

FOR SALE

COMMUNITY MEDICAL PLAZA

801 Meadows Road, Units 105 & 106 , Boca Raton, FL 33486



BUILT-OUT MEDICAL OFFICE CONDOS FOR SALE

EXCLUSIVE SALES LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle

DIRECTOR





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(561) 385-4791

Property Overview

HIGHLIGHTS

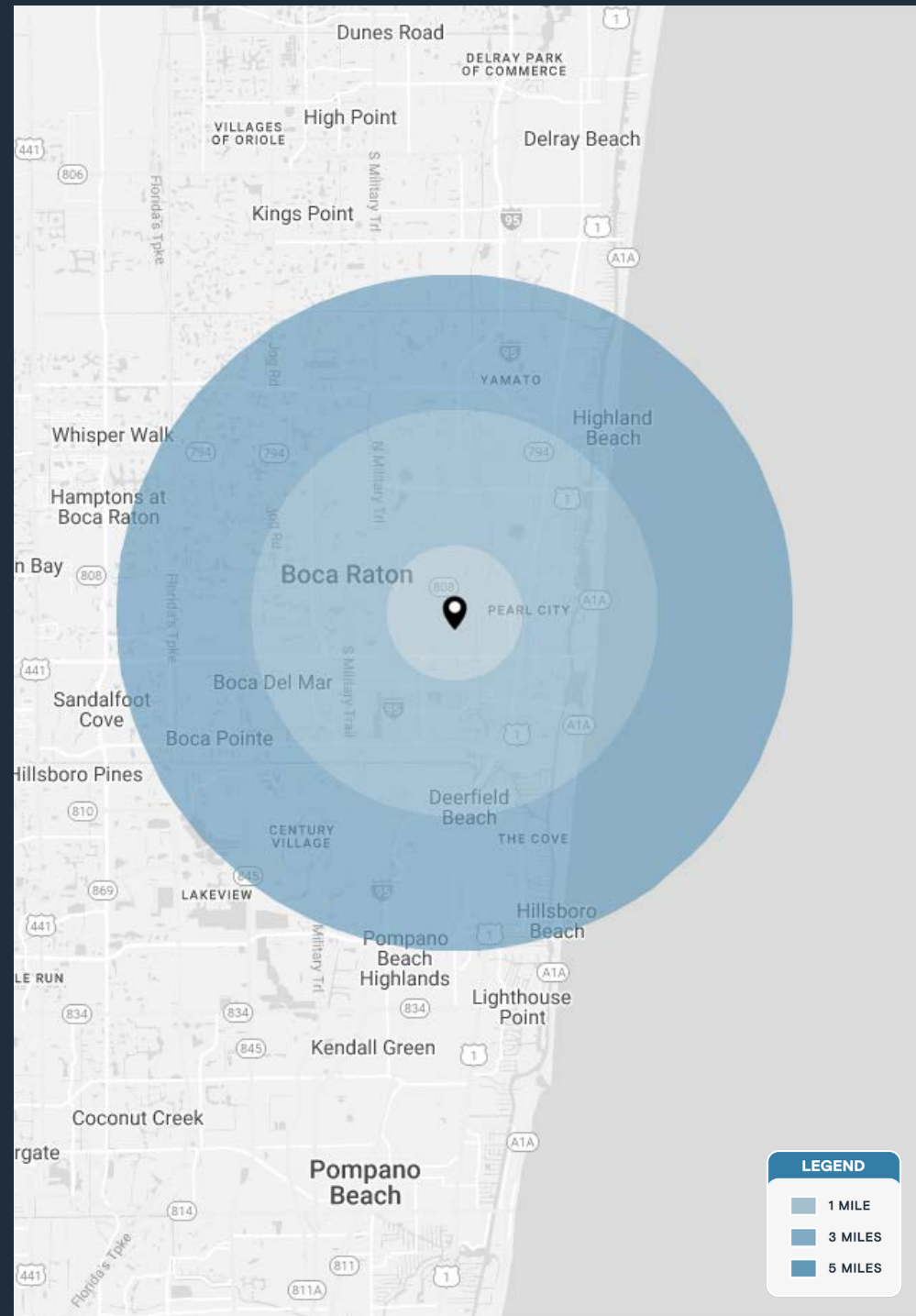
- $\pm 1,237$ SF and $\pm 1,287$ SF for a combined space of $\pm 2,524$ SF
- Fully built-out medical office featuring 6 plumbed exams rooms, laboratory, break room/lounge, two procedure rooms, lobby, reception office and 4 private doctor's offices
- Unit is located in Community Medical Plaza, adjacent to Boca Raton Regional Hospital, which is undergoing a \$250 million renovation set to be completed Q4 2025
- Close proximity to:

DEMOGRAPHICS

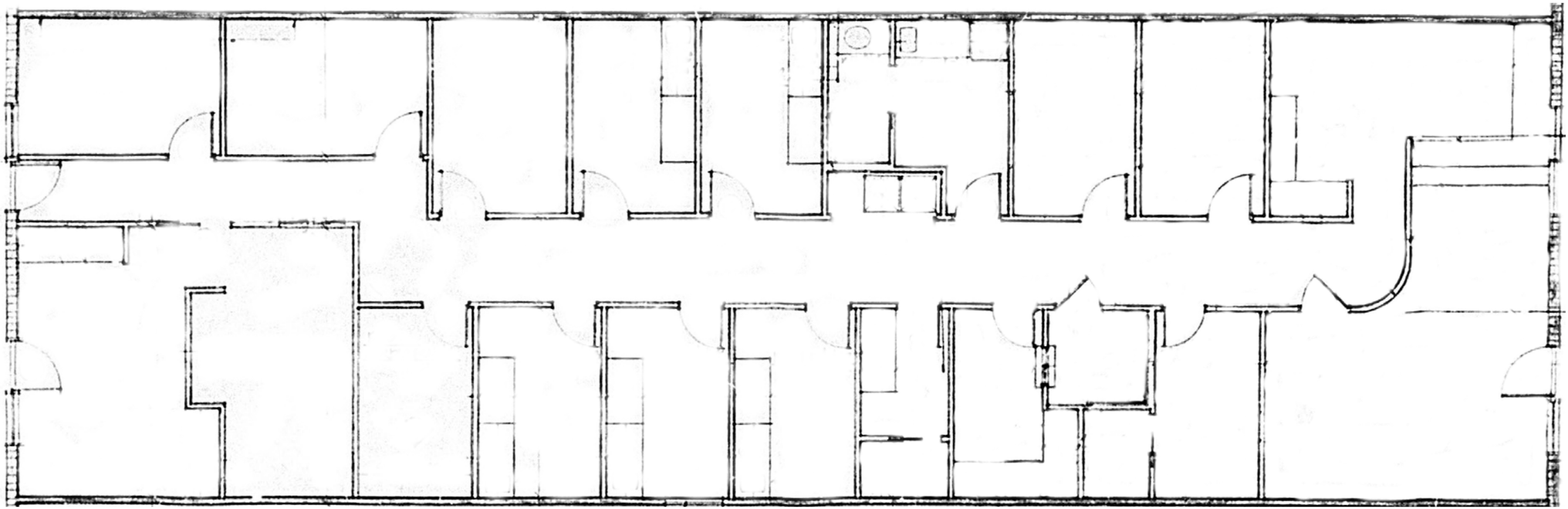
	1 MILE	3 MILES	5 MILES
POPULATION	13,454	101,152	230,728
HOUSEHOLDS	4,354	42,788	104,141
EMPLOYEES	11,626	87,154	200,157
AVERAGE HH INCOME	\$130,091	\$157,359	\$138,518

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,732	69,569	161,422
HOUSEHOLDS	5,355	28,614	71,332
EMPLOYEES	15,404	59,794	139,309
AVERAGE HH INCOME	\$134,811	\$160,837	\$143,264



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES





ORTHODONTIC
SPECIALISTS OF FLORIDA

DERMATOLOGY

BOCA RATON
OBGYN
SPECIALISTS

BOCA
MIDWIFERY

BOCA RATON
PERIODONTICS
BOCA RATON
PEDIATRIC
BOCA PEEL
LASER CENTER

EYE
ASSOCIATES
OF BOCA RATON

ENDODONTICS

Davita
Kidney Care

ALL MEDICAL
MANAGEMENT

EAR
NOSE &
THROAT

BOCA
FERTILITY
IVF CENTER

NW 13TH STREET - 8,800 AADT

SITE

MEADOWS ROAD - 12,400 AADT

BOCA
REGIONAL
RADIOLOGY/
ONCOLOGY

BOCA RATON
REHABILITATION
CENTER

BAPTIST
HEALTH
ORTHOPEDICS

PHYSICAL
REHAB

BOCA MEDICAL
SUPPLY

FLORIDA
SPINE
ASSOCIATES

ASTHMA &
ALLERGY
ASSOCIATES

CVS
pharmacy

Mobil

GLADES ROAD - 48,500 AADT

BAPTIST HEALTH
BOCA RATON
REGIONAL HOSPITAL
400 BEDS



Contact Broker

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