# FOR SALE OF LEASE: MOVE-IN READY MEDICAL OFFICE BUILDING

2131 N. STATE ROAD 7 (US 441) MARGATE, FL 33063



#### **BUILDING FEATURES**

- Freestanding building with signage facing US 441
- Located 1/2 mile south of HCA Florida Northwest Hospital
- 2.9 miles south of Sawgrass Expressway
- 24 parking spaces (2 are handicap spaces)
- Hurricane shutters

#### **INTERIOR FEATURES**

- 9 exam rooms (plumbed)
- Three doctor offices, one with private bath
- Three restrooms
- Large patient waiting area & break room
- Nurse station (for 3 staff members)
- Large diagnostic room, Lab area, X-Ray room

#### Lease Rate: \$27.50/SF/NNN OPEX +/-\$8.00/SF (est.) Sale Price: \$2.5 Million



Video of Property Exterior

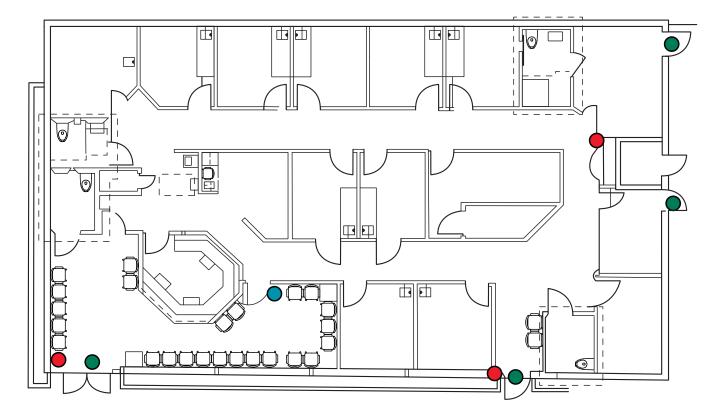


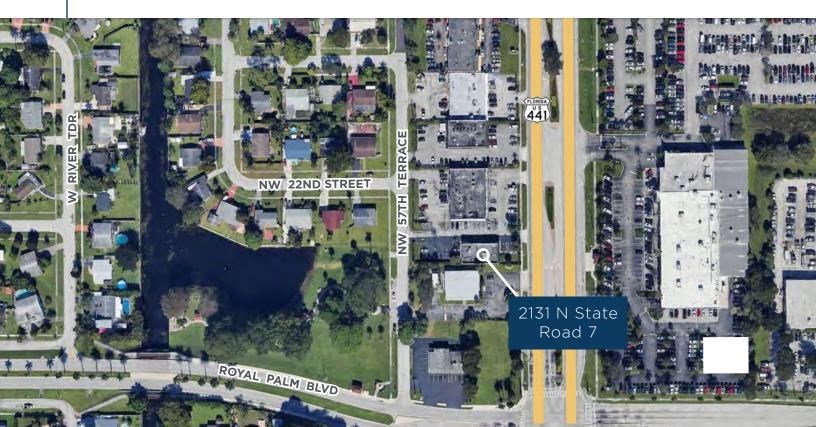
#### Video of Interior

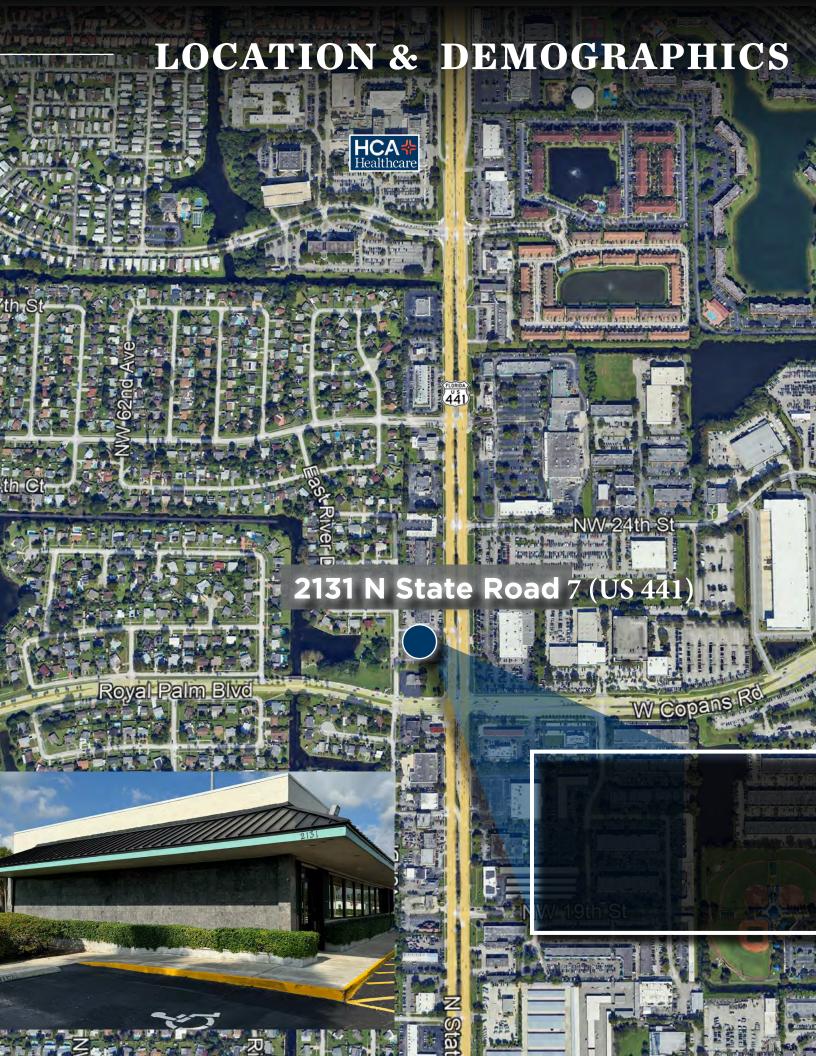


## FLOORPLAN-

#### 3,418 RSF









## 19,658

2024 TOTAL POPULATION

158,107

400,055

**2024 TOTAL** 

POPULATION



#### \$83,397

2024 AVERAGE HOUSEHOLD INCOME



### 43.5

2024

MEDIAN AGE

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#### \$45,798,875

2024 HEALTHCARE SPENDING

MILES

M

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ML

## \$92,183

2024 TOTAL 2024 AVERAGE POPULATION HOUSEHOLD INCOME

## **42.2** \$

MEDIAN AGE

## \$386,048,703

2024 HEALTHCARE SPENDING

MILES

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\$95,671

**2024 AVERAGE** 

HOUSEHOLD

INCOME

#### **40.8** 2024

MEDIAN AGE

#### \$967,822,729

2024 HEALTHCARE SPENDING



# MEDICAL OFFICE BUILDING

## 2131 N STATE ROAD 7

FOR MORE INFORMATION,

# **PLEASE CONTACT:**

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