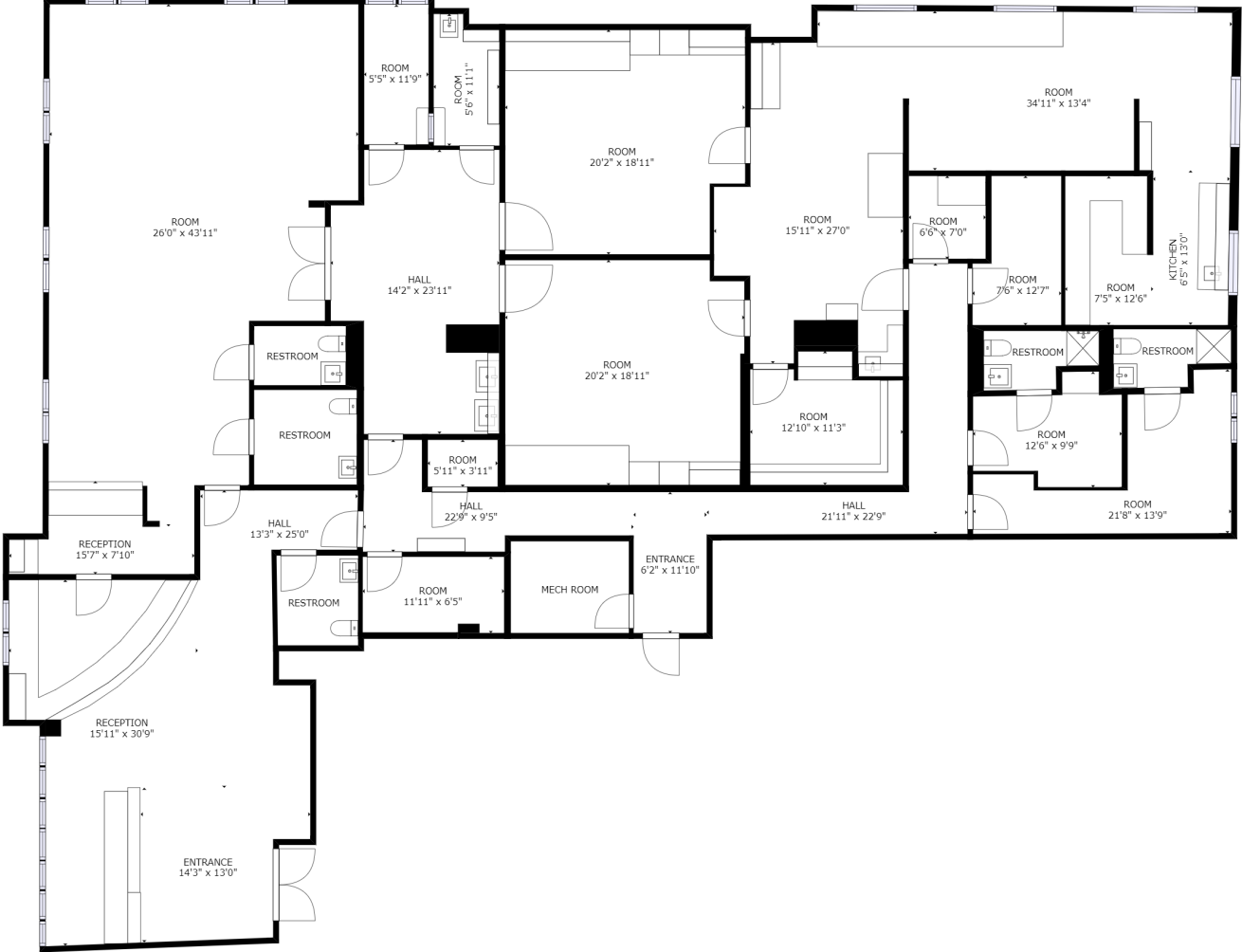
102

3,780 RSF

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FLOOR PLANS



200

6,244 RSF

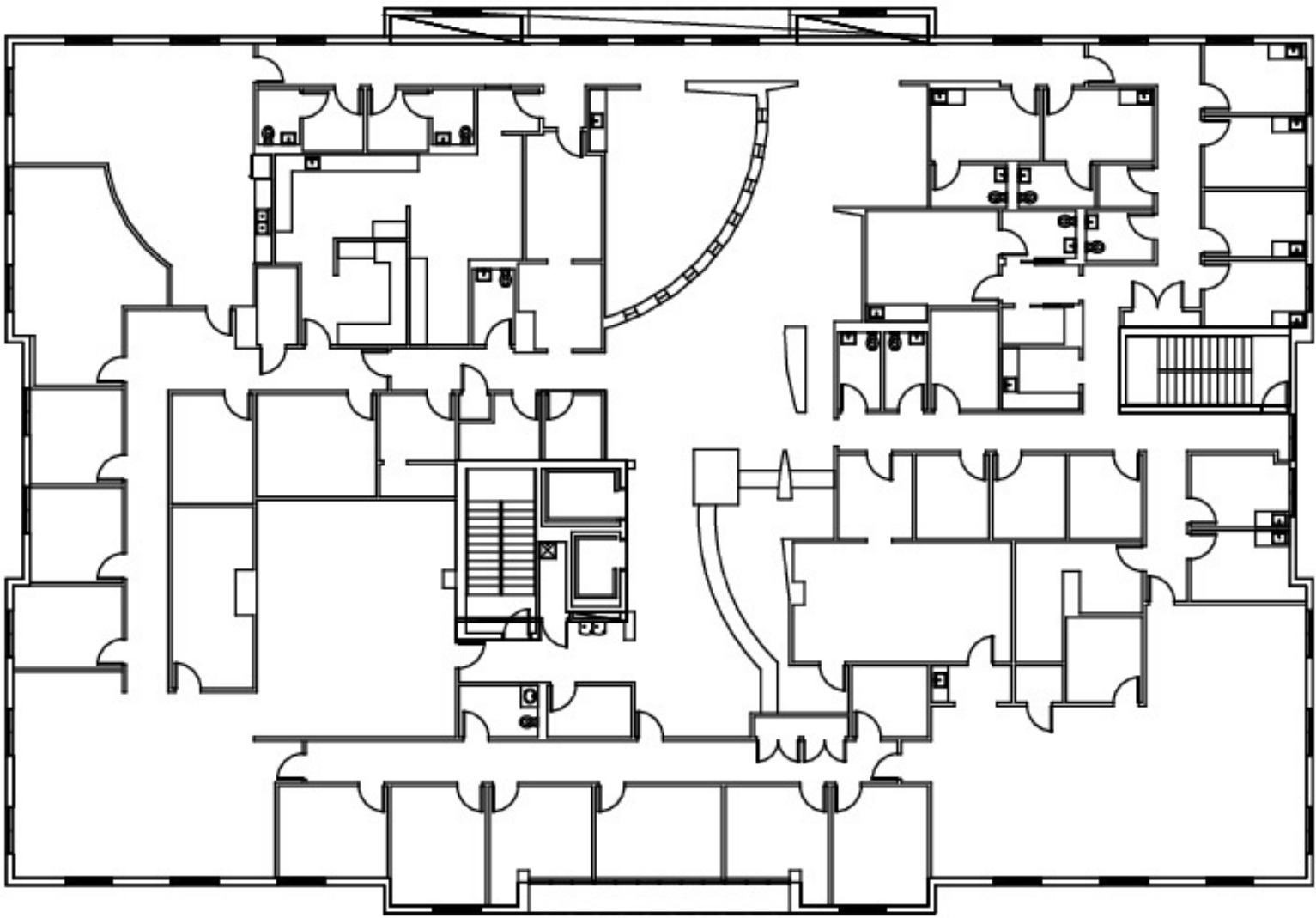
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FLOOR PLANS

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360°
CLICK TO VIEW TOUR



300

15,600 RSF

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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	2 Miles	3 Miles
Total Population	17,432	64,926	140,919
Average Age	39.1	42.6	41.4
Average Age (Male)	37.9	41.4	39.9
Average Age (Female)	40.7	44.1	43.0

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	7,411	27,446	56,483
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,757	\$64,329	\$64,043
Average House Value	\$261,135	\$238,061	\$243,059

* Demographic data derived from 2020 ACS - US Census

