



PROPERTY DESCRIPTION

Property consists of a free-standing 4,152 square foot medical office building located on a 13,500 SF parcel(.31 acres). Currently occupied by a busy plastic surgery practice, the building features 2 separate waiting areas, 8 exam/procedure rooms, a scan room with lead lined walls , lab -work room plus additional private offices and open areas for doctors and medical support staff. Building is turnkey and in move-in condition. Can be easily subdivided to support 2 practices.

PROPERTY HIGHLIGHTS

- Turn key medical offices in ready to go condition
- Prominent location with highly visible building and monument signage
- 20 parking spaces plus street parking permits for addl. 12 spaces
- Rare to find , free-standing medical building in heart of East Fort Lauderdale market
- Close proximity to Las Olas Boulevard and downtown Fort Lauderdale
- Quick and easy access to Federal Highway and I-95
- Central location between Broward General Hospital and Holy Cross Medical Center

OFFERING SUMMARY

Sale Price:	\$2,860,000
Lot Size:	13,500 SF
Building Size:	4,152 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,467	3,661	13,800
Total Population	2,321	6,168	24,229
Average HH Income	\$164,492	\$170,307	\$150,495

For more information:

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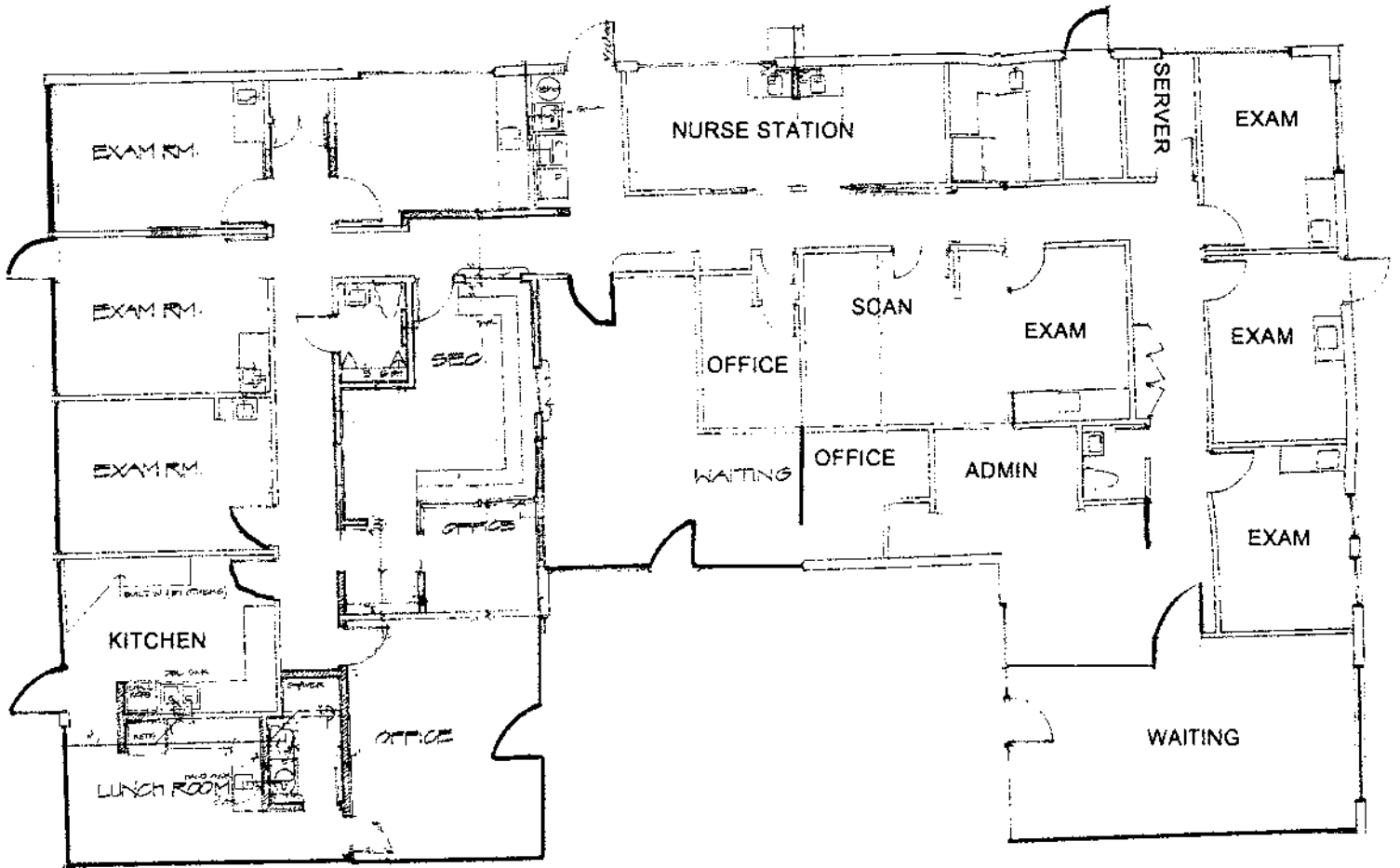
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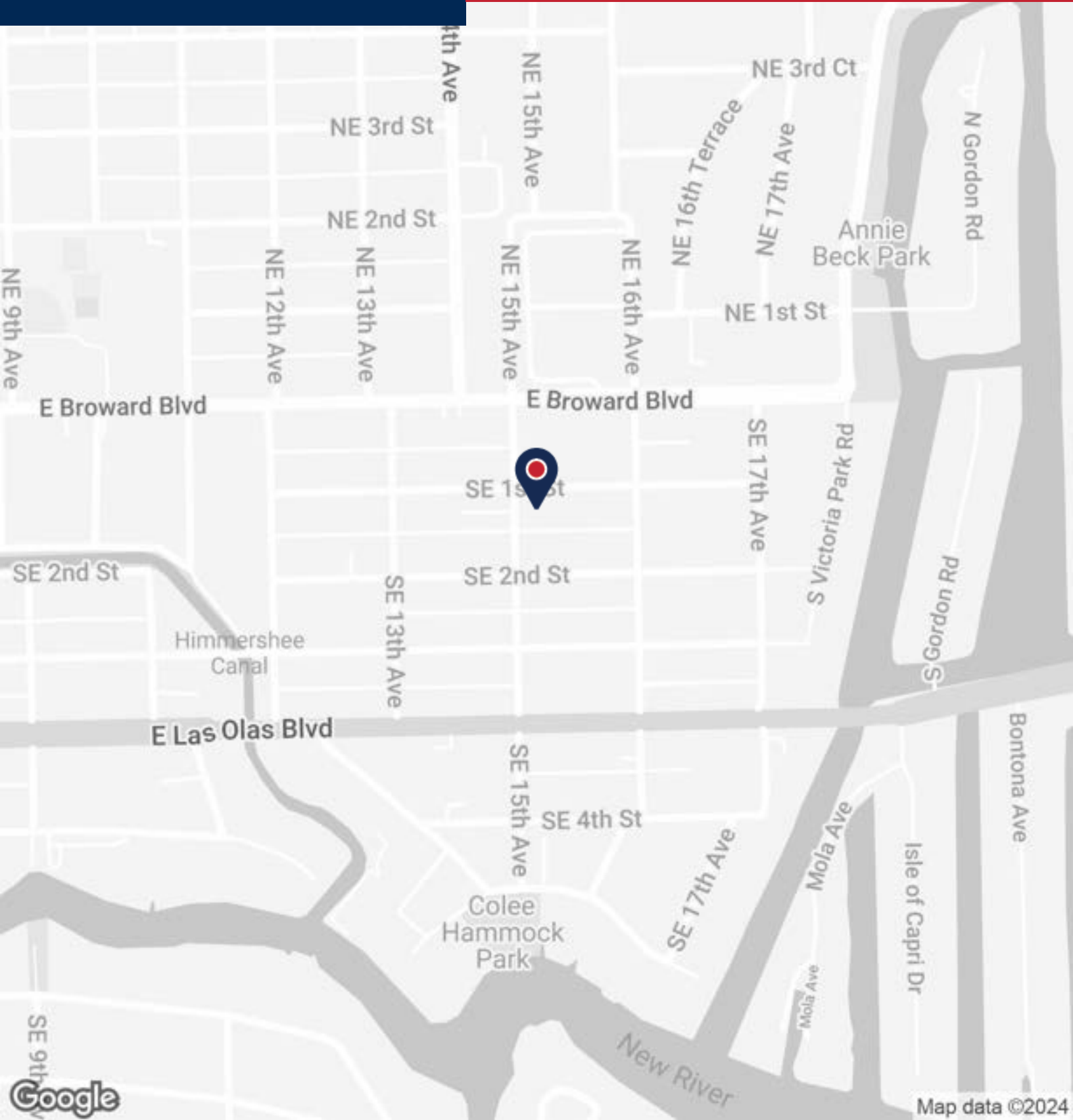


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100 SE 15TH AVENUE, FORT LAUDERDALE, FL
 FLOOR PLAN





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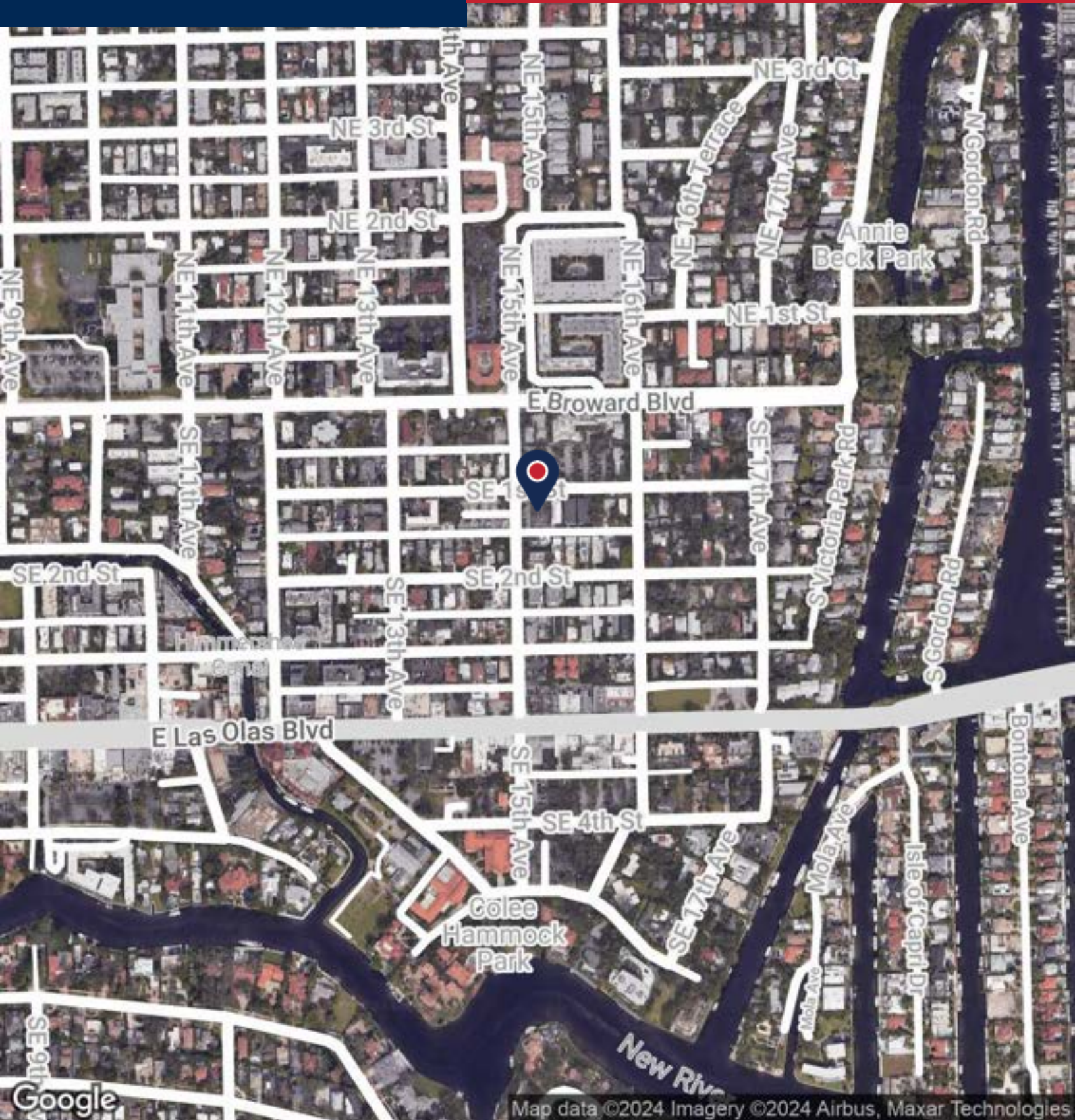
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MEDICAL OFFICE BUILDING FOR SALE

AERIAL MAP



For more information:

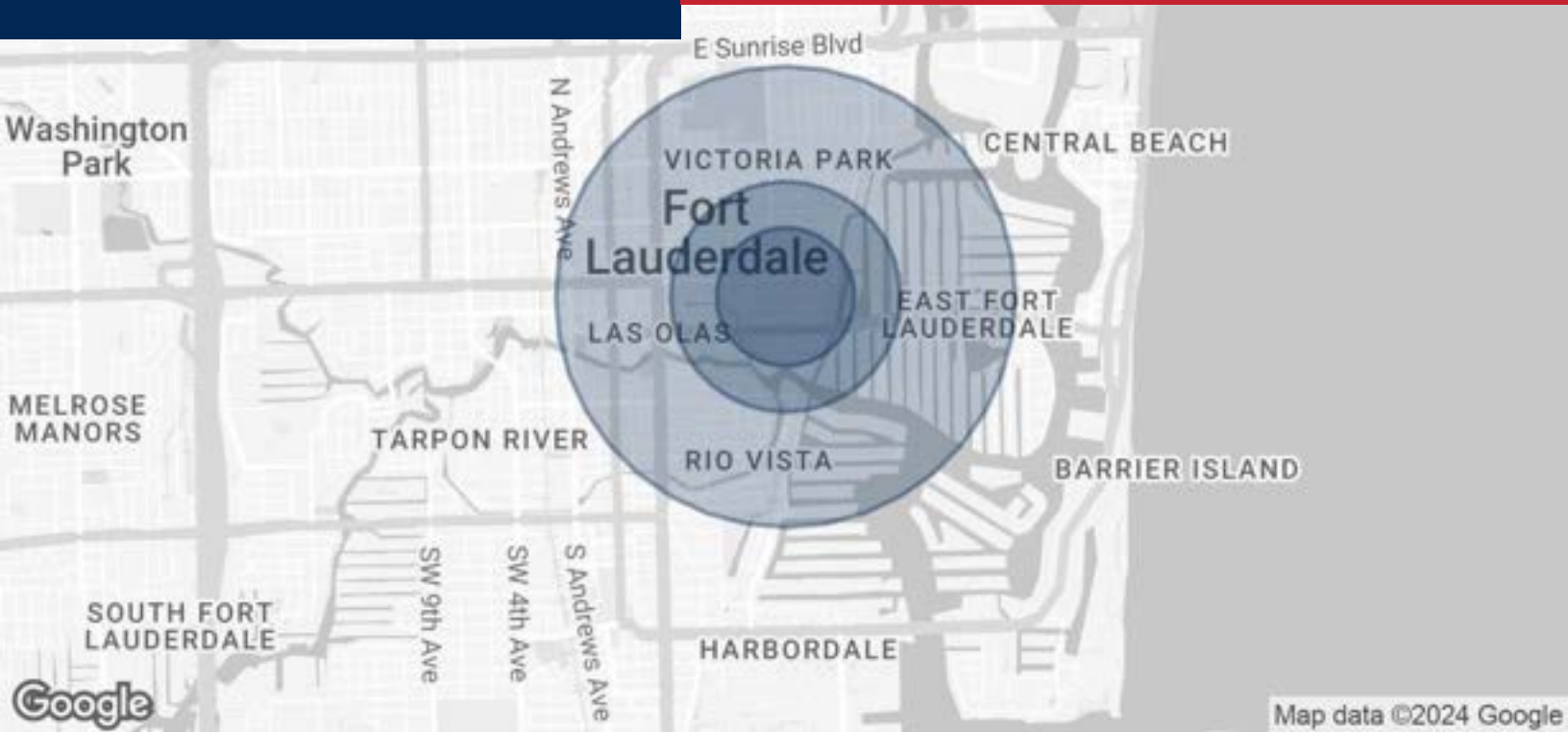
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,321	6,168	24,229
Average Age	48	48	45
Average Age (Male)	48	48	46
Average Age (Female)	47	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,467	3,661	13,800
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$164,492	\$170,307	\$150,495
Average House Value	\$844,893	\$958,408	\$914,669

Demographics data derived from AlphaMap

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