

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.)

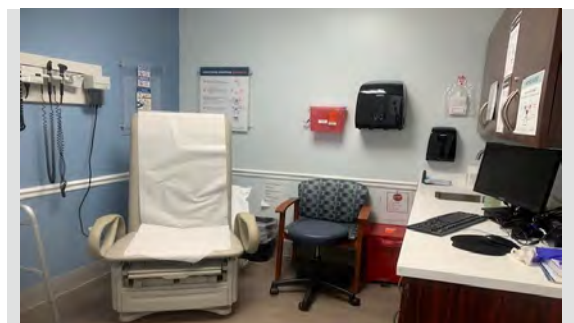
Sale Price: \$2.5 Million



Video of Property Exterior

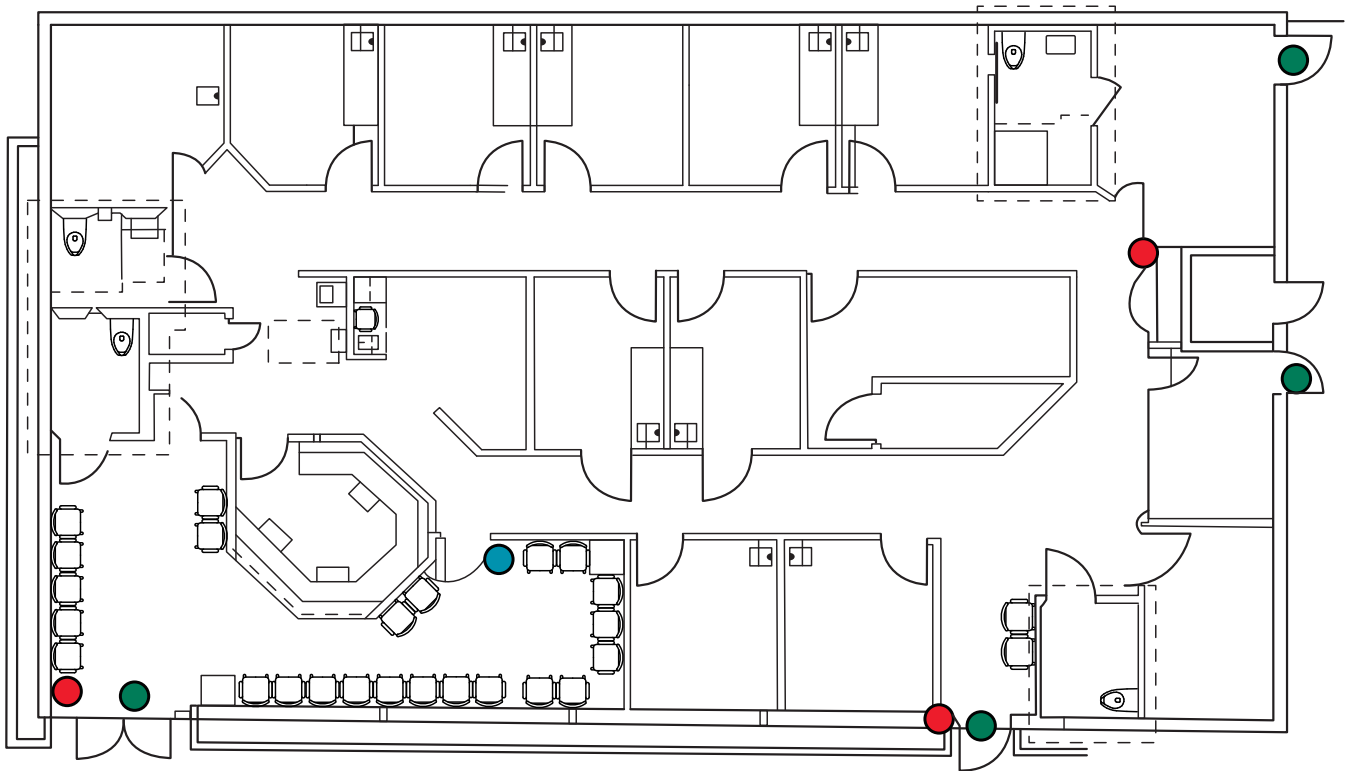


Video of Interior

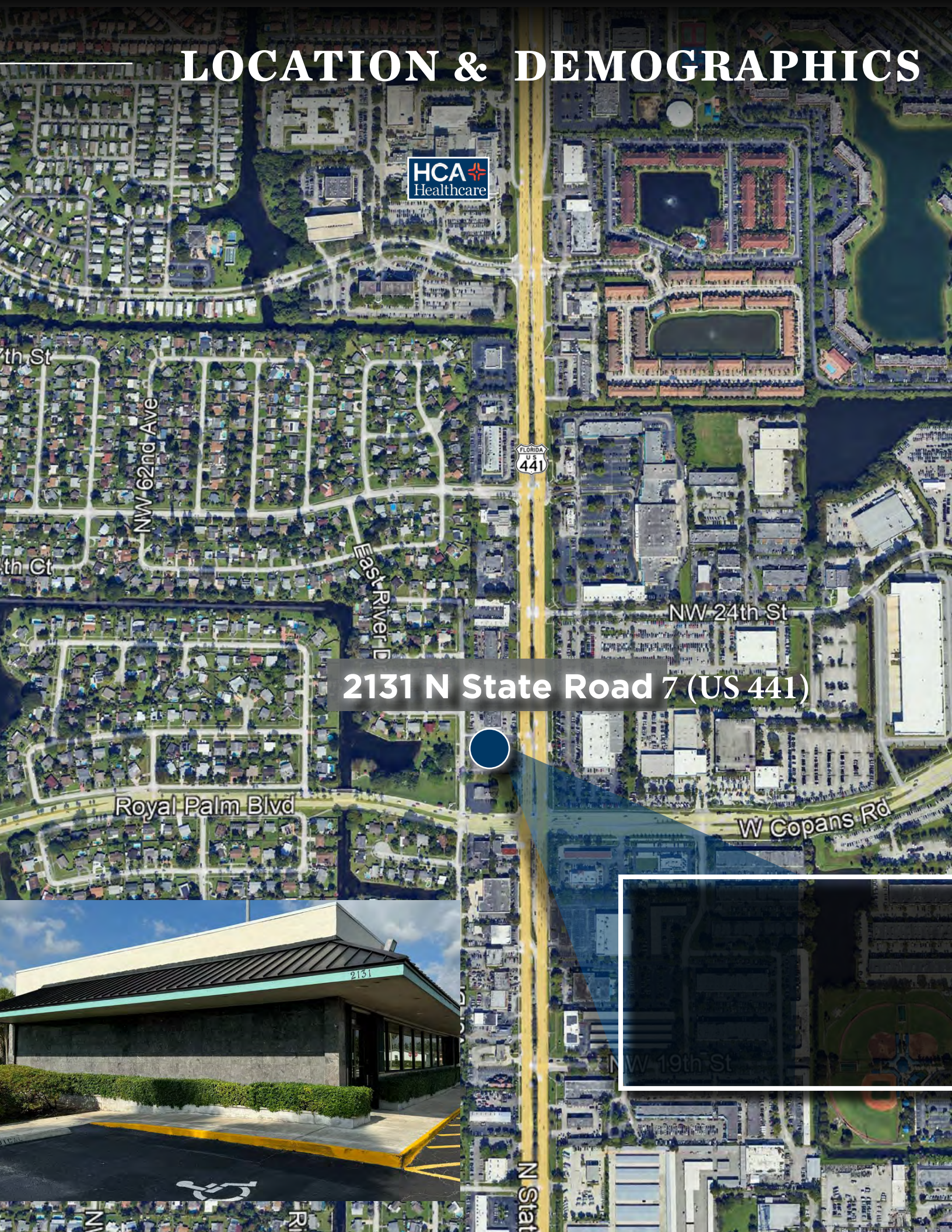


FLOORPLAN

3,418 RSF



LOCATION & DEMOGRAPHICS



2131 N State Road 7 (US 441)





19,658

2024 TOTAL
POPULATION



\$83,397

2024 AVERAGE
HOUSEHOLD
INCOME



43.5

2024
MEDIAN AGE



\$45,798,875

2024
HEALTHCARE
SPENDING

1 MILE

158,107

2024 TOTAL
POPULATION

\$92,183

2024 AVERAGE
HOUSEHOLD
INCOME

42.2

2024
MEDIAN AGE

\$386,048,703

2024
HEALTHCARE
SPENDING

3 MILES

400,055

2024 TOTAL
POPULATION

\$95,671

2024 AVERAGE
HOUSEHOLD
INCOME

40.8

2024
MEDIAN AGE

\$967,822,729

2024
HEALTHCARE
SPENDING

5 MILES

8
MINS



Interstate 95

9.5
MILES



Pompano Beach

15
MILES



Boca Raton Airport

MEDICAL OFFICE BUILDING

2131 N STATE ROAD 7

FOR MORE INFORMATION,

PLEASE CONTACT:

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