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6000 N Federal Hwy
Fort Lauderdale, FL 33308

6000 N Federal

MEDICAL OFFICE FOR LEASE



THE SPACE

Location	6000 N Federal Hwy Fort Lauderdale, FL 33308
County	Broward
APN	4942 12 00 0582
Cross Street	Cypress Creek Rd/ NE 62nd Street/ Bayview Dr

HIGHLIGHTS

- Medical Treatment Offices For Lease
- High Traffic & High Visibility Location on Federal Hwy
- Turnkey Treatment Rooms immediately available
- Onsite Lab, X-Ray and Tech Services
- Offices, Conference Room, Training Room, & MA stations
- Common Areas: Lunch Room, Bathrooms, & Lobby
- +/- 2,000SF available on each Floor, up to 4,000sf max



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,650	112,443	239,339

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,919	\$126,126	\$122,020

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,760	55,414	112,849

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	3
BUILDING SF	15,214
LAND ACRES	1.65
YEAR BUILT	1971
ZONING TYPE	B1
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	80
PARKING RATIO	1000:4



General Area at 6000 N Federal Hwy

- 6000 N Federal Hwy sits amid some of Fort Lauderdale's most affluent and highly trafficked neighborhoods, including Coral Ridge, The Landings, and nearby Pompano. This area is widely recognized for its luxury residences, high retail demand, and strong demographic indicators.
Coral Ridge and Landings together house about 4,938 residents, with an average individual income of approximately \$119,744 and a median age of 47, reflecting a high net worth and mature community profile.

The Federal Hwy corridor experiences extremely high vehicle traffic counts, with estimates reaching around 44,000 vehicles per day. This supports robust retail, medical, and restaurant activity, and makes it one of the highest visibility sites in northern Fort Lauderdale.?

Federal Highway/US-1 is a major commercial artery connecting north-south Broward County, placing this location within easy reach of Imperial Point Hospital, Cypress Creek Canal, and beach access routes.

- Medical businesses have significant potential in the area of 6000 N Federal Hwy, near The Landings, Coral Ridge, and Pompano, due to high visibility, proximity to major hospitals, and a high-income, health-conscious population.

Location Advantages

6000 N Federal Hwy is a two-level, 15,214-square-foot medical office building strategically positioned between Broward Health Imperial Point Hospital and Trinity Holy Cross Hospital, drawing from both patient and professional traffic.?

The site benefits from immediate access to north-south and east-west major roads, including I-95 and US-1, making it highly accessible for patients, staff, and emergency services.?

Heavy daytime employment and surrounding affluent residential communities ensure consistent demand for medical, dental, and wellness service

- Market Demand and Current Tenancy

The corridor already hosts established practices like Florida Spine Specialists, interventional pain medicine physicians, orthopedic surgeons, physical therapists, and rehabilitation centers—highlighting demand for specialty care.?

Practices report success in insurance processing, approval for advanced procedures, and positive patient reviews, underscoring the area's viability for clinics that offer progressive interventions and personalized care.?

Several providers, such as Dr. Kevin Cairns and SoFlo PT, have expanded or maintained operations due to strong patient volume and referral patterns, benefiting from close proximity to high-ranking hospitals and new residential developments.

- Opportunities for Medical Businesses

Potential areas for expansion or new entrants include:

Specialty care (pain management, orthopedics, cardiology, dermatology) to meet aging and affluent population needs.

Outpatient and ambulatory surgery centers (given the lack of labor and delivery facilities in nearby hospitals).

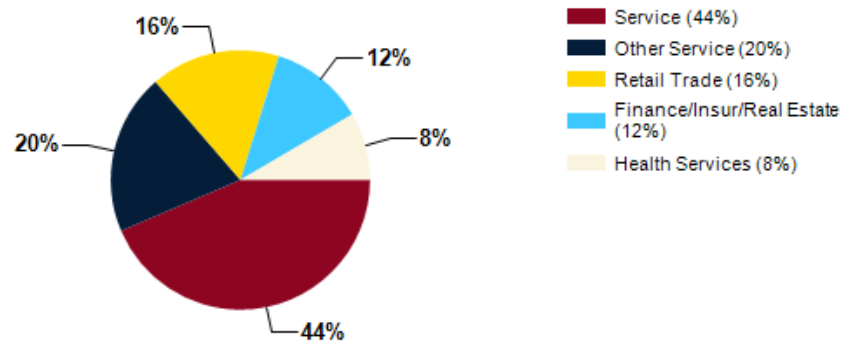
Dental and cosmetic medicine, including anti-aging and wellness clinics for high-income clients.

Rehabilitation, physical therapy, sports medicine, and chiropractic, reflecting active lifestyles and recurring patient needs.

Laboratory testing facilities and urgent care as population density, traffic, and daytime employment contribute to high utilization rates.?

This area's combination of affluent residents, prime visibility, robust medical infrastructure, and responsive zoning make it exceptionally well-positioned for new health and wellness ventures or specialty medical practices seeking growth.

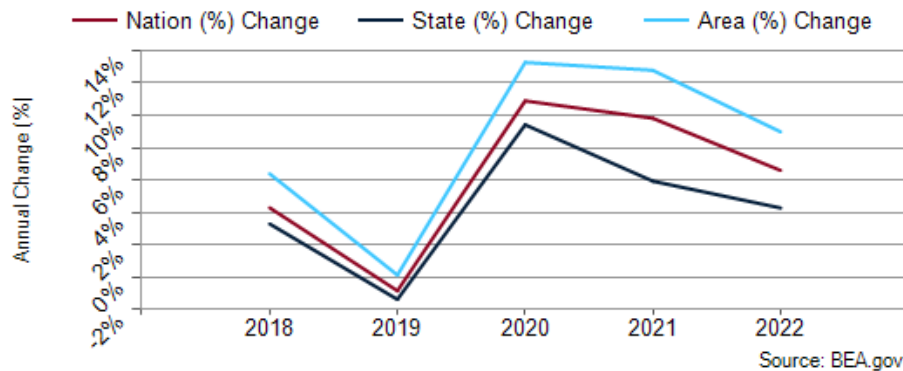
Major Industries by Employee Count

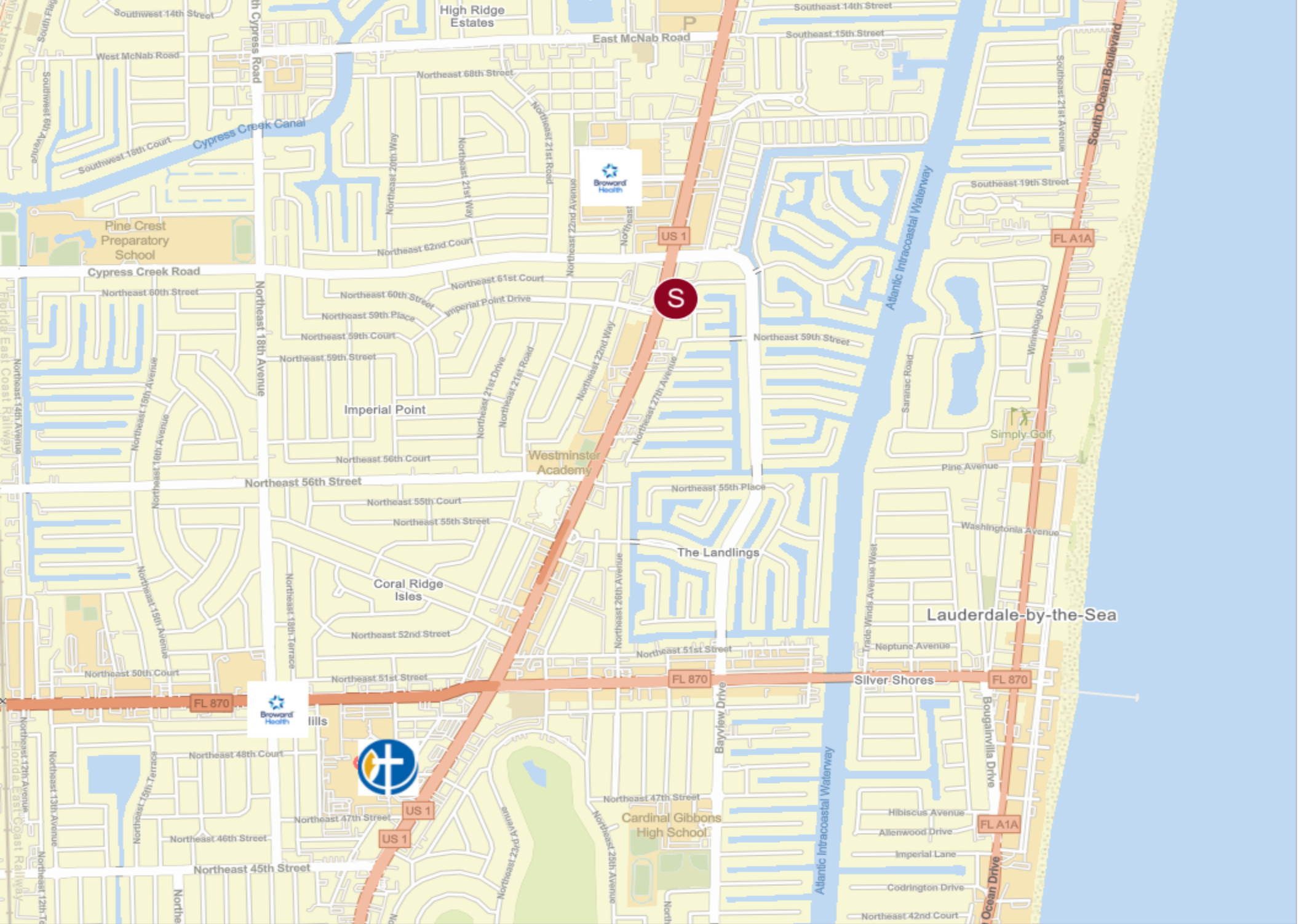


Largest Employers

Tenet Healthcare Corp.	10,156
Broward Health	7,592
American Express	5,800
Nova Southeastern University	3,028
PRC	2,700
Motorola	2,300
JM Family Enterprises	2,000
Interbond Corp. of America dba BrandsMart USA	1,700

Broward County GDP Trend

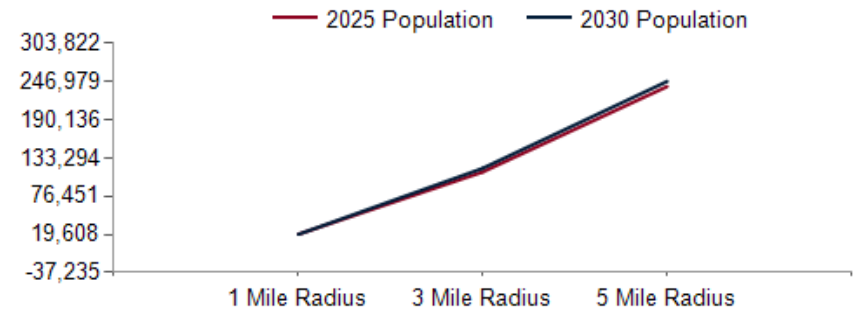




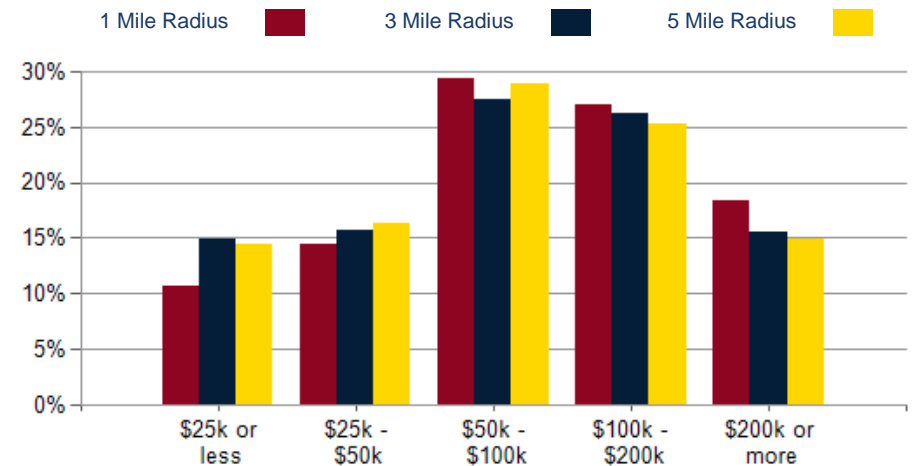


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,702	105,959	224,493
2010 Population	17,993	102,040	217,854
2025 Population	19,650	112,443	239,339
2030 Population	19,608	117,848	246,979
2025 African American	811	14,356	52,531
2025 American Indian	46	620	1,157
2025 Asian	502	2,493	5,159
2025 Hispanic	3,678	27,679	56,593
2025 Other Race	811	8,764	18,669
2025 White	14,525	68,708	125,716
2025 Multiracial	2,939	17,428	35,971
2025-2030: Population: Growth Rate	-0.20%	4.70%	3.15%

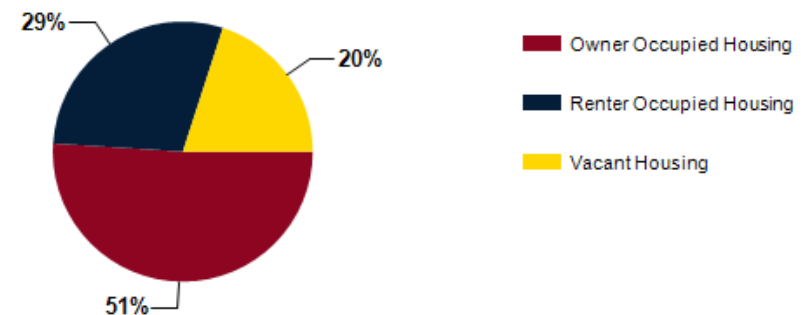
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	679	4,889	9,545
\$15,000-\$24,999	475	3,411	6,734
\$25,000-\$34,999	565	3,545	7,539
\$35,000-\$49,999	992	5,178	10,935
\$50,000-\$74,999	1,914	9,324	19,944
\$75,000-\$99,999	1,245	5,893	12,678
\$100,000-\$149,999	1,786	9,664	19,536
\$150,000-\$199,999	1,130	4,863	9,083
\$200,000 or greater	1,974	8,647	16,855
Median HH Income	\$88,603	\$79,703	\$77,691
Average HH Income	\$137,919	\$126,126	\$122,020



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

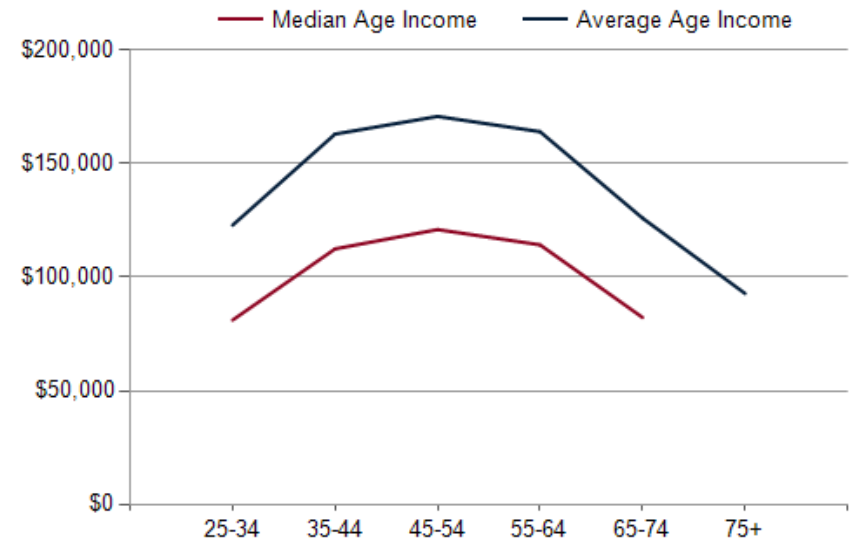
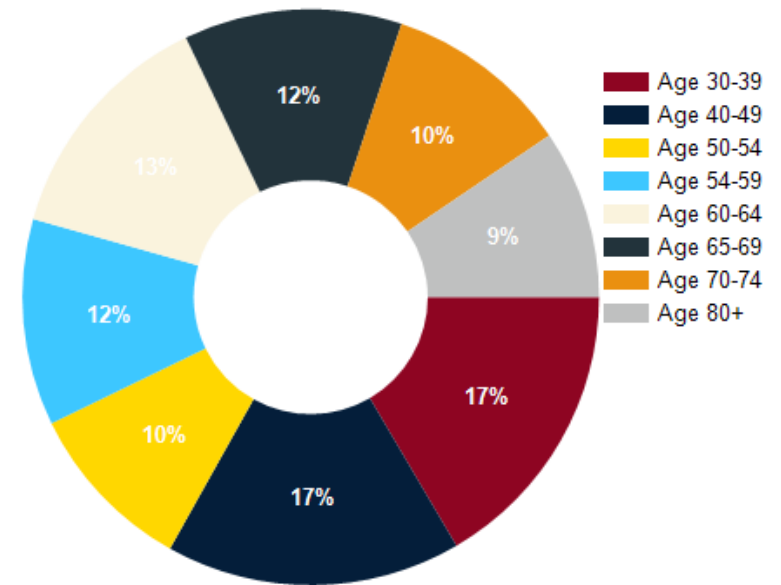


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,154	6,826	15,125
2025 Population Age 35-39	1,157	7,032	15,878
2025 Population Age 40-44	1,188	6,986	15,561
2025 Population Age 45-49	1,121	6,587	14,286
2025 Population Age 50-54	1,348	7,418	15,971
2025 Population Age 55-59	1,617	8,616	17,759
2025 Population Age 60-64	1,883	9,715	19,697
2025 Population Age 65-69	1,706	8,785	17,894
2025 Population Age 70-74	1,452	7,434	14,682
2025 Population Age 75-79	1,324	6,317	11,970
2025 Population Age 80-84	792	4,126	7,828
2025 Population Age 85+	731	4,129	7,475
2025 Population Age 18+	17,392	96,075	202,412
2025 Median Age	54	50	48
2030 Median Age	55	50	48

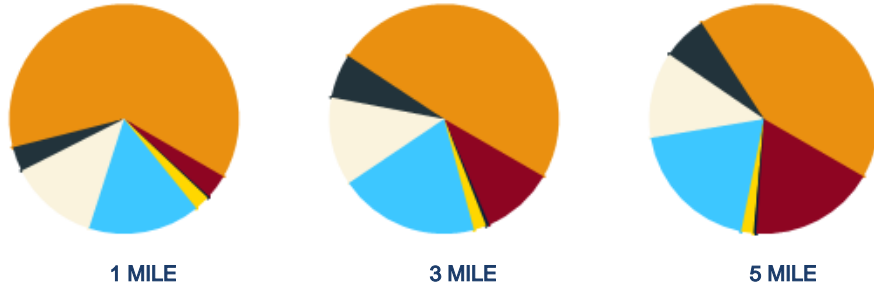
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,107	\$75,821	\$75,968
Average Household Income 25-34	\$122,903	\$110,430	\$108,572
Median Household Income 35-44	\$112,452	\$95,348	\$90,347
Average Household Income 35-44	\$163,029	\$137,123	\$132,690
Median Household Income 45-54	\$120,955	\$103,193	\$100,547
Average Household Income 45-54	\$170,810	\$146,046	\$142,986
Median Household Income 55-64	\$114,224	\$102,180	\$97,387
Average Household Income 55-64	\$164,083	\$147,450	\$142,795
Median Household Income 65-74	\$82,248	\$73,511	\$69,356
Average Household Income 65-74	\$126,005	\$121,470	\$114,610
Average Household Income 75+	\$92,798	\$97,430	\$90,963

Population By Age



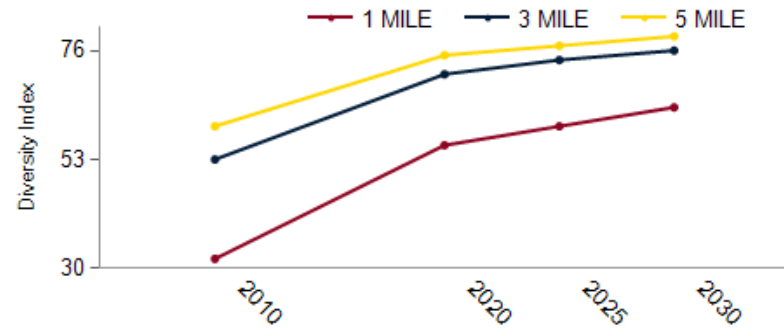
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	64	76	79
Diversity Index (current year)	60	74	77
Diversity Index (2020)	56	71	75
Diversity Index (2010)	32	53	61

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	10%	18%
American Indian	0%	0%	0%
Asian	2%	2%	2%
Hispanic	16%	20%	19%
Multiracial	13%	12%	12%
Other Race	3%	6%	6%
White	62%	49%	43%

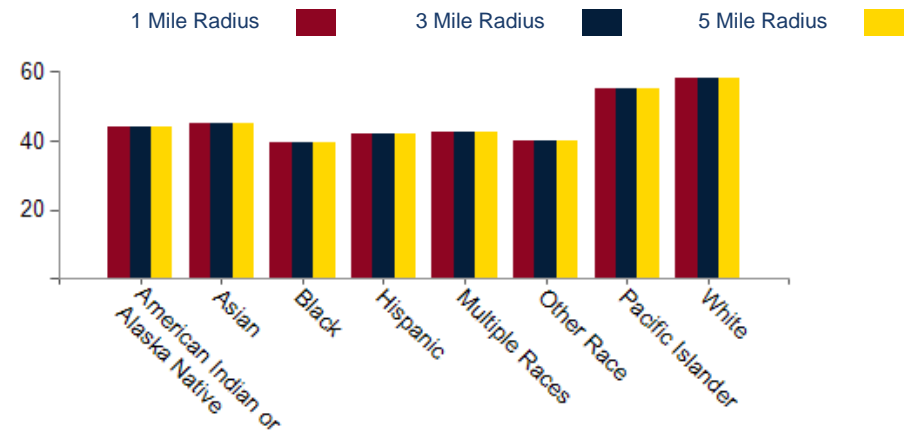
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	44	35	37
Median Asian Age	45	44	44
Median Black Age	40	35	35
Median Hispanic Age	42	38	38
Median Multiple Races Age	43	41	41
Median Other Race Age	40	35	36
Median Pacific Islander Age	55	44	44
Median White Age	58	58	58

2025 MEDIAN AGE BY RACE



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Exclusively Marketed by:



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