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

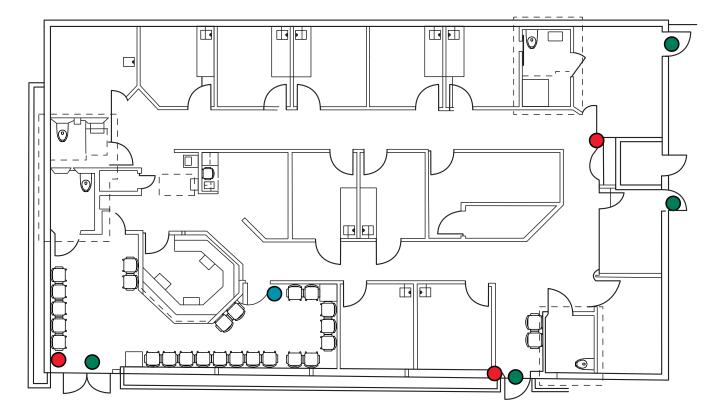


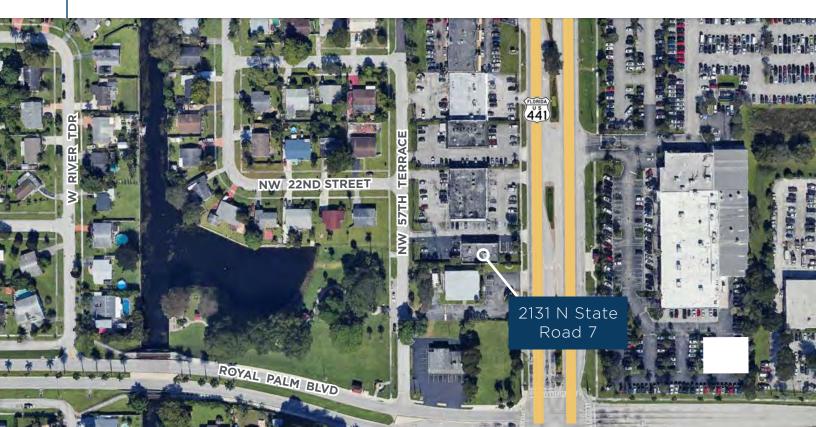
Video of Interior

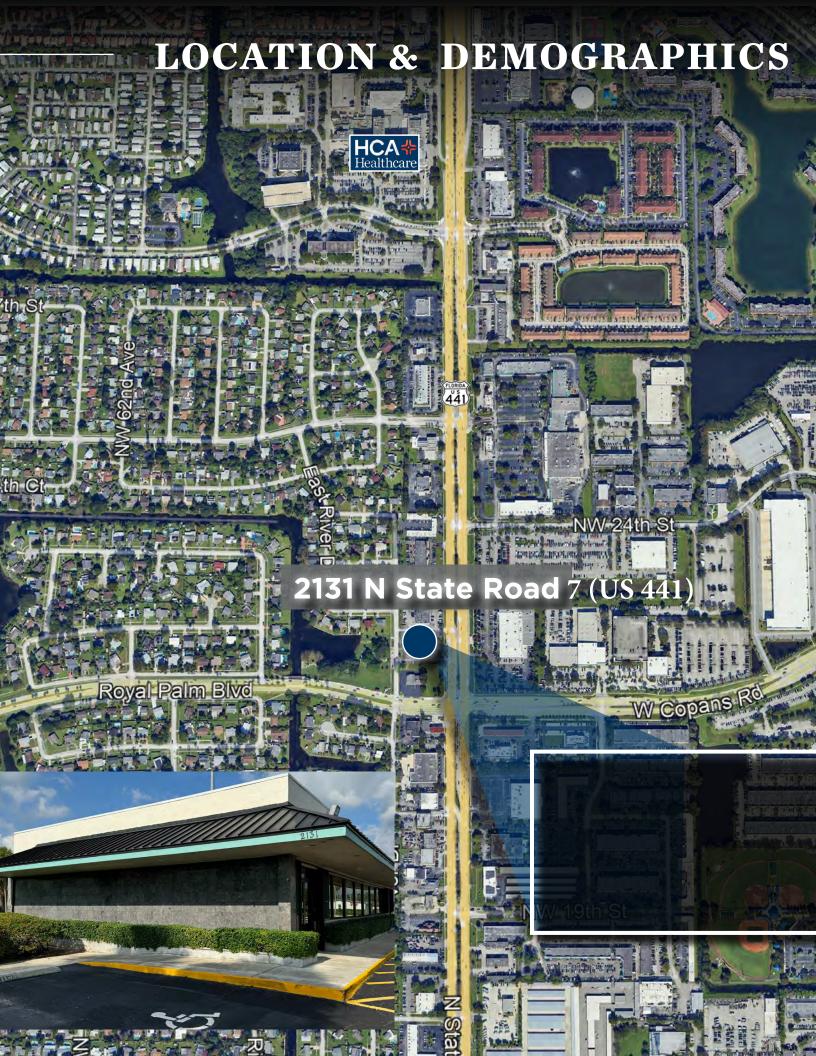


FLOORPLAN-

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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