

FOR SALE

4050 W BROWARD BLVD

PLANTATION, FL 33317



PROPERTY DESCRIPTION

A rare opportunity to acquire a freestanding medical office building prominently positioned along West Broward Boulevard in Plantation. The property offers excellent visibility, on-site parking, and convenient access to major Broward County corridors. The property is well suited for continued medical, dental, therapy, or other professional use in a highly accessible central Broward County location.

PROPERTY HIGHLIGHTS

- Freestanding medical/professional office building for sale
- Prominent frontage along West Broward Boulevard with excellent visibility
- Monument signage and on-site parking
- Nearby access to Florida's Turnpike and I-95
- Established location currently utilized by a spine and orthopedic practice
- 33 total parking spaces, 2 handicap, 19 in front, 7 facing Broward Boulevard, 7 in the rear

OFFERING SUMMARY

Sale Price:	\$3,695,500
Lot Size:	0.705 Acres
Building Size:	7,391 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,233	57,945	167,672
Total Population	17,099	172,333	431,832
Average HH Income	\$76,872	\$80,404	\$91,507

BRYAN COHEN

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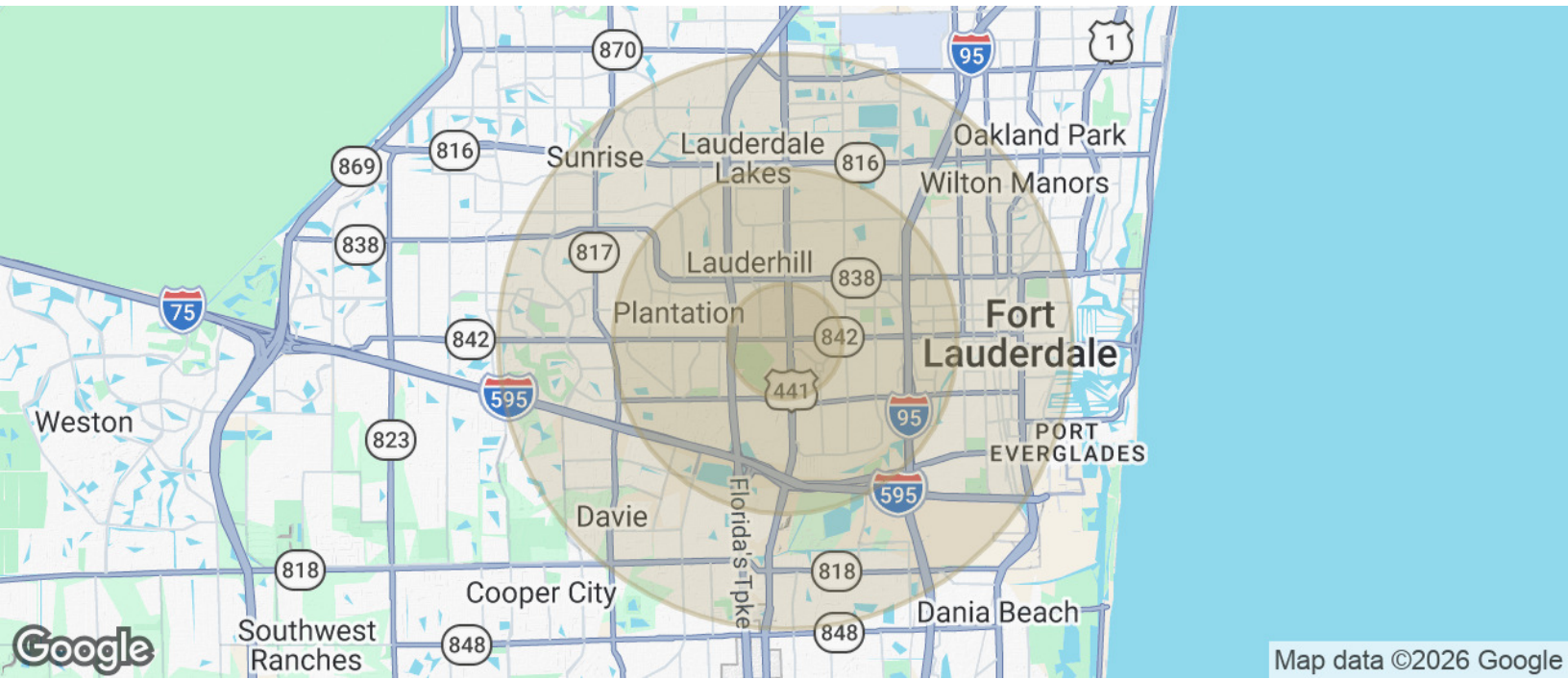


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,099	172,333	431,832
Average Age	37.8	37.2	39.5
Average Age (Male)	34.7	35.3	38.1
Average Age (Female)	40.7	38.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,233	57,945	167,672
# of Persons per HH	3.3	3.0	2.6
Average HH Income	\$76,872	\$80,404	\$91,507
Average House Value	\$355,497	\$356,322	\$371,516

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