

CONGREGATE LIVING FACILITY, PERMITTING AN ALF, DETOX, OR INPATIENT DRUG TREATMENT

## Detox Facility

120 N. State Market Road, Pahokee, FL 33476



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# DETOX FACILITY

01 ..... Executive Summary

Offering Summary

Unit Mix Summary

Location Summary

**OFFERING SUMMARY**

ADDRESS	120 N. State Market Road Pahokee FL 33476
COUNTY	Palm Beach
MARKET	Health Care
SUBMARKET	Assisted Living / RehabHealthcare Congregate Senio
BUILDING SF	10,652
LAND SF	36,888
NUMBER OF UNITS	58
YEAR BUILT	1967
YEAR RENOVATED	2013
APN	48-37-42-17-06-000-0010
OWNERSHIP TYPE	Fee Simple

**FINANCIAL SUMMARY**

OFFERING PRICE	\$2,000,000
PRICE PSF	\$187.76
PRICE PER UNIT	\$34,483

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	1,724	7,836	8,101
2017 Median HH Income	\$26,797	\$27,462	\$27,541
2017 Average HH Income	\$34,104	\$43,335	\$43,391



Amazing investment opportunity to acquire a profitable health care business, with the real property included and take advantage of the exploding senior housing and residential drug treatment industries. This is a great time to begin getting into the industry or add to your portfolio of Assisted Living services.

This offering is for a turnkey licensed 58 bed Sub acute medical detox or assisted living facility. For Detox, the breakdown is: 40 Detox - 10 RES 1 - 8 Intensive inpatient. The facility is currently closed and ready for immediate re occupancy. Current Licensing is transferable and includes JACO and CARF licensure. Everything is in place from electronics to forks and knives to beds and linens, Just add staffing and clients.

Located in Palm Beach County, this self contained facility comprises one renovated stand alone building. High end finishes throughout including 29 rooms with private & semi private bathrooms, full commercial kitchen and dining room, group room, private offices, full laundry facility, nursing station, outdoor activity space, client lounge, and fully gated and secured property. Building and monument street side signage located directly on a main highway.

Sub markets include:

Healthcare Congregate SeniorHousing

Healthcare Rehabilitation Center

Healthcare Skilled Nursing

The property is located among expansive green fields, it is very secure sanctuary for its residents. Close to Palm Beach International, West Palm Beach and the town of Pahokee, this is the ideal location for inpatient detox, treatment, or assisted living.

Regional Map



Locator Map





02 [Property Description](#)

[Property Features](#)

[Aerial Map](#)

[Parcel Map](#)

[Additional Maps](#)

[Amenities](#)

[Property Images](#)

# DETOX FACILITY

### Site Description

NUMBER OF UNITS	58
BUILDING SF	10,652
LAND SF	36,888
LAND ACRES	0.85
YEAR BUILT	1967
YEAR RENOVATED	2013
# OF PARCELS	1
ZONING TYPE	7800 - SANI/ REST HOME
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1





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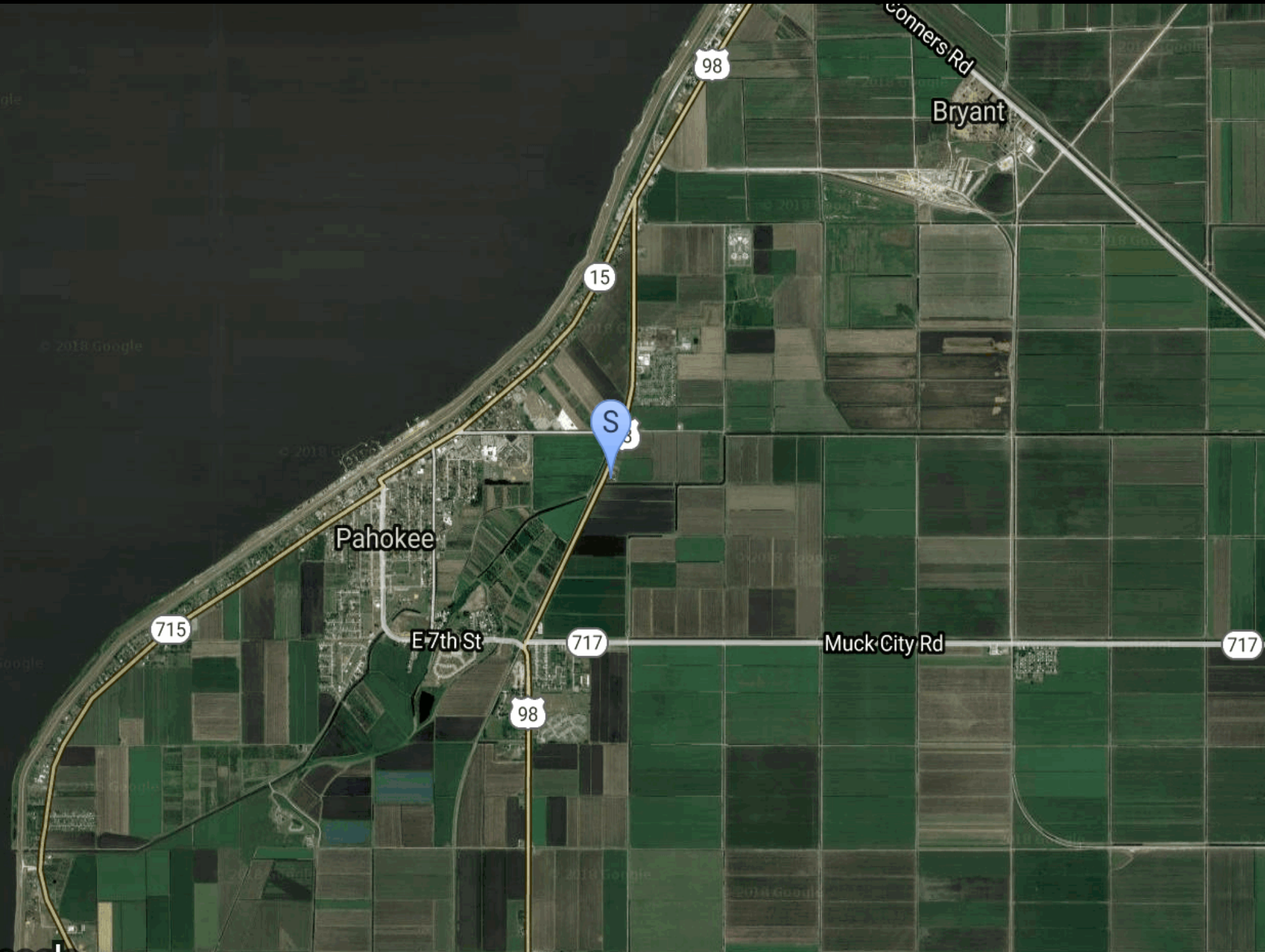
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Detox Facility | Common Area Amenities



EXIT

VISION

TEAMWORK



# DETOX FACILITY

## Rent Roll

Rent Roll Details

03



04

## Demographics

Demographic Details

Demographic Charts

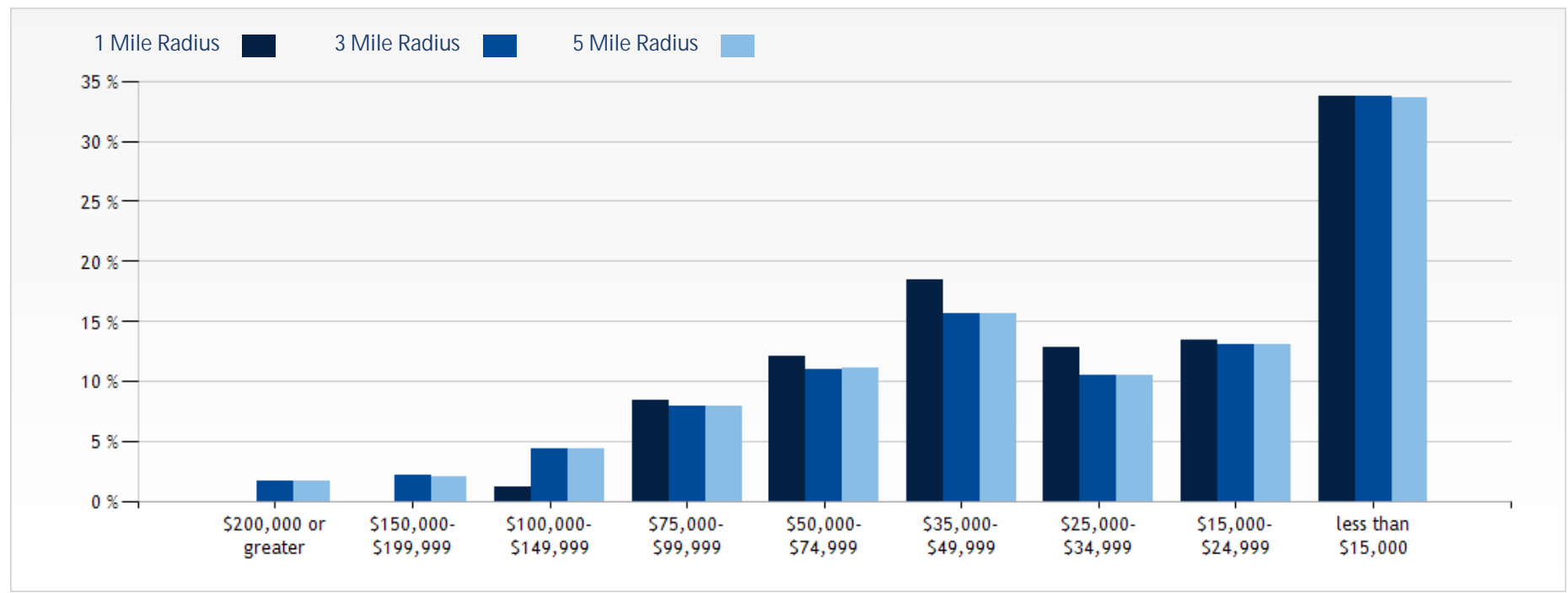
# DETOX FACILITY

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	1,891	8,845	9,120
2010 Population	1,748	7,770	8,038
2017 Population	1,724	7,836	8,101
2022 Population	1,732	7,983	8,250
2017 African American	929	4,960	5,079
2017 American Indian	5	19	20
2017 Asian	6	25	26
2017 Hispanic	635	2,170	2,276
2017 White	525	1,929	2,026
2017 Other Race	203	702	738
2017 Multiracial	55	194	205
2017-2022: Population: Growth Rate	0.45 %	1.85 %	1.85 %

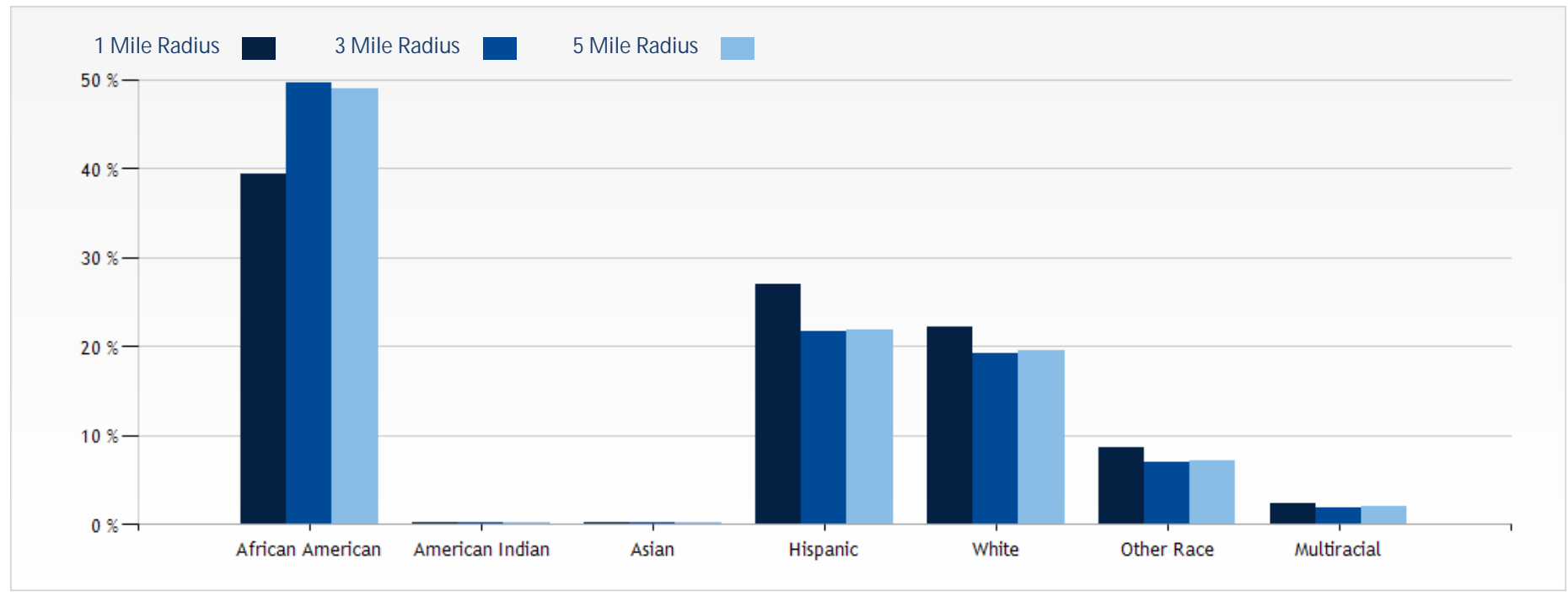
<b>2017 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	161	829	865
\$15,000-\$24,999	64	320	336
\$25,000-\$34,999	61	257	269
\$35,000-\$49,999	88	384	401
\$50,000-\$74,999	58	268	284
\$75,000-\$99,999	40	194	204
\$100,000-\$149,999	6	107	113
\$150,000-\$199,999	0	52	54
\$200,000 or greater	0	42	43
Median HH Income	\$26,797	\$27,462	\$27,541
Average HH Income	\$34,104	\$43,335	\$43,391

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	553	2,969	3,107
2010 Total Households	487	2,433	2,552
2017 Total Households	477	2,452	2,569
2022 Total Households	478	2,498	2,616
2017 Average Household Size	3.42	3.10	3.05
2000 Owner Occupied Housing	213	1,169	1,217
2000 Renter Occupied Housing	296	1,441	1,509
2017 Owner Occupied Housing	208	1,013	1,075
2017 Renter Occupied Housing	269	1,439	1,494
2017 Vacant Housing	65	482	510
2017 Total Housing	542	2,934	3,079
2022 Owner Occupied Housing	206	1,020	1,083
2022 Renter Occupied Housing	272	1,478	1,533
2022 Vacant Housing	67	494	522
2022 Total Housing	545	2,992	3,138
2017-2022: Households: Growth Rate	0.20 %	1.85 %	1.80 %

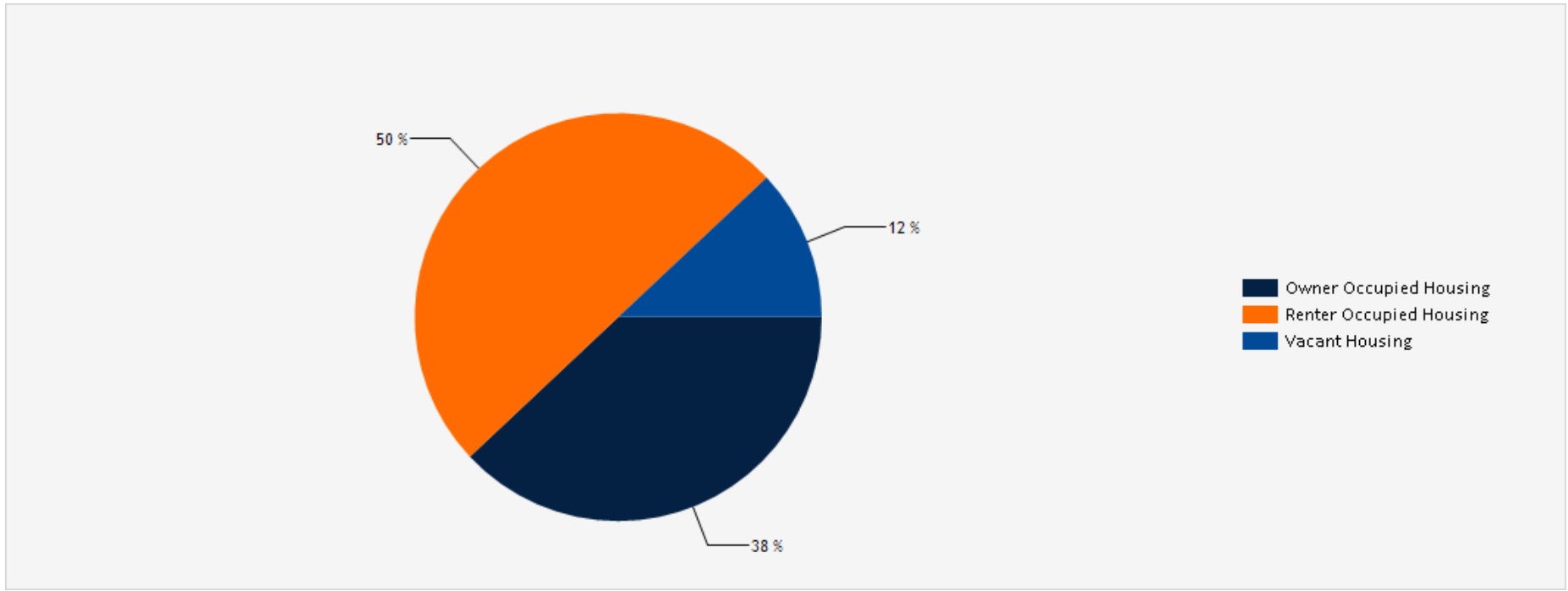
### 2017 Household Income



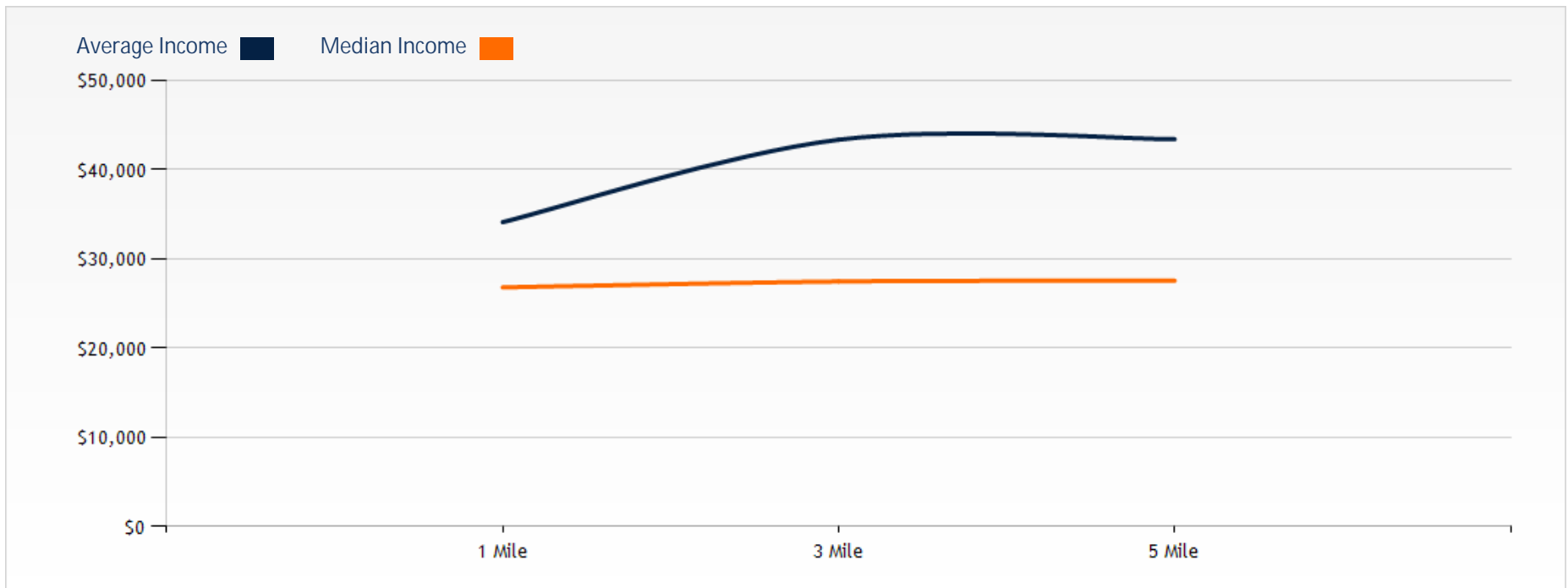
### 2017 Population by Race



### 2017 Household Occupancy - 1 Mile Radius



### 2017 Household Income Average and Median







# DETOX FACILITY

