

West Boynton Medical Plaza

7593 Boynton Beach Blvd, Boynton Beach, Florida 33437

- ◆ Building Signage
- ◆ Move-In Ready Space
- ◆ Retail-Style Access
- ◆ Monument Signage
- ◆ 55,000 Cars Per Day



Building Overview:



Strategically situated just 2.6 miles from Baptist Bethesda West Hospital, this 50,196 SF Class "A" Medical Office Building features monument signage and ample parking of 256 spaces, a ratio of 5/1,000 RSF. It is conveniently located on Boynton Beach Blvd, at the Boynton Beach exit of the Florida Turnpike.

With its location between Baptist Bethesda West and East Hospitals, and its roster of premier medical practices, the West Boynton Medical Plaza offers an unparalleled opportunity to tap into the West Boynton market.

Building Features:

- ◆ Reserved covered parking available
- ◆ A grand porte cochere for the convenience of dropping off patients, while protected from the elements
- ◆ Elegant lobby finishes provide a warm, upscale feel to this Class "A" medical facility
- ◆ Common area restrooms on first and second floors

Tenants Include:

- ◆ Medical Specialists of The Palm Beaches
- ◆ Katzen Eye and Laser Center
- ◆ Wellington Internal Medicine
- ◆ Palm Beach Neuroscience Institute - Coming Soon



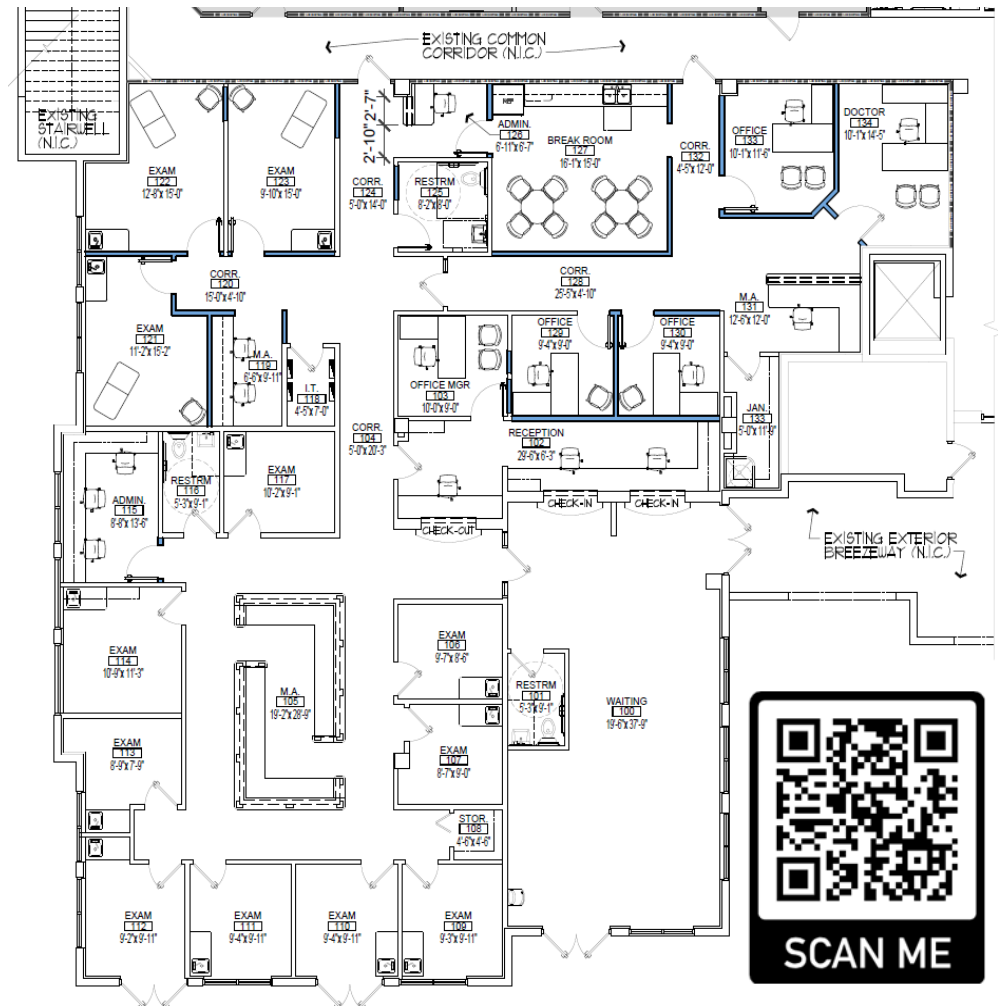
Available - Suite 190 - Former MD Now Urgent Care Center




This 5,995 RSF ground-floor medical office location fronts on Boynton Beach Blvd, offering building signage prominently displayed above the space. It features nine (9) exam rooms with the opportunity to expand to twelve (12), three (3) physician offices, and three (3) restrooms. This is the premium location in the building offering maximum exposure and branding opportunities.

[Click Here To View Virtual Tour](#)

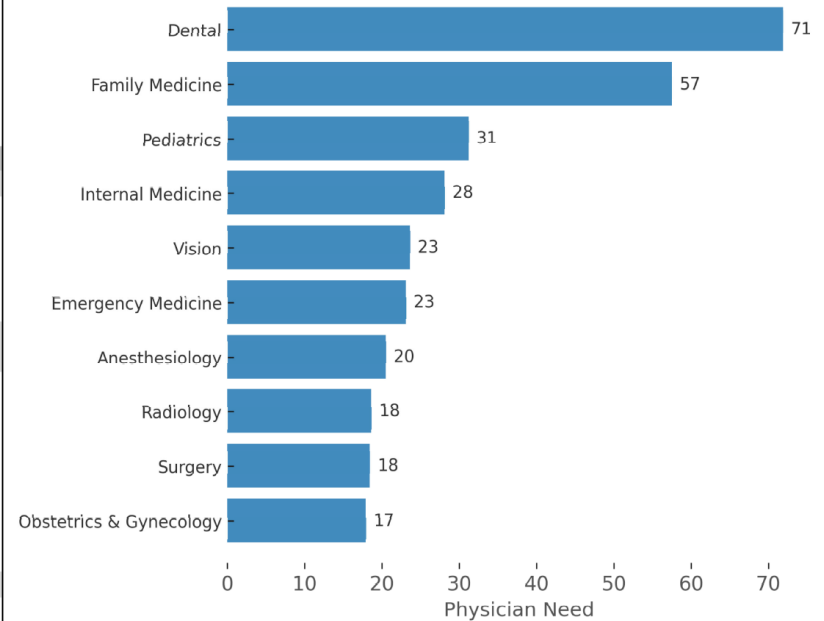
Revised Floor Plan



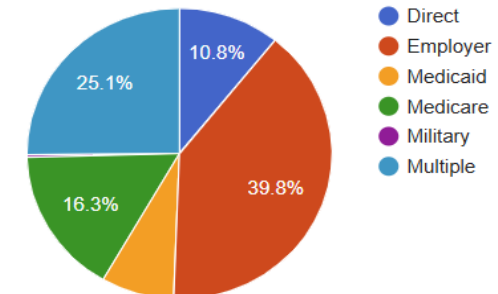
Demographics, Physician Net Need and Payor Mix

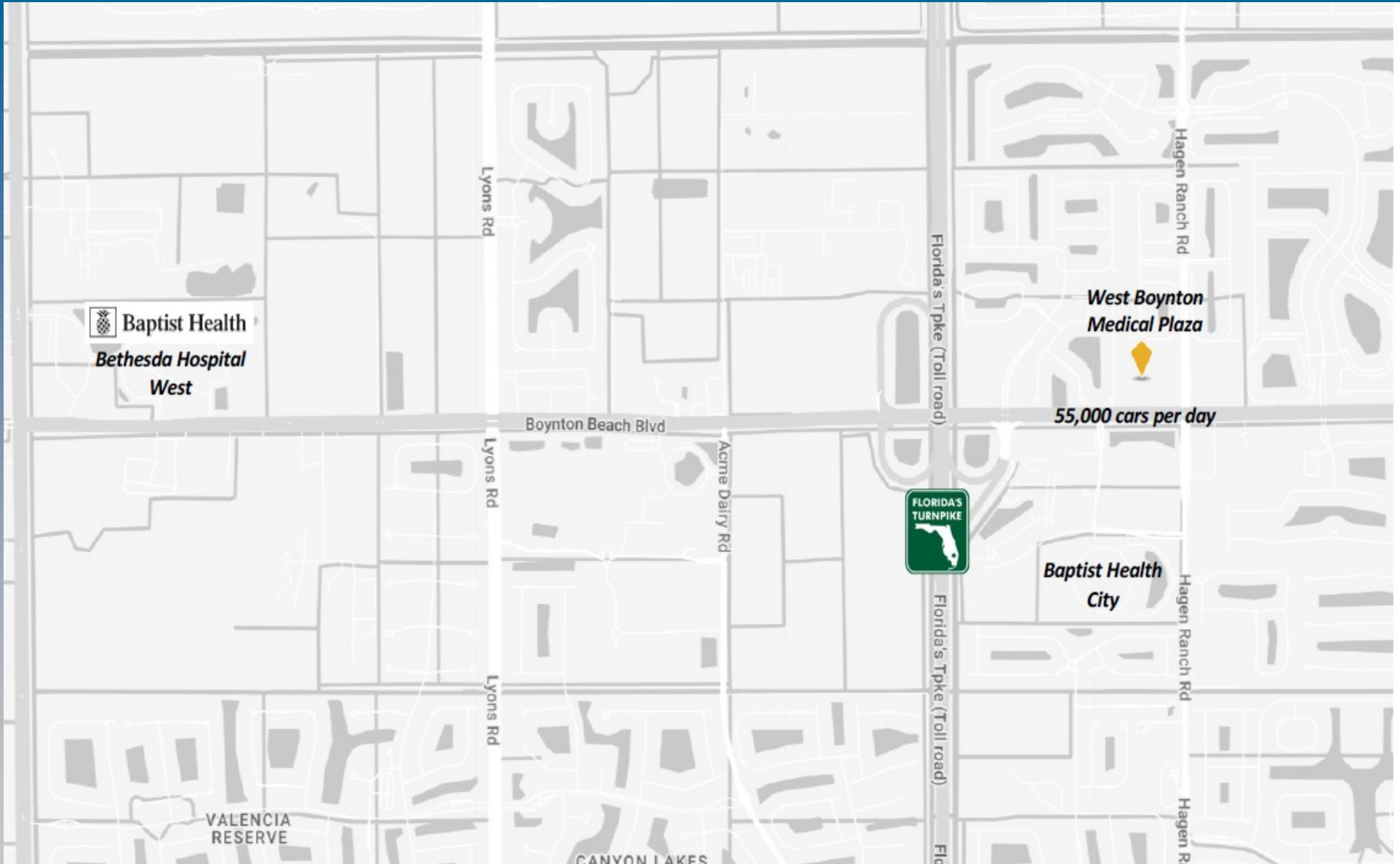
West Boynton Medical Plaza			
7593 W Boynton Beach Blvd, Boynton Beach, FL 33437			
Building Type: Class A Office	Total Available: 8,032 RSF		
Class: A			
RBA: 50,196 SF	Rent/SF/Yr: Negotiable		
Typical Floor: 25,098 SF			
			
Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	8,490	76,108	742,082
2024 Estimate	8,269	74,266	714,596
2020 Census	8,651	78,458	703,493
Growth 2024 - 2029	2.67%	2.48%	3.85%
Growth 2020 - 2024	-4.42%	-5.34%	1.58%
2024 Population by Hispanic Origin			
2024 Population	1,010	10,107	190,617
2024 Population			
White	5,876 71.06%	51,608 69.49%	379,135 53.06%
Black	910 11.00%	8,809 11.86%	123,946 17.34%
Am. Indian & Alaskan	13 0.16%	97 0.13%	2,556 0.36%
Asian	336 4.06%	2,624 3.53%	19,780 2.77%
Hawaiian & Pacific Island	5 0.06%	37 0.05%	628 0.09%
Other	1,128 13.64%	11,092 14.94%	188,552 26.39%
U.S. Armed Forces	1	57	195
Households			
2029 Projection	3,876	32,506	307,934
2024 Estimate	3,795	31,870	296,429
2020 Census	4,073	34,473	291,137
Growth 2024 - 2029	2.13%	2.00%	3.88%
Growth 2020 - 2024	-6.83%	-7.55%	1.82%
Owner Occupied	3,255 85.77%	27,606 86.62%	207,109 69.87%
Renter Occupied	540 14.23%	4,264 13.38%	89,320 30.13%
2024 Households by HH Income			
Income: <\$25,000	507 13.36%	4,244 13.32%	52,094 17.57%
Income: \$25,000 - \$50,000	656 17.28%	5,372 16.86%	59,576 20.10%
Income: \$50,000 - \$75,000	719 18.94%	5,087 15.96%	50,731 17.11%
Income: \$75,000 - \$100,000	405 10.67%	4,252 13.34%	35,405 11.94%
Income: \$100,000 - \$125,000	373 9.83%	3,529 11.07%	28,558 9.63%
Income: \$125,000 - \$150,000	414 10.91%	2,763 8.67%	19,332 6.52%
Income: \$150,000 - \$200,000	407 10.72%	2,962 9.29%	20,660 6.97%
Income: \$200,000+	315 8.30%	3,661 11.49%	30,072 10.14%
2024 Avg Household Income	\$99,880	\$106,031	\$94,486
2024 Med Household Income	\$75,988	\$82,243	\$67,437

Top 10 Physician Demand Specialties (3-Mile Radius)



5 Mile - Radius





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