

**5317 W Atlantic Ave  
Delray Beach**

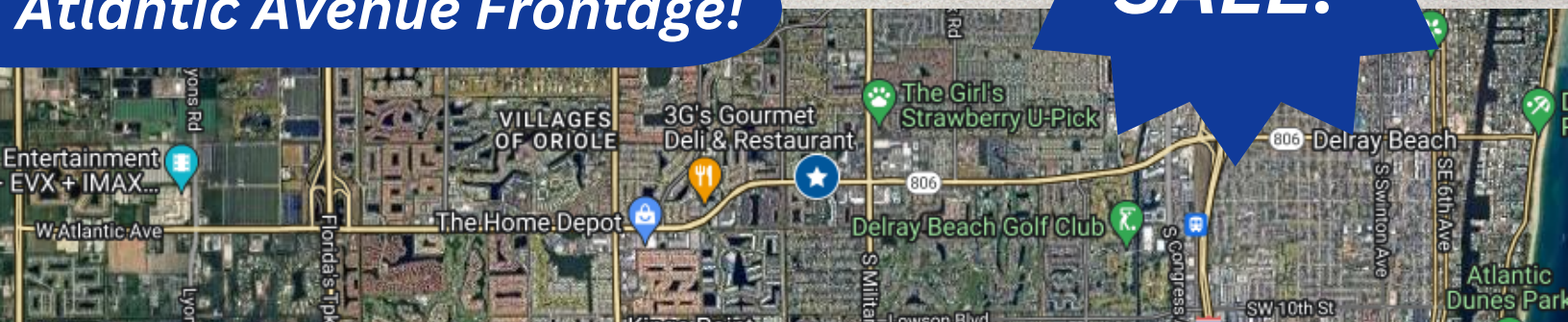


**Fully Built-Out Medical Office**



**FOR  
SALE!**

**Atlantic Avenue Frontage!**



**Schedule  
a Tour!**

**Luke Nill  
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**Zack Adams  
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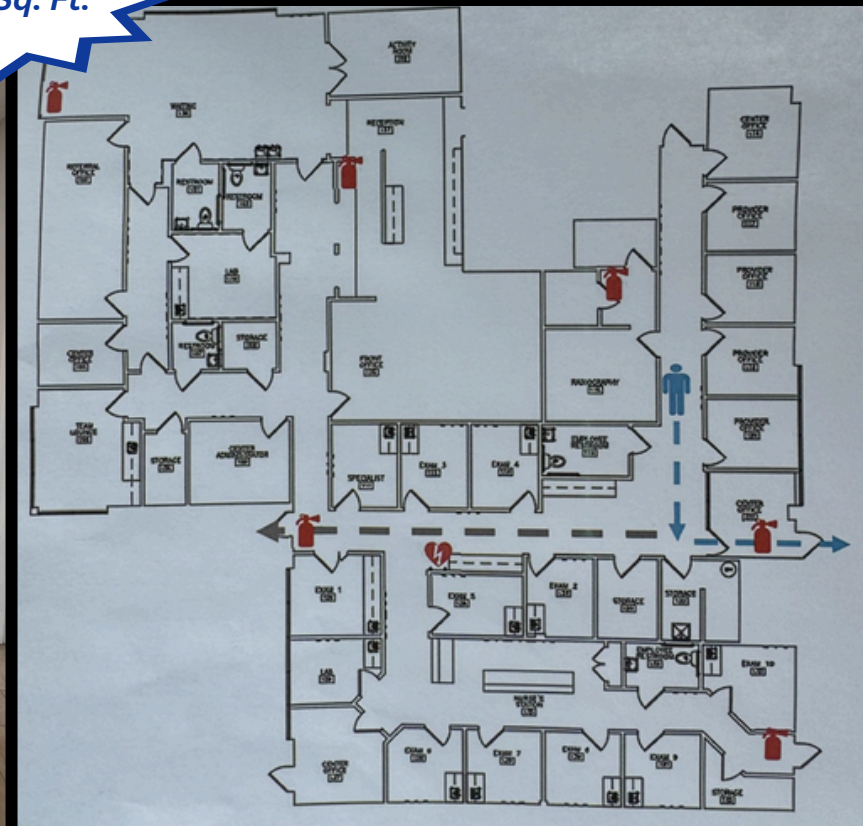
# 5317 W Atlantic Ave Delray Beach



## Property Features

- *Building Signage*
- *Monument Signage*
- *10 plumbed exam rooms*
- *X-ray room*
- *Multiple doctors' offices*
- *Two labs*
- *5 restrooms*
- *Waiting/reception area*
- *Multiple storage closets*

7,349 Sq. Ft.



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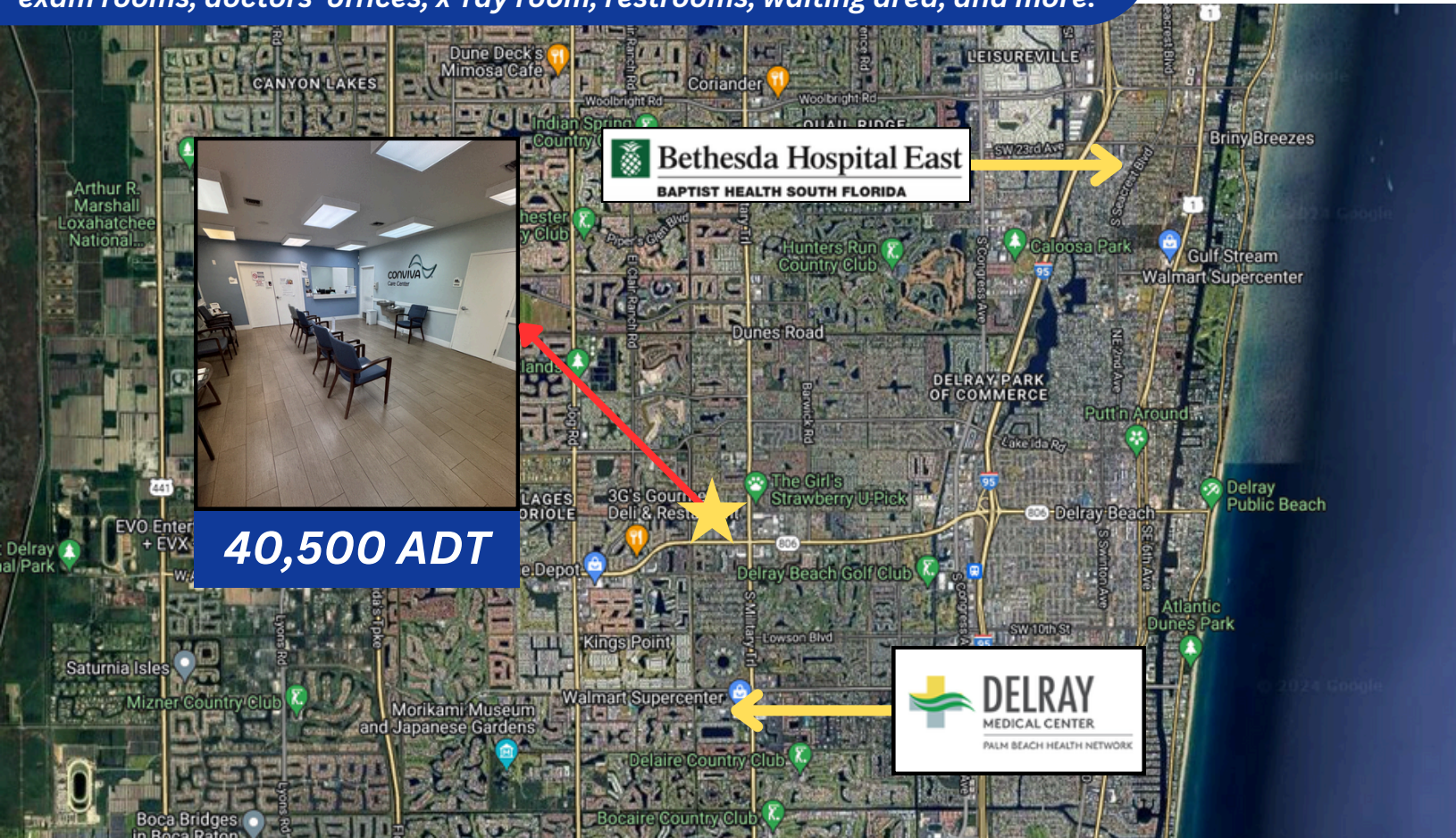
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# Property Description




Take advantage of this rare opportunity of having prime visibility on Atlantic Avenue. Demand for turn-key medical offices outweigh the supply, making this property a great opportunity for physicians seeking ownership.

Reap the benefits and cut out the excessive buildout expenses and permit timelines associated with constructing a new medical office. You will be capitalizing on tremendous residual value by utilizing the existing plumbed exam rooms, doctors' offices, x-ray room, restrooms, waiting area, and more.



**40,500 ADT**

## Demographics

	Population	Median Income
1 Mile	16,541	\$52,518
3 Miles	108,529	\$57,325
5 Miles	238,237	\$72,845

## CALL NOW

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