

ATLANTIC VILLAGE CLASS "A" MEDICAL OFFICE

800 S. Federal Hwy.
Hallandale Beach, FL 33009

±1,100 SF to ±16,621 SF
Last Full Floor Opportunity

FOR SALE
CONSTRUCTION
COMPLETE



Available:

±1,100 to ±16,621 SF

Uses Sought:

Medical Office, Surgery, Diagnostics, Dental, Derm,
Cardiology, Orthopedics, Podiatry, Primary Care

Asking Price:

Call for details.

AMENITIES:

Garage Parking, Panoramic Views, Building Signage,
Fitness Center, Reserved Physician Parking

Location:

The east side of US Hwy.1, just south of Pembroke Road at Atlantic Shores Blvd., and 1/2 mile north of Hallandale Beach Blvd. Easy access to I-95 via both Pembroke Road and Hallandale Beach Blvd. Central to Aventura Hospital (1.5 miles) and Memorial Hospital (3 miles).

Summary:

Atlantic Village Professional Center offers a best-in-class medical office environment at competitive pricing for medical practice owners and investors. Custom design your new office to meet your unique specifications and take ownership of your future.

CALL (954) 787-9985 FOR DETAILS. ATTRACTIVE FINANCING AVAILABLE.



Andrew Cappeller

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Zack Adams

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Luke Nill

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RESERVED GARAGE PARKING

ATLANTIC VILLAGE CLASS "A" MEDICAL SPACE



REFINED LUXURY. AN UNPARALLELED PATIENT EXPERIENCE.

DEMOGRAPHICS

POPULATION

26,431 - 1 Mile

189,998 - 3 Miles

421,248 - 5 Miles

AVERAGE INCOME

\$67,038 - 1 Mile

\$84,679 - 3 Miles

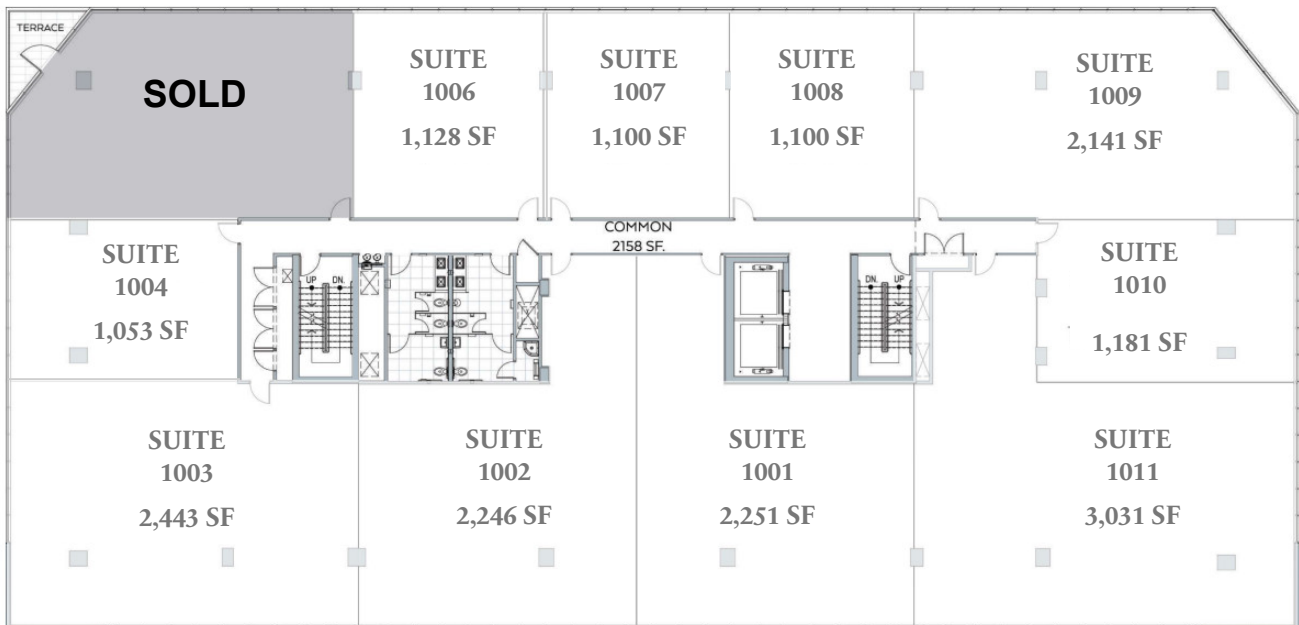
\$83,237 - 5 Miles

MEDIAN AGE

46.9 Years (3 Miles)

TRAFFIC COUNT

31,000 ADT



UNITS MAY BE COMBINED

BUILDING SIGNAGE



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