

LEASE

MIDTOWN MEDICAL CENTER

4600 Linton Blvd Delray Beach, FL 33445



PROPERTY DESCRIPTION

Prestigious shared Medical Office. One (possibly two) private offices plus use of shared waiting room, kitchen and bathroom.

Space available through 12/31/2026 with possible option to renew.

Blocks from Delray Medical Center

3rd floor serviced by Elevator

Covered Entry

Abundant parking

Perfect for any professional, medical or otherwise

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	111 - 222 SF
Lot Size:	112,412 SF
Building Size:	33,411 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	620	1,577	6,129
Total Population	1,350	3,335	12,118
Average HH Income	\$106,729	\$107,764	\$107,011

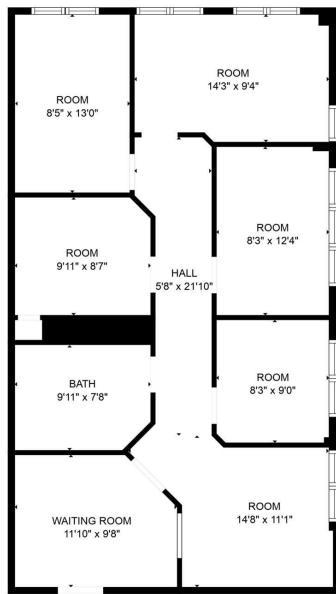
John Negri
(973) 865-3456

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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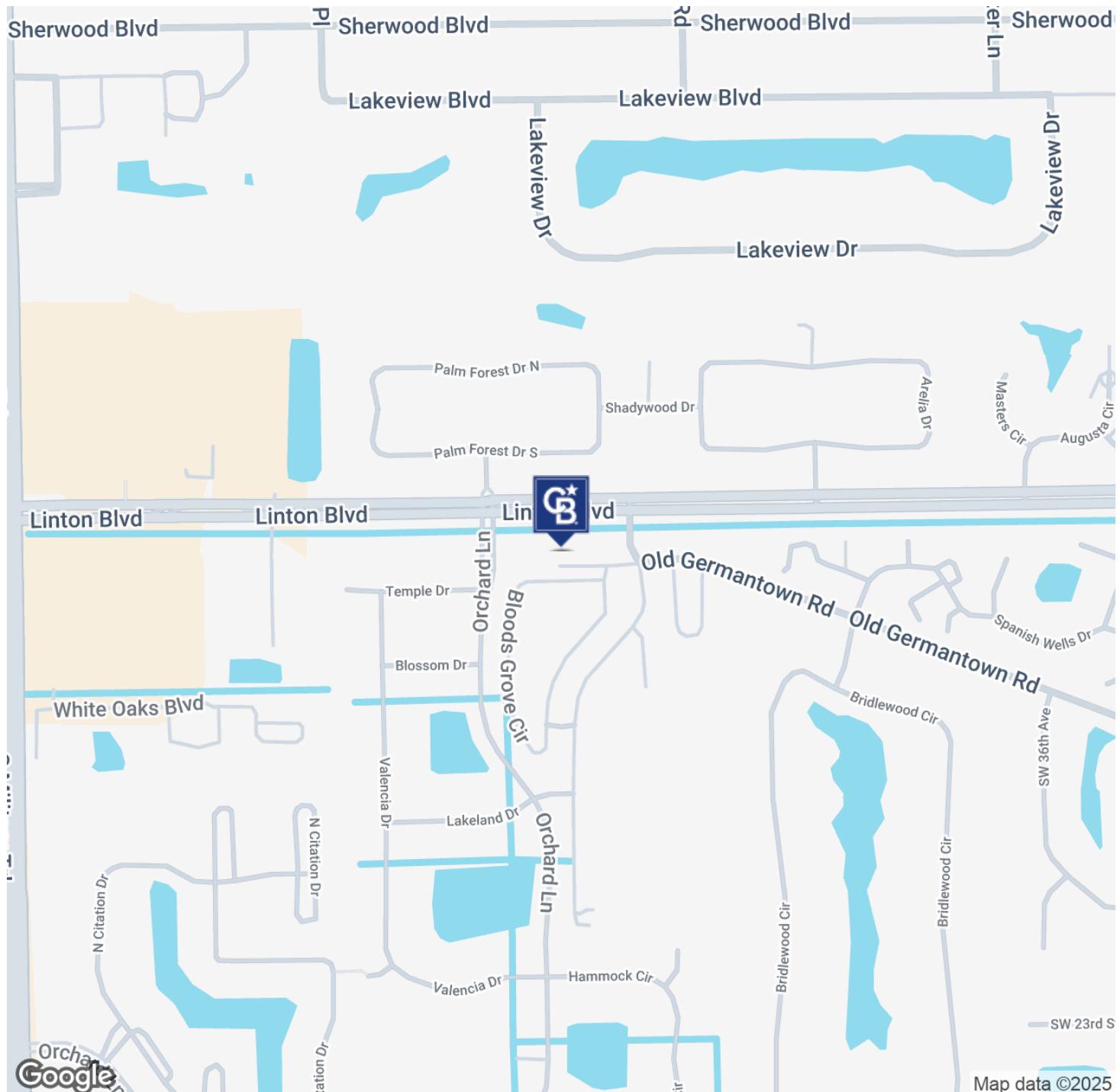


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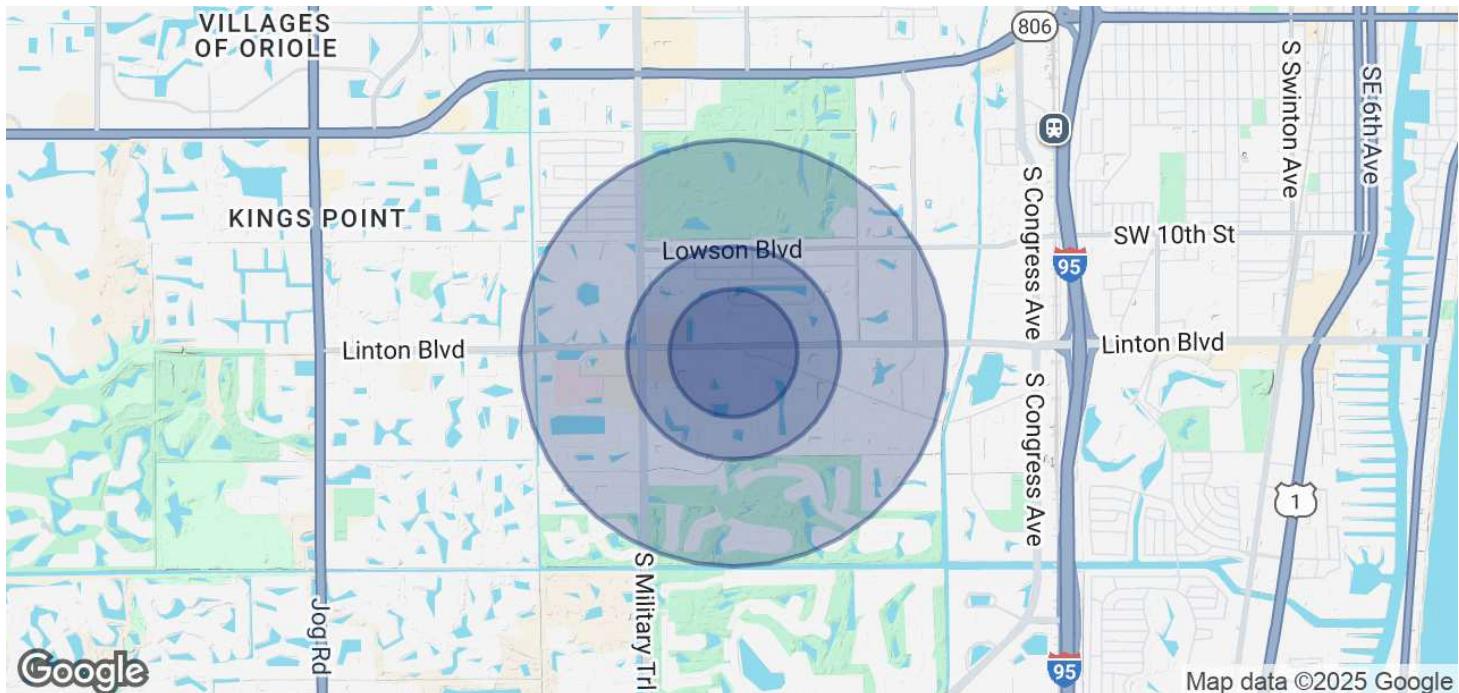


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,350	3,335	12,118
Average Age	44	44	51
Average Age (Male)	42	43	49
Average Age (Female)	45	45	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	1,577	6,129
# of Persons per HH	2.2	2.1	2
Average HH Income	\$106,729	\$107,764	\$107,011
Average House Value	\$539,427	\$519,131	\$481,914

Demographics data derived from AlphaMap

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