

**PROPOSED AMBULATORY SURGERY CENTER**



**GLADES RD**



**MILITARY TRAIL**

**21045 COMMERCIAL TRAIL  
BOCA RATON, FL**

SCAN TO  
VIEW LISTING



FOR LEASING INQUIRIES:

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## HIGHLIGHTS

- **11,000 SF Ambulatory Surgery Center Space For Lease**
- **Features:** Two dedicated elevators for surgery center, full building backup generator, 14' ceiling height, and valet parking.
- Parking ratio of 8/1,000 sf
- Property is located **less than 1/4 mile from I-95**, serving a growing community of more than 1.4 million residents within a 15-mile radius.
- Situated in Boca Raton's high demand medical corridor, just minutes from major facilities including **Baptist Health Hospital, West Boca Medical Center, UHealth Boca Raton,** and **Glades Medical Center.**



## DEMOGRAPHICS (3 mi)



Population  
**108,702**



Daytime  
Population  
**122,449**



Median  
Age  
**45.8**



Average HH  
Income  
**\$166,242**

## KEY FEATURES



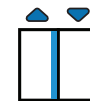
12-14 ft high  
ceiling



Parking ratio of  
8/1,000 sf

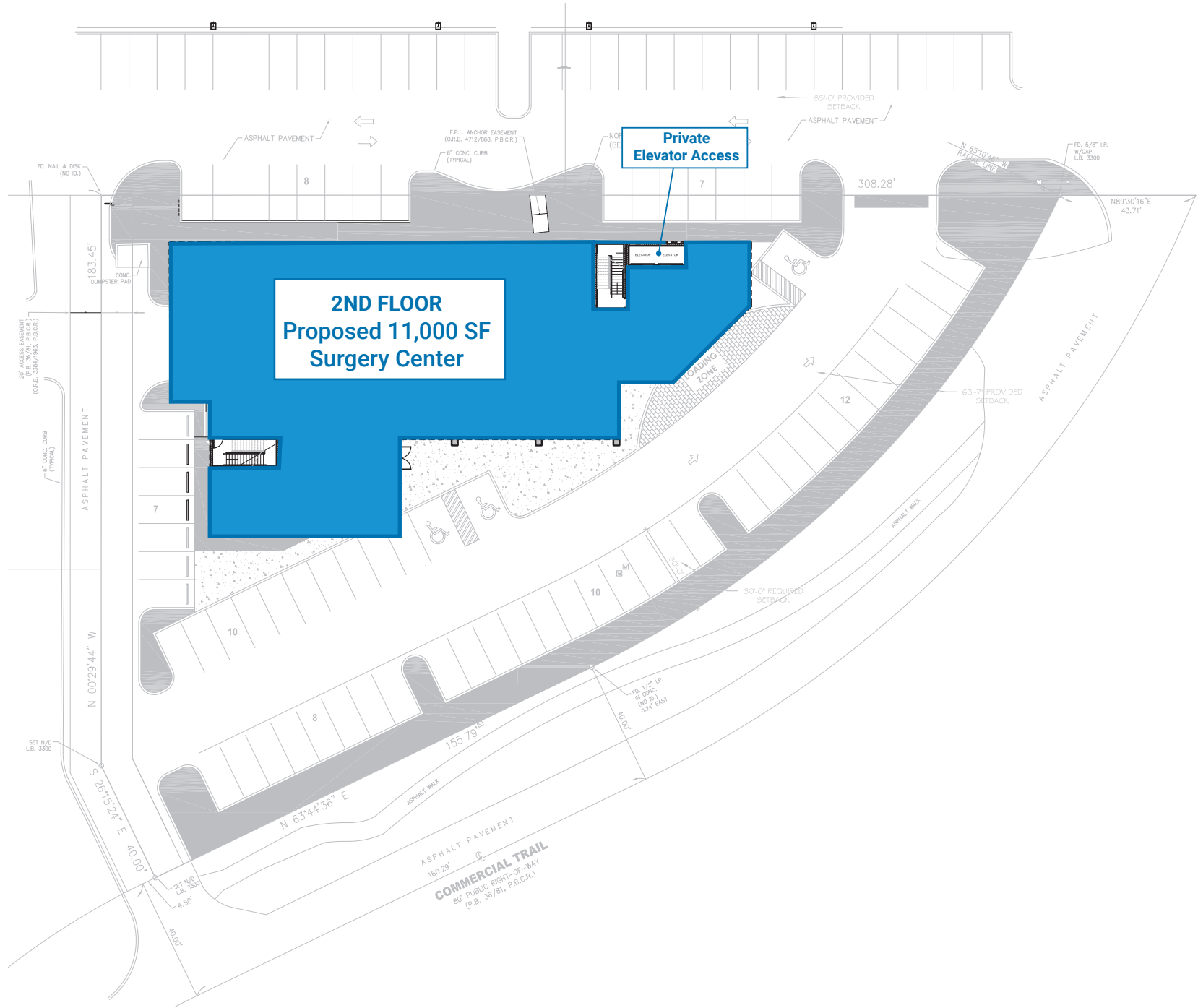


Covered  
Ground Floor  
Parking



Dedicated  
Elevator Access





RESTAURANT ROW

stage

MOTEK

EL CAMINO  
ESTD 2014  
MEXICAN SOUL FOOD

TOWN CENTER  
AT BOCA RATON

Saks Fifth Avenue

ARHAUS  
NORDSTROM

WILLIAMS SONOMA

GLADES RD



GLADES PLAZA

H&H  
BAGELS

crumbl  
cookies

[solidcore]

Starbucks

COMMERCIAL TRAIL

LUCKY X STRIKE



Baptist Health Hospital  
West Boca Medical Center  
Sanitas Medical Center  
Daniel Medical Centre

SHOPS AT BOCA CENTER

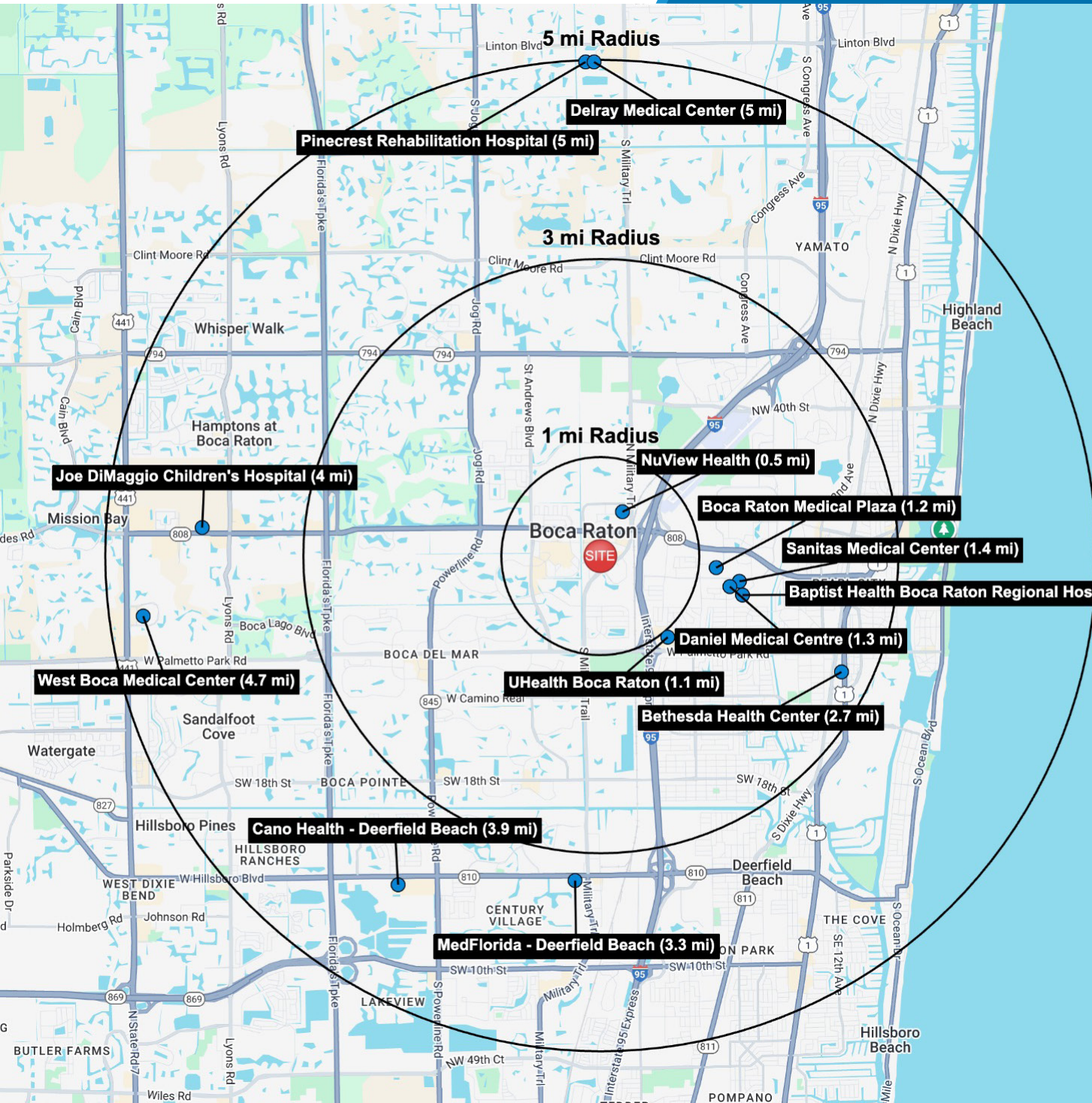
Starbucks  
Rocco's Tacos  
Total Wine & More  
Sixty Vines  
Morton's

LUCKY X STRIKE

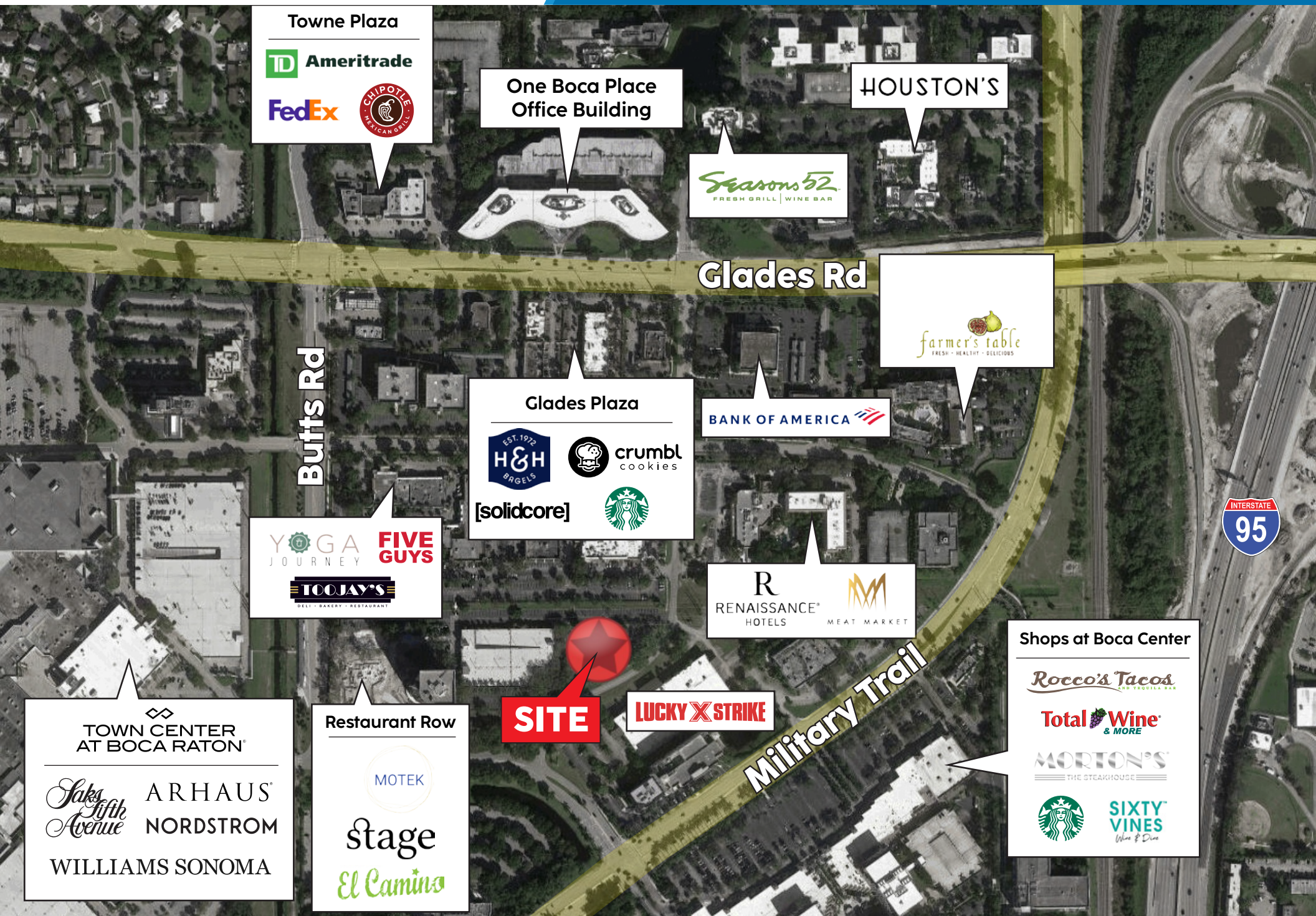
GLADES PLAZA

H&H  
crumbl cookies  
[solidcore]  
Starbucks

COMMERCIAL TRAIL



- NuView Health - 0.5 mi
- UHealth Boca Raton - 1.1 mi
- Boca Raton Medical Plaza - 1.2 mi
- Daniel Medical Centre - 1.3 mi
- Sanitas Medical Center - 1.4 mi
- Baptist Health Boca Raton Regional Hospital - 1.5 mi
- Bethesda Health Center - 2.7 mi
- MedFlorida - Deerfield Beach - 3.3 mi
- Cano Health - Deerfield Beach - 3.9 mi
- Joe DiMaggio Children's Hospital - 4 mi
- West Boca Medical Center - 4.7 mi
- Delray Medical Center - 5 mi
- Pinecrest Rehabilitation Hospital - 5 mi



Towne Plaza

**TD Ameritrade**

**FedEx**

**CHIPOTLE MEXICAN GRILL**

One Boca Place  
Office Building

**Seasons 52**  
FRESH GRILL | WINE BAR

HOUSTON'S

Glades Rd

**farmer's table**  
FRESH • HEALTHY • DELICIOUS

Butts Rd

Glades Plaza

**H&H BAGELS** EST. 1972

**crumbl cookies**

[solidcore]

**Starbucks**

**BANK OF AMERICA**

**YOGA JOURNEY**

**FIVE GUYS**

**TOOJAY'S**  
DELI • BAKERY • RESTAURANT

**R RENAISSANCE HOTELS**

**MEAT MARKET**



**TOWN CENTER AT BOCA RATON**

*Saks Fifth Avenue*

**ARHAUS**

**NORDSTROM**

**WILLIAMS SONOMA**

Restaurant Row

**MOTEK**

**stage**

**El Camino**

**SITE**

**LUCKY X STRIKE**

Military Trail

Shops at Boca Center

**Rocco's Tacos**  
AND TORTILLA BAR

**Total Wine & MORE**

**MORTON'S**  
THE STEAKHOUSE

**Starbucks**

**SIXTY VINES**  
Wine & Dine

<b>21045 Commercial Trail Boca Raton, FL 33486</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2025 Estimated Population	10,154	48,892	108,702
2030 Projected Population	9,709	47,215	105,841
2020 Census Population	9,916	47,043	102,621
2010 Census Population	9,478	42,656	88,783
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	1.0%	1.5%
2025 Median Age	44.9	42.3	45.8
<b>Households</b>			
2025 Estimated Households	4,405	18,480	45,746
2030 Projected Households	4,160	17,604	44,231
2020 Census Households	4,379	18,356	43,440
2010 Census Households	4,335	17,905	39,088
Projected Annual Growth 2025 to 2030	-1.1%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	68.5%	66.9%	69.2%
2025 Estimated Black or African American	8.0%	10.6%	10.7%
2025 Estimated Asian or Pacific Islander	3.8%	3.9%	3.7%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2025 Estimated Other Races	19.5%	18.4%	16.2%
2025 Estimated Hispanic	22.8%	21.5%	19.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$150,026	\$168,544	\$166,242
2025 Estimated Median Household Income	\$108,701	\$121,421	\$111,123
2025 Estimated Per Capita Income	\$65,317	\$64,418	\$70,392
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.2%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.2%	2.7%
2025 Estimated High School Graduate	14.7%	13.7%	13.8%
2025 Estimated Some College	13.9%	15.5%	15.2%
2025 Estimated Associates Degree Only	11.3%	8.1%	7.9%
2025 Estimated Bachelors Degree Only	36.9%	35.1%	34.4%
2025 Estimated Graduate Degree	19.5%	23.2%	24.1%
<b>Business</b>			
2025 Estimated Total Businesses	2,900	5,733	16,809
2025 Estimated Total Employees	22,163	41,513	122,449
2025 Estimated Employee Population per Business	7.6	7.2	7.3
2025 Estimated Residential Population per Business	3.5	8.5	6.5

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