

FOR SALE

LAKE PARK MEDICAL

1541 PROSPERITY FARMS ROAD, WEST PALM BEACH, FL 33403



PROPERTY DESCRIPTION

Cohen Commercial is pleased to present for sale, the Lake Park Medical Office, a 2,584 SF Vacant Medical Office located at 1541 Prosperity Farms Rd, West Palm Beach, FL 33403. Originally built for the owner's Chiropractic practice in 1990, the office features multiple exam rooms with sinks and offices, as well as a fully operational x-ray room. The roof was replaced within the last 6 months, and the building is exceptionally well maintained with parking for 11 vehicles. The population growth is expected to be nearly 8% within 3 miles until 2030.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.25 Acres
Building Size:	2,584 SF

PROPERTY HIGHLIGHTS

- Owner-user opportunity ideally situated just south of Northlake Boulevard on Prosperity Farms Road
- Excellent visibility and accessibility with direct frontage along Prosperity Farms Road, conveniently located near the Northlake Boulevard intersection
- New roof installed in 2025
- Existing chiropractic office layout featuring two exam rooms with sinks, an open treatment area, and dedicated X-ray room
- Versatile floor plan that can be adapted to accommodate a variety of business uses and configurations
- Functional interior layout includes reception/waiting area, six private offices, two exam rooms, two restrooms, X-ray room, and open treatment area
- Well-maintained parking area providing 11 dedicated parking spaces

BRYAN COHEN

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EXTERIOR PHOTOS

1541 PROSPERITY FARMS ROAD, WEST PALM BEACH, FL 33403



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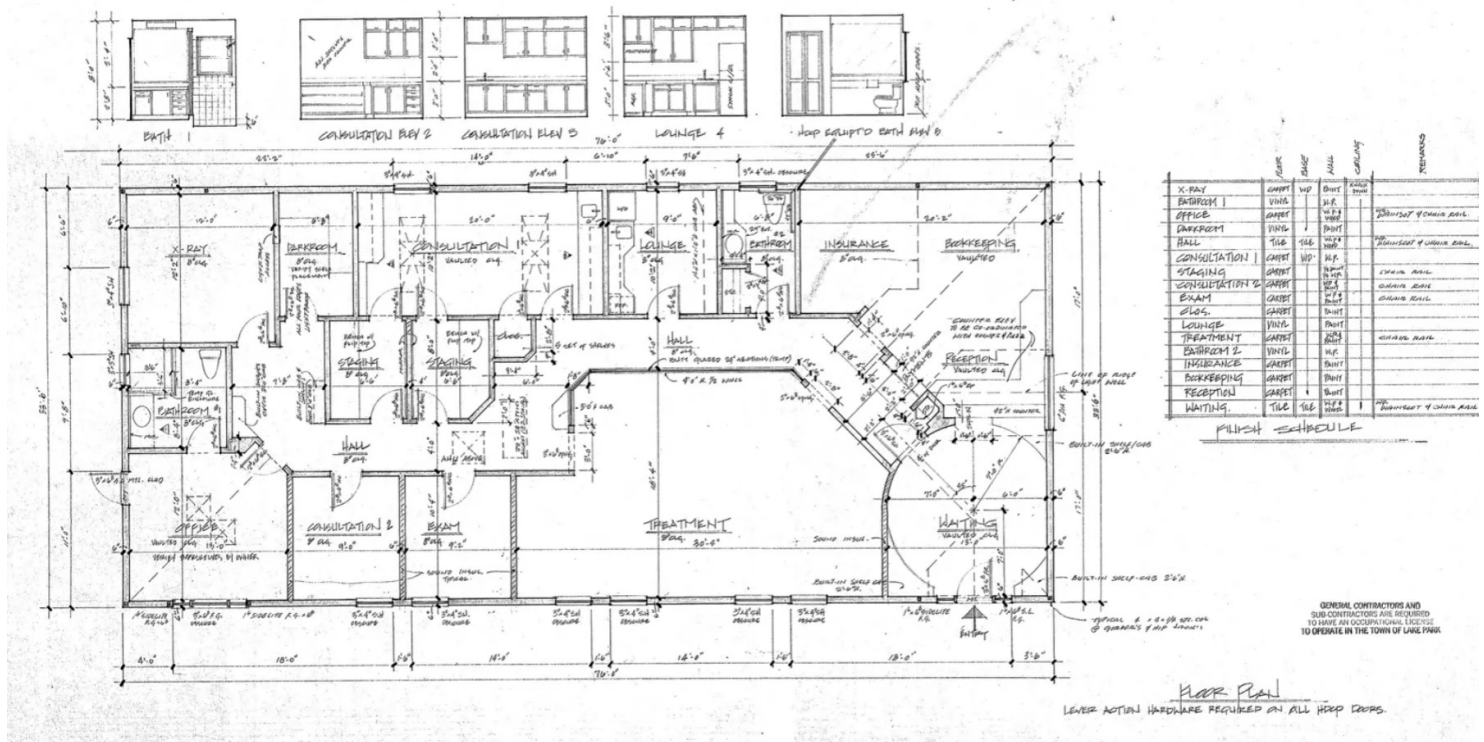
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SITE PLAN



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LOCATION DETAILS

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LOCATION DESCRIPTION

Located on highly traveled Prosperity Farms Road in the heart of North Palm Beach County, this property benefits from exceptional visibility and accessibility between PGA Boulevard and Northlake Boulevard. The site is surrounded by established residential communities, medical providers, and major retail destinations, providing convenient access for both patients and staff. Positioned just minutes from Palm Beach Gardens Medical Center, Jupiter Medical Center, and numerous healthcare-related businesses, the property is well suited for a variety of medical and professional office users. The area continues to experience strong residential growth and increasing demand for healthcare services, with population projected to grow nearly 8% within a 3-mile radius by 2030. Additionally, the Property offers easy connectivity to US Highway 1, I-95, and the Florida Turnpike, providing access throughout Palm Beach County and the broader South Florida market.

LOCATION DETAILS

County	Palm Beach
Traffic Count	±40,000 VPD
Population (3 Miles)	87,403
Population Growth	+5.5% (2024-2029)
Nearby Hospital	Palm Beach Gardens Medical Center
Major Roadways	US-1, I-95, Florida Turnpike

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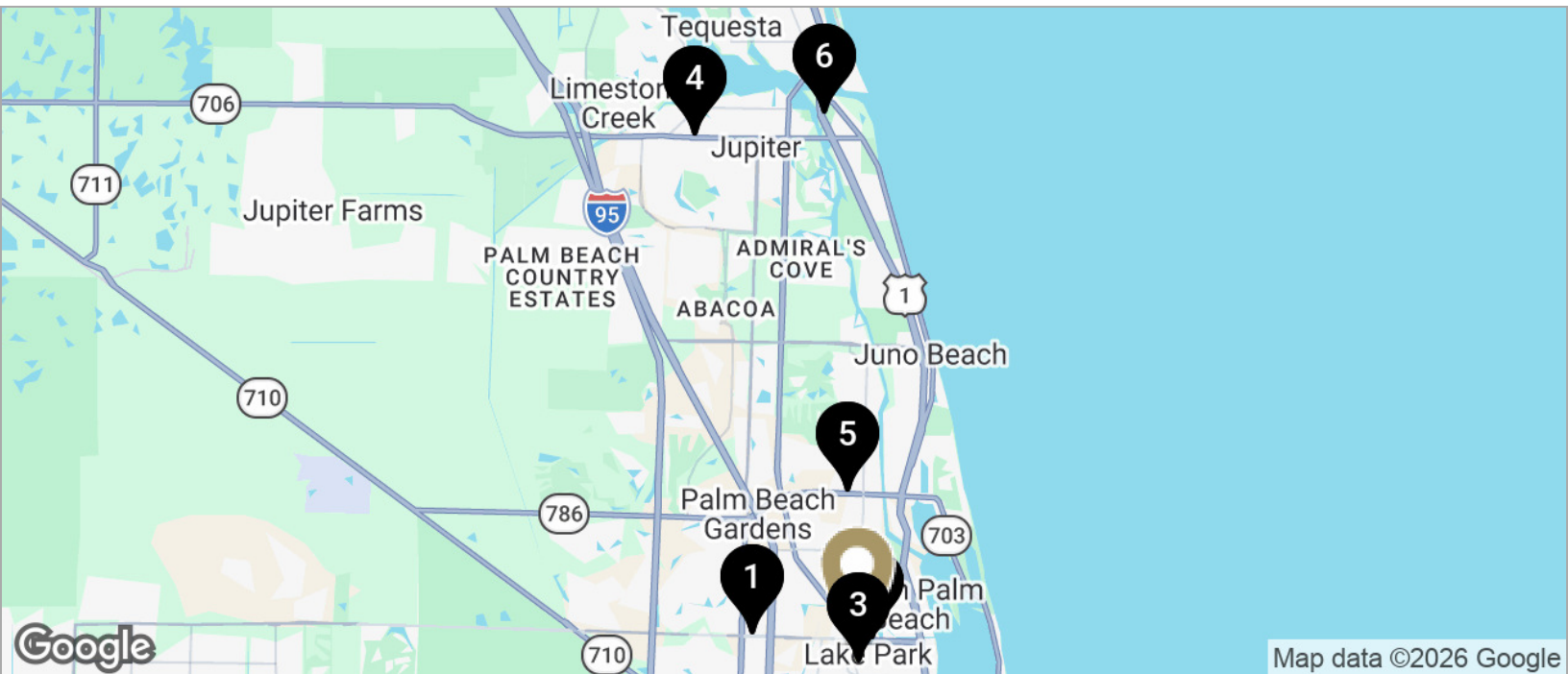


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SALES COMPS

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Lake Park Medical 1541 Prosperity Farms Road West Palm Beach, FL 33403	\$1,500,000	2,584 SF	0.25 Acres	\$580.50
1	4361 Northlake Boulevard Palm Beach Gardens, FL 33410	\$2,500,000	5,678 SF	0.44 Acres	\$440.30
2	719 Northlake Boulevard North Palm Beach, FL 33408	\$1,200,000	2,976 SF	0.23 Acres	\$403.23
3	13101 10th St, Unit 1 Lake Park, FL 33403	\$2,230,000	4,149 SF	0.95 Acres	\$537.48
4	1335 W. Indiantown Road Jupiter, FL 33458	\$1,857,000	4,064 SF	0.96 Acres	\$456.94
5	2701 PGA Boulevard, STE A Palm Beach Gardens, FL 33410	\$2,200,000	4,350 SF	1.00 Acres	\$505.75

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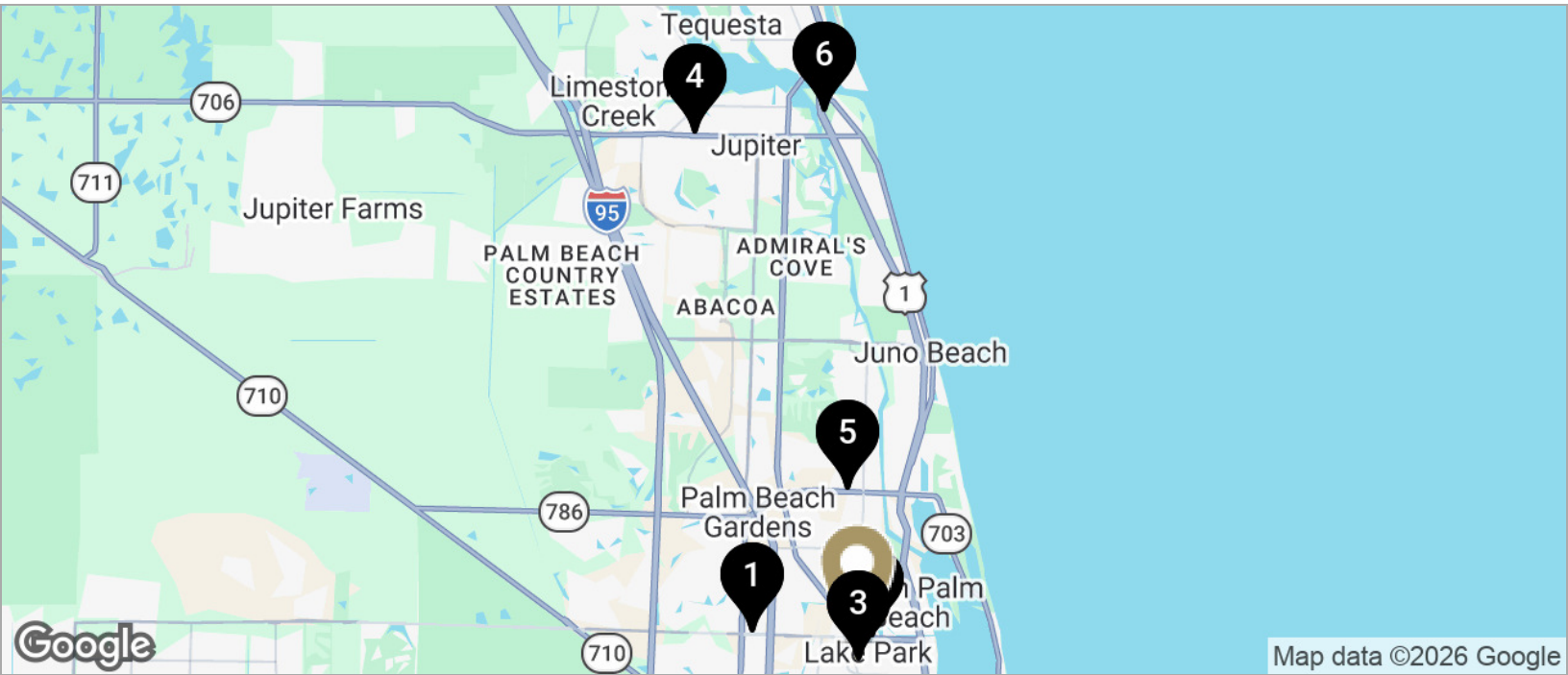
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SALES COMPS

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
6	725 N. Highway 1, STE 101 Jupiter, FL 33477	\$1,850,000	3,257 SF	1.00 Acres	\$568.01
AVERAGES		\$1,972,833	4,079 SF	0.76 ACRES	\$485.29

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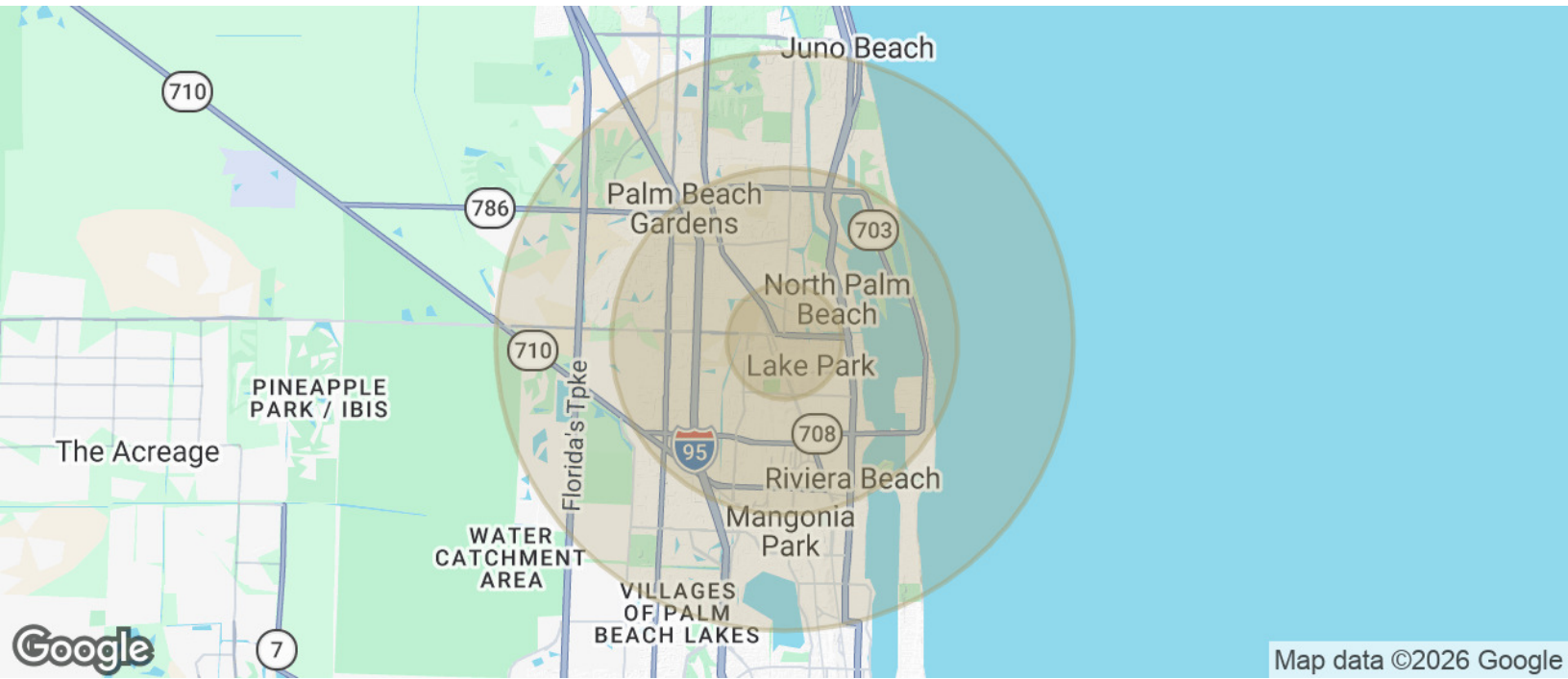
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,956	87,403	165,726
Average Age	41.3	43.5	44.9
Average Age (Male)	37.3	41.6	43.3
Average Age (Female)	41.6	45.0	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,356	35,067	68,045
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$103,042	\$115,072	\$132,674
Average House Value	\$443,118	\$511,422	\$605,133

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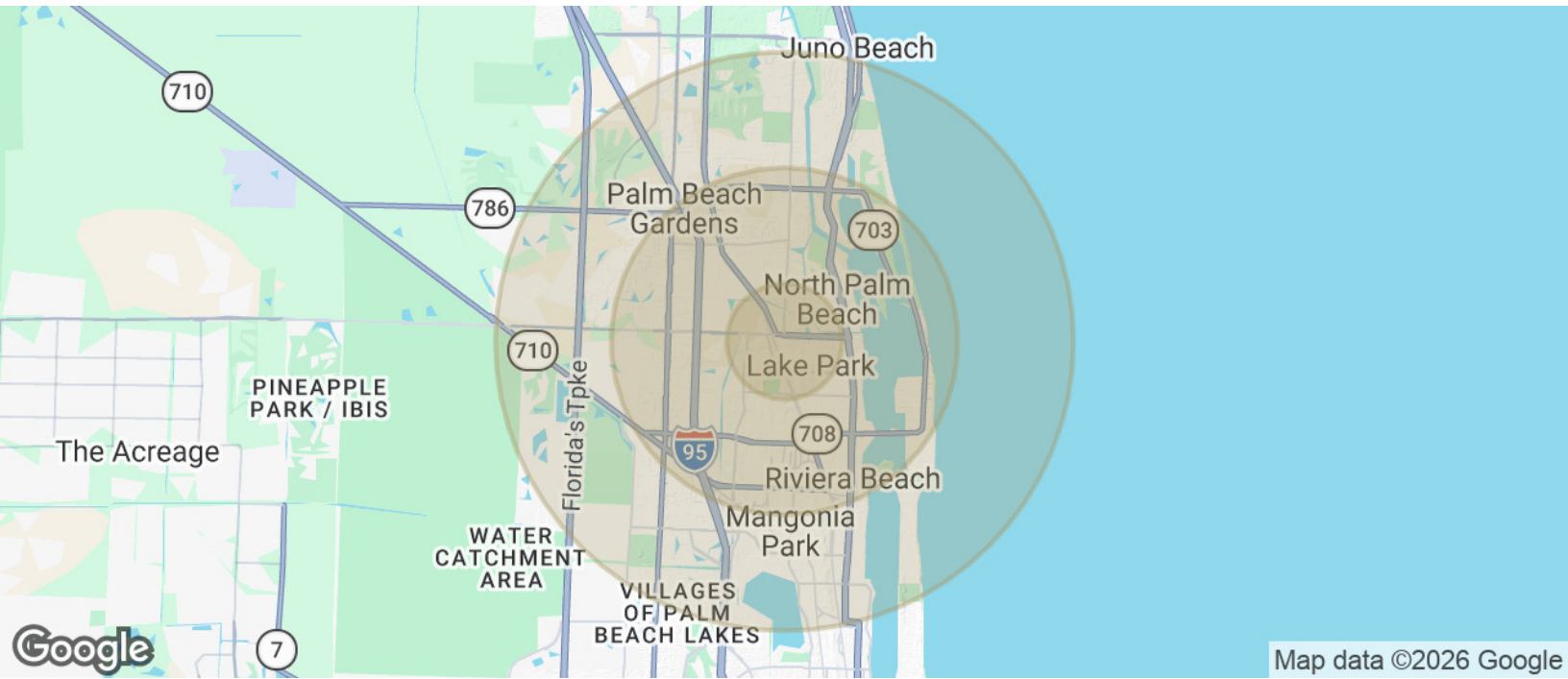
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2023 American Community Survey (ACS)

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