

**FOR LEASE**



**PROPERTY DESCRIPTION**

Plantation is a major commerce and medical hub, home to approximately 5,400 businesses which include some of the largest employers in Broward County.

Plantation Professional Park is conveniently located just west of the Florida Turnpike on W. Sunrise Blvd. The property is comprised of 6 single story medical office buildings totaling 63,319 sq. ft. in Plantation.

**PROPERTY HIGHLIGHTS**

- Built Out Medical and Professional Office Suites for Lease in a suburban office market
- Prominent visibility along Sunrise Boulevard, which boasts an average daily traffic count of 60,000 VPD
- Additional development potential for a two-story +/- 22,000 sq. ft. medical office building on existing acreage

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	15
<b>Available SF:</b>	1,550 - 4,996 SF
<b>Lot Size:</b>	7.84 Acres
<b>Building Size:</b>	63,319 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	7,304	70,854	168,603
<b>Total Population</b>	20,885	184,576	449,189
<b>Average HH Income</b>	\$72,128	\$69,264	\$73,857

**MARC LEWIN**

305.792.5760

marc@tcicapital.com

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305.792.5760

marc@tciicapital.com

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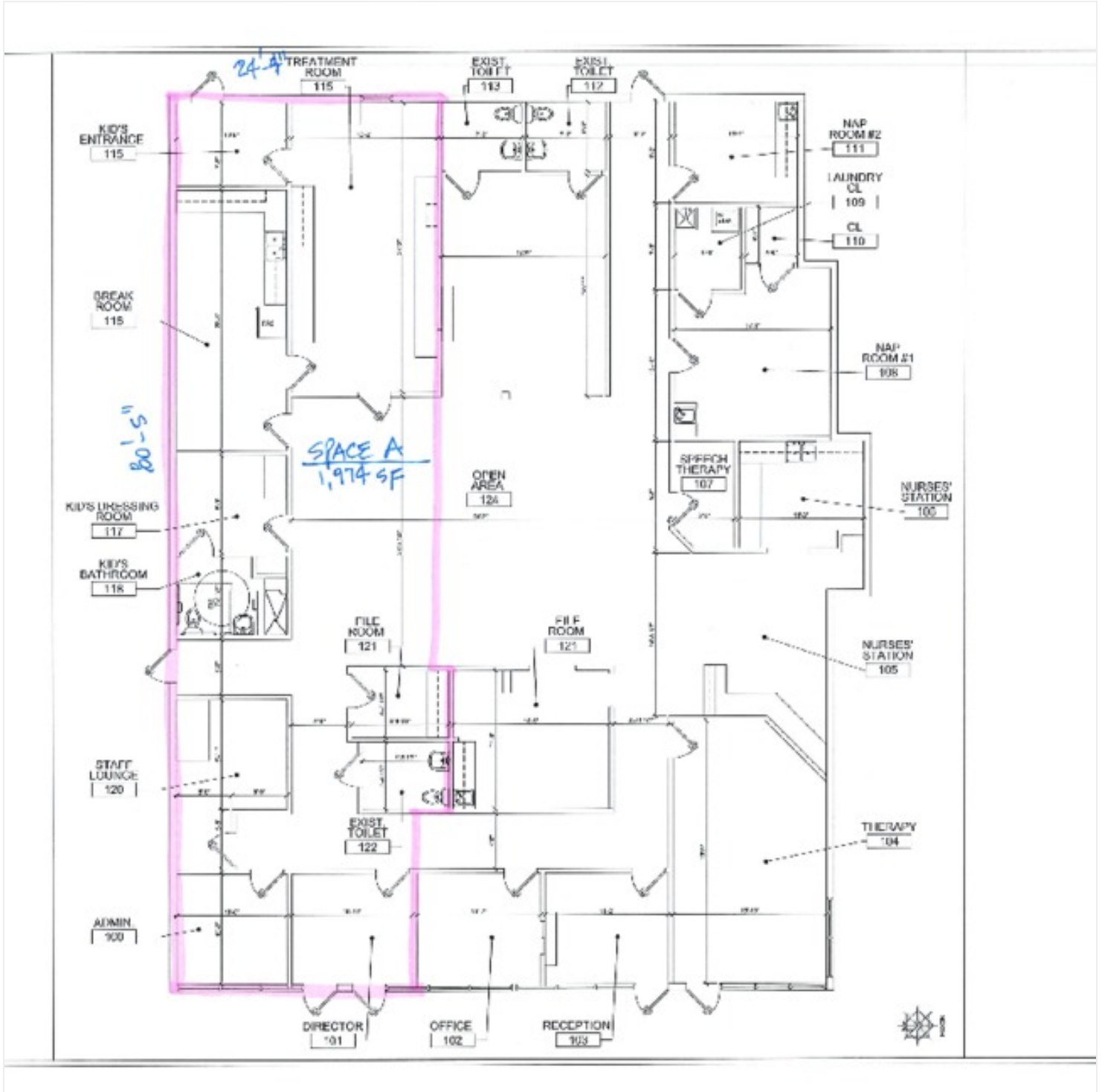


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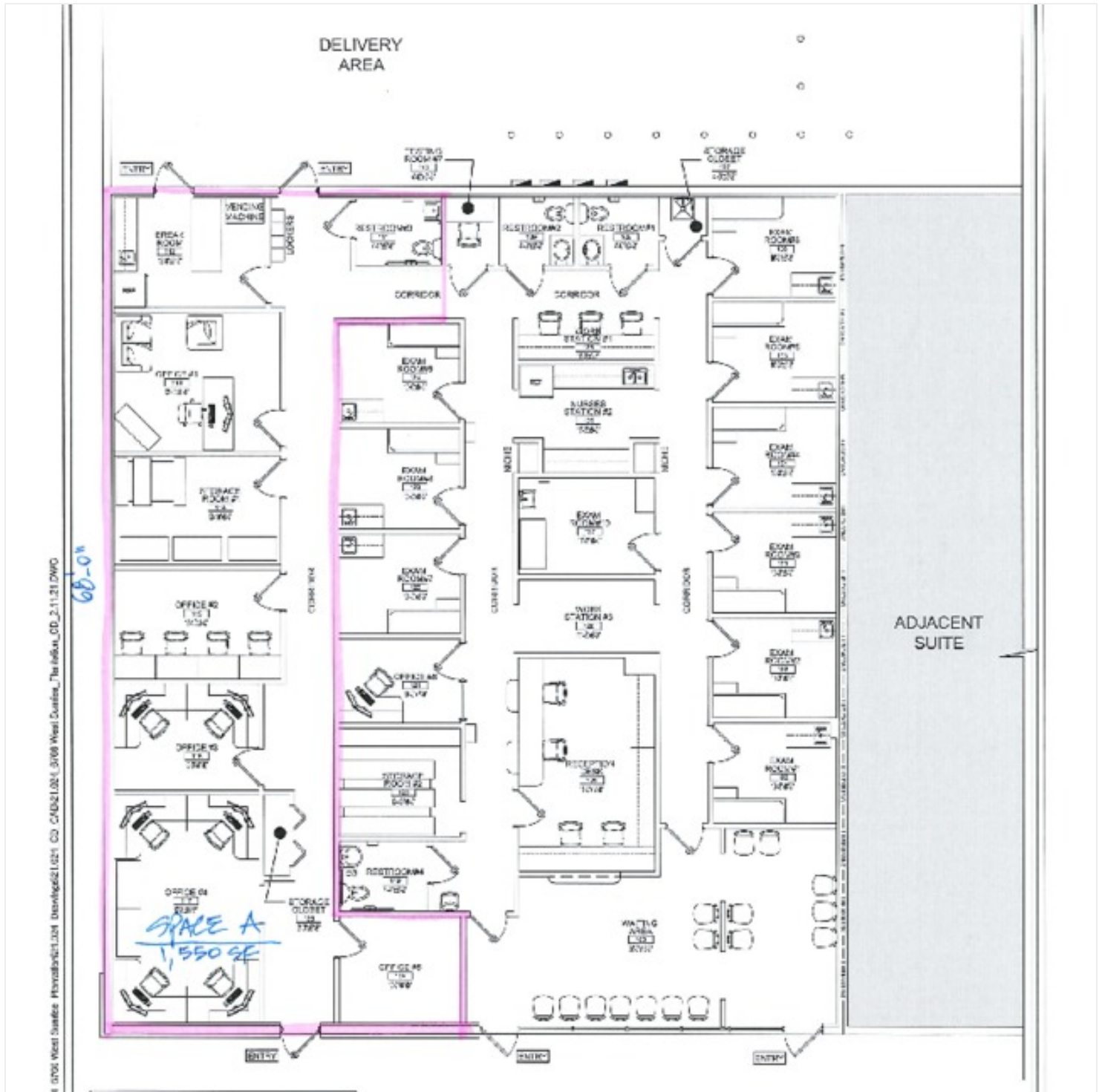
305.792.5760

marc@tcicapital.com

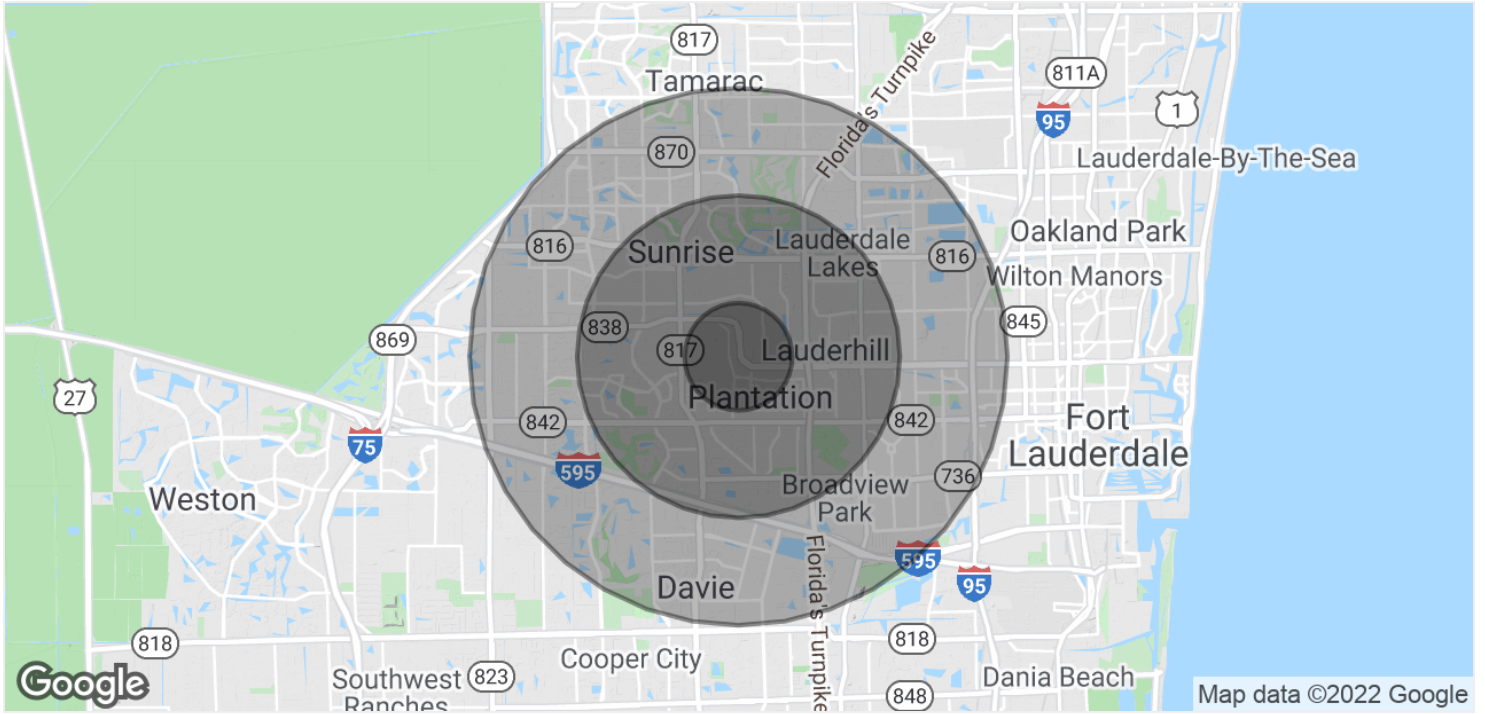
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	20,885	184,576	449,189
<b>Average Age</b>	38.5	40	39.7
<b>Average Age (Male)</b>	35.9	37.8	37.7
<b>Average Age (Female)</b>	41	41.9	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	7,304	70,854	168,603
<b># of Persons per HH</b>	2.8	2.6	2.6
<b>Average HH Income</b>	\$72,128	\$69,264	\$73,857

\* Demographic data derived from 2021 US Census