MATTHEWS™

323 SE 23rd Ave

Boynton Beach, FL 33435

Medical Office Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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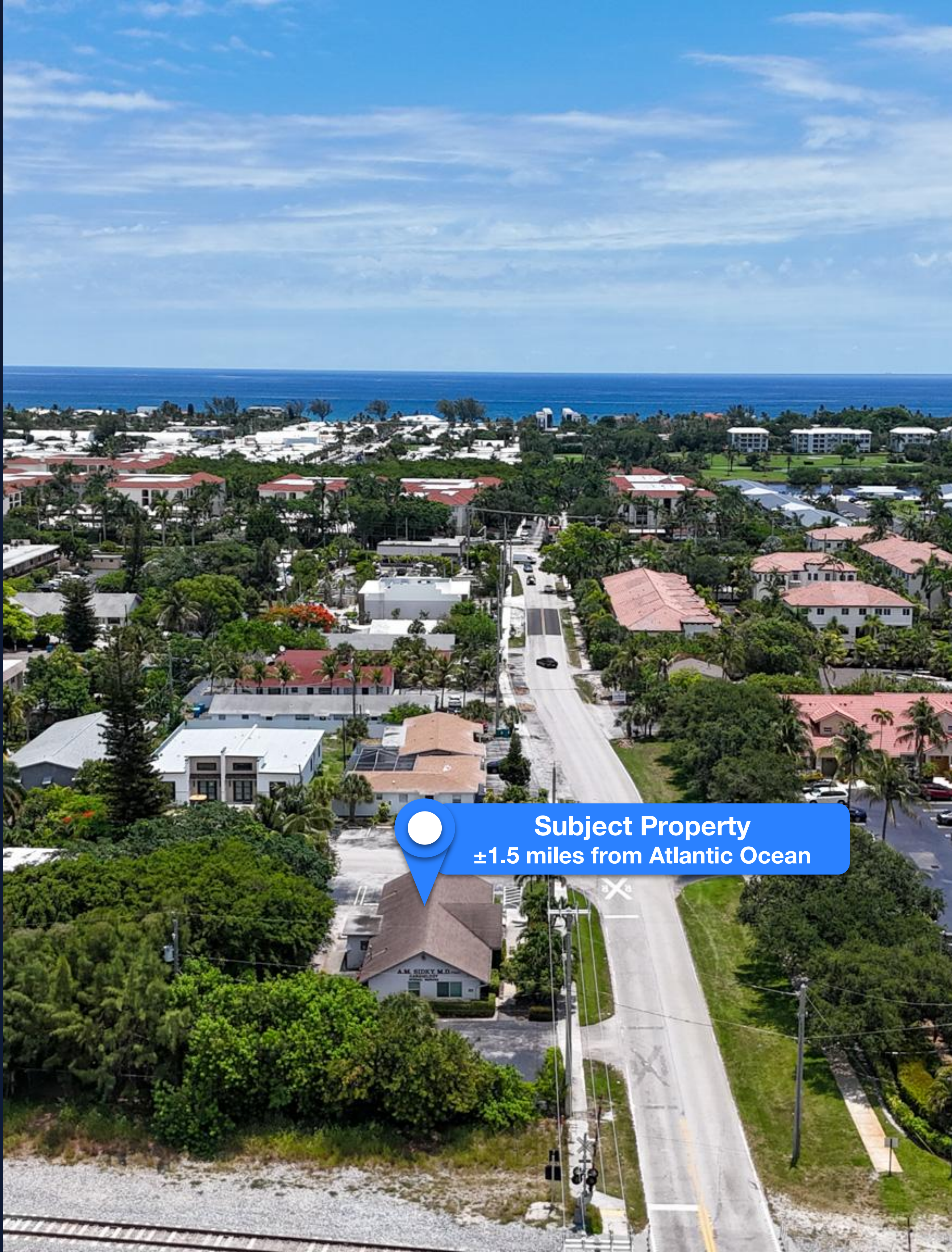


EXECUTIVE SUMMARY

323 SE 23rd Ave	±1,988 SF	$800,000
Boynton Beach, FL 33435	GLA	List Price

The Opportunity

Matthews™ is pleased to present Boynton Medical Clinic, a ±1,988 square foot vacant medical office building located at 323 SE 23rd Avenue in Boynton Beach, Florida. Situated on a ±0.26-acre parcel within one of Palm Beach County's most established healthcare corridors, the property offers a compelling opportunity for owner-users and investors seeking a well-located medical asset with immediate occupancy potential. The building features an existing medical office buildout, all existing medical equipment included in the sale, and approximately 10 on-site parking spaces, allowing for efficient occupancy and significantly reducing upfront startup costs for healthcare operators.

The current vacancy provides immediate flexibility for a physician group, specialty practice, or medical user to establish a presence in a highly desirable healthcare market without the delays and expense associated with new construction. Located just minutes from Bethesda Hospital East and surrounded by a dense concentration of physicians, specialists, outpatient facilities, and healthcare-related businesses, the property benefits from strong referral networks, patient accessibility, and long-term demand drivers. With continued population growth throughout Boynton Beach and limited availability of small freestanding medical office buildings, Boynton Medical Clinic represents an exceptional opportunity to establish or expand within a proven and highly sought-after medical corridor.

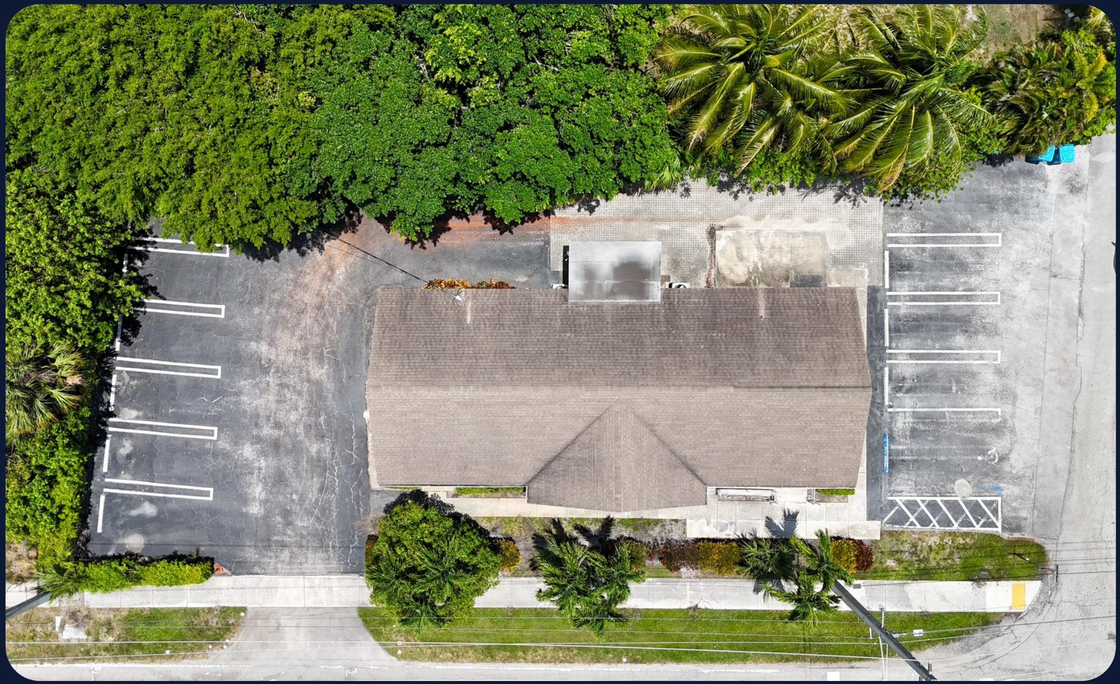
INVESTMENT HIGHLIGHTS

Property Highlights

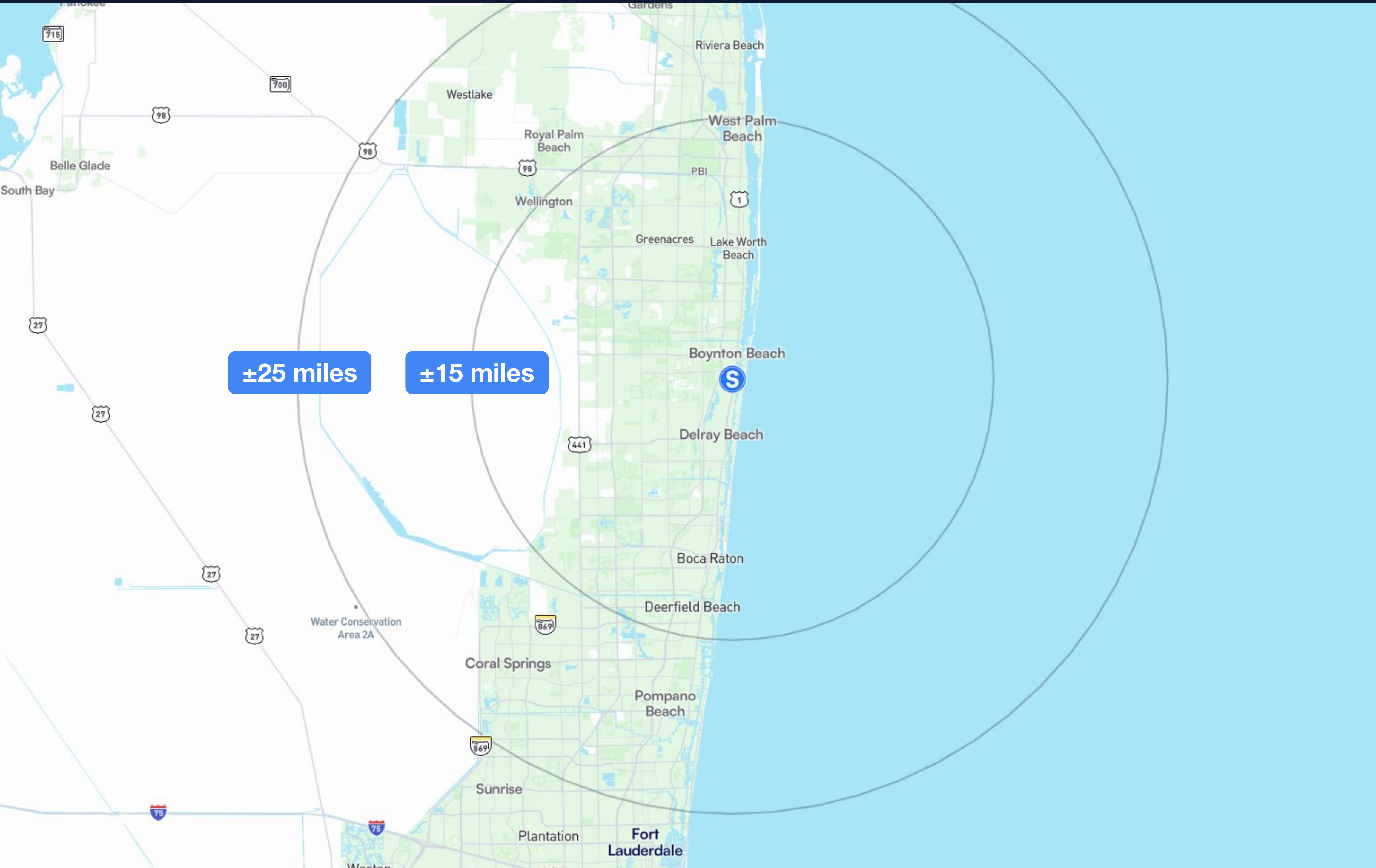
- **Ideal for Owner-User Occupancy** – ±1,988 SF vacant medical office building with immediate occupancy potential, allowing a physician or healthcare provider to control occupancy costs while benefiting from long-term real estate appreciation.
- **Existing Medical Buildout & Equipment Included** – Functional medical office layout with all existing medical equipment included in the sale, significantly reducing upfront startup costs and allowing for a seamless transition.
- **Established Medical Corridor** – Located within one of Boynton Beach's most recognized healthcare corridors, surrounded by physicians, specialists, outpatient facilities, and medical service providers.
- **Proximity to Bethesda Hospital East** – Minutes from Bethesda Hospital East, providing access to a strong referral network and a well-established healthcare ecosystem.
- **Ample On-Site Parking** – Approximately 10 dedicated parking spaces provide convenient access for patients, staff, and visitors.
- **Freestanding Medical Asset** – Rare opportunity to acquire a standalone medical office building,offering greater operational control and flexibility compared to traditional office condominiums.
- **Strong Demographic Fundamentals** – Benefiting from continued population growth, an aging population, and increasing demand for healthcare services throughout Palm Beach County.
- **Excellent Accessibility** – Convenient access to major thoroughfares including Seacrest Boulevard, Woolbright Road, and I-95, supporting efficient patient access from throughout the surrounding market.
- **Limited Supply of Small Medical Buildings** – Scarcity of freestanding medical office properties of this size supports strong long-term occupancy and value appreciation potential.

Boynton Beach Mall
Dillard's
JCPenney
Popeyes
Foot Locker
Cinemark
Rainbow
Bath & Body Works
Great Expressions Dental Centers
Target
Best Buy
Michaels
Ocean Breeze East Apts.
±123 Units
N
Walmart Supercenter
T.J.maxx
sleep number
Dollar Tree
Galaxy E3 Elementary
±623 Students
W Boynton Beach ±49,500 VPD
S Congress Ave ±29,500 VPD
500 Ocean
±341 Units
BJ's
Live Generously.
Holiday Inn Express
Wells Fargo
±240,000 VPD
Congress Middle
±891 Students
The Cove at Boynton Beach Apts.
±548 Units
Verona at Boynton Beach
±216 Units
Interstate 95
Restaurant Depot
The Home Depot
W Woolbridge Rd ±41,000 VPD
Lowe's
Publix
Gold Coast Physical Therapy
since 1998
Fortis
LSM Lifesafety Management
Subject Property
Florida Pain Management Institute
South Palm Cardiovascular Associates, Inc.
Baptist Health Bethesda Hospital East
±401 Beds
Oceana
Lalane Dental
a family practice
Google Earth

PROPERTY PHOTOS



REGIONAL MAP



BOYNTON BEACH, FL

Market Demographics

80,600 Total Population	**$71,378** Median HH Income	**33,297** # of Households	**63.8%** Homeownership Rate
42,058 Employed Population	**31.9%** % Bachelor's Degree	**42.9** Median Age	**$312,700** Median Property Value

Local Market Overview

Situated along Florida's scenic Atlantic coast, Boynton Beach offers a compelling blend of residential comfort, economic opportunity, and coastal charm. The city has experienced consistent population growth, driven by its appeal to both young professionals and retirees seeking an accessible, high-quality lifestyle. Residents enjoy year-round sunshine, walkable neighborhoods, and close proximity to beaches, parks, and nature preserves. With expanding retail corridors, top-rated schools nearby, and a growing number of dining and entertainment options, Boynton Beach has steadily transformed into one of Palm Beach County's most desirable residential hubs.

Boynton Beach is a growing healthcare market supported by strong population growth, an expanding senior demographic, and increasing demand for outpatient medical services. Located between West Palm Beach and Boca Raton with convenient access to I-95 and Florida's Turnpike, the area provides excellent regional connectivity for patients and providers. A strong network of hospitals, specialty practices, and healthcare facilities continues to drive demand for medical office space, while ongoing residential and infrastructure investment supports long-term growth throughout the market.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,185	84,605	218,347
Current Year Estimate	16,260	80,605	209,360
2020 Census	14,425	73,896	201,159
Growth Current Year-Five-Year	1.1%	1.0%	0.9%
Growth 2020-Current Year	3.2%	2.3%	1.0%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,796	33,325	90,004
Current Year Estimate	7,611	36,212	93,177
2020 Census	8,037	38,043	97,087
Growth Current Year-Five-Year	1.1%	1.6%	0.8%
Growth 2020-Current Year	3.2%	1.0%	0.6%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$93,803	$96,733	$90,601

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 323 SE 23rd Ave, Boynton Beach, FL, 33435 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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