

SMD

Southern Management
and Development, L.P.

4800 Medical Center

4800 N Federal Highway
Fort Lauderdale, FL 33308

3-Story Office Building located on
Federal Highway in Fort Lauderdale

Adjacent to Holy Cross Hospital

Convenient to I-95 and
Fort Lauderdale International Airport

Minutes to downtown and the beaches

Covered parking available

Average daily traffic count: 71,900

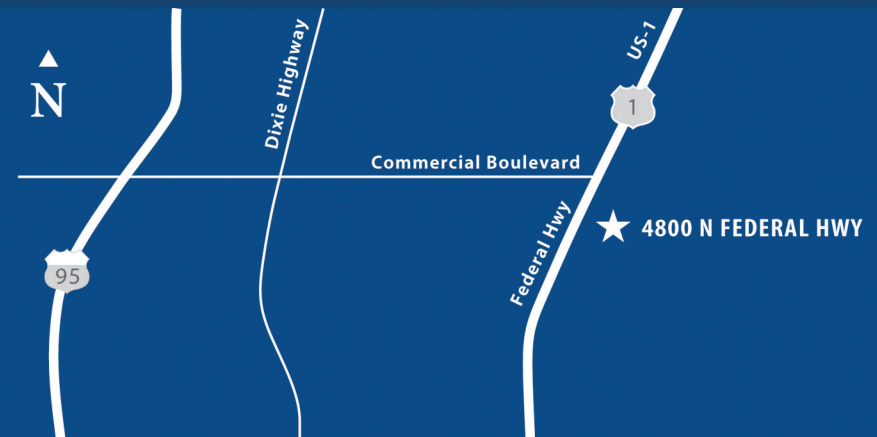
Gross leasable area: 13,87 Sq. Ft.



CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

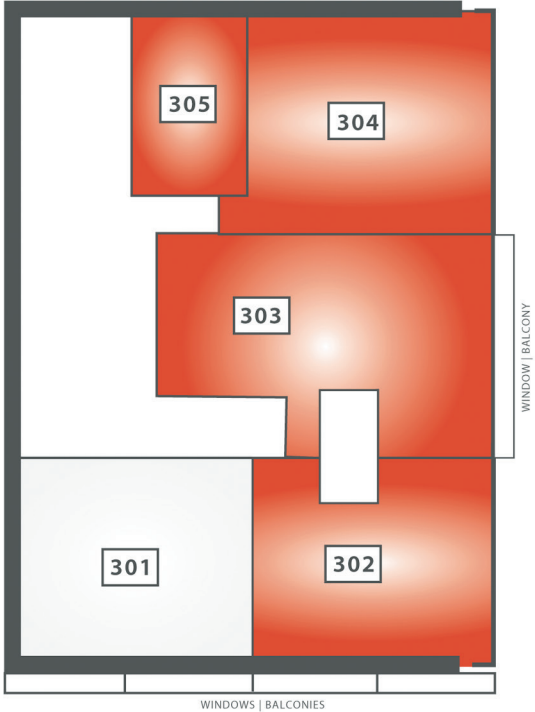
CREATING VALUE
Southern Management and Development, L.P.

SMDPROPERTY.COM

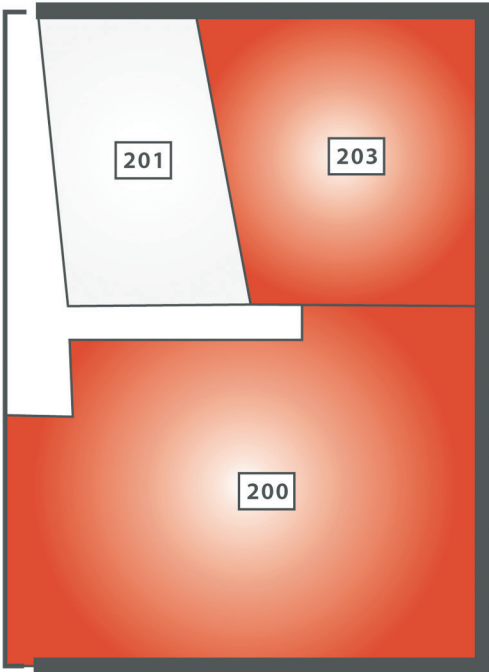


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3 FLOOR



2 FLOOR

U.S. 1 | Federal Highway

DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2024 Projection	17,030	126,658	289,968
2019 Estimate	16,211	119,791	273,286
2010 Census	15,160	109,741	246,479
2000 Census	16,391	114,464	249,732
Population by race			
White	82.86%	78.03%	60.58%
Black African American	5.92%	12.22%	30.97%
Hispanic Other	7.32%	9.75%	8.45%
2018 Estimate			
Average HH Income	\$107,605	\$97,046	\$87,766
2013 Estimate			
Median HH Income	\$67,036	\$59,804	\$55,032
2013 Estimate			
Median Age	50.58	48.90	32.17

LEGEND

4800 N Federal Highway

3 FLOOR		
UNIT	TENANT	UNIT
301	FloMed	1,361
302	Available	1,297
303	Available	1,547
304	Available	1,552
305	Available	1,027

2 FLOOR		
UNIT	TENANT	UNIT
200	Available	3,494
201	Dr. Sultan	1,591
203	Available	1,595