

## Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436



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## OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Building Size:	5,161 SF
Available SF:	1,000 SF
Lot Size:	1.461 Acres
Number Of Units:	1
Year Built:	1997
Zoning:	CHO - Comm High Intensity Office
Market:	Boynton Beach
Submarket:	Unincorporated

## PROPERTY OVERVIEW

Professional or medical office space with reception area and 3 private offices plus a storage room. Very clean and functional. Signage allowed on outside facade of building for the name of your business. Parking available in front of building with huge parking lot next to building for overflow.

## PROPERTY HIGHLIGHTS

- Professional or medical office use
- 4 enclosed offices
- Reception Area with Window
- 25,037 Daily Traffic Counts 2017
- Large Parking Lot for Customers
- Surrounded by Professionals Only
- CAM is \$8.25/SF/YR

**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

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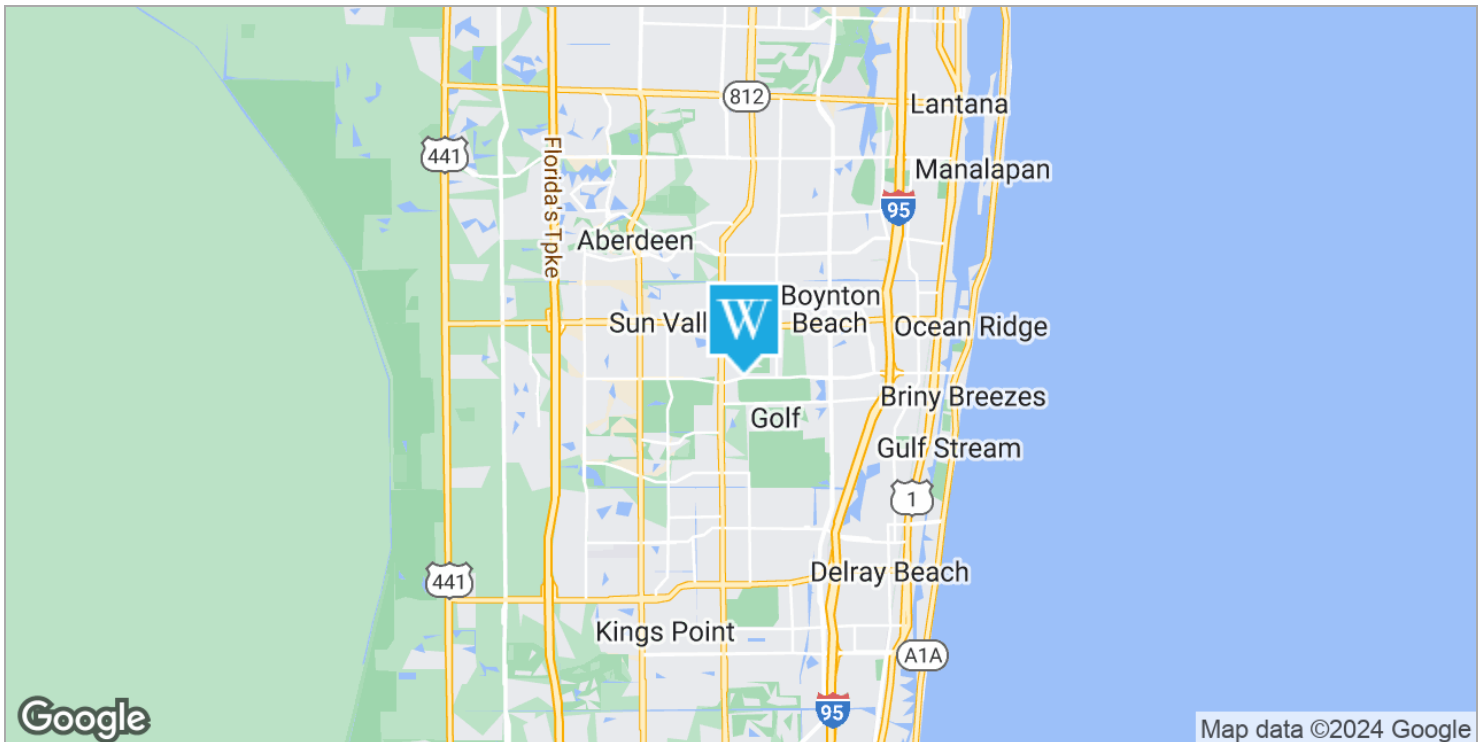
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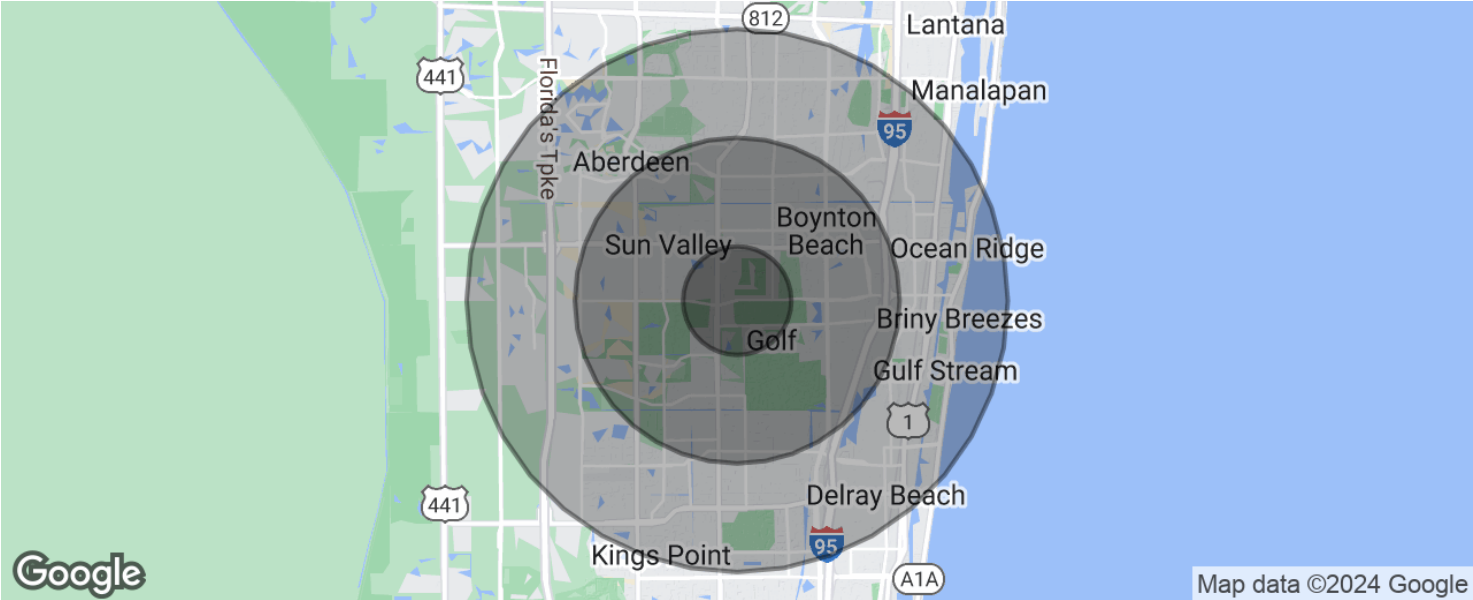
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,789	99,923	257,143
Median age	65.5	53.7	50.6
Median age (Male)	66.8	52.4	49.8
Median age (Female)	65.4	54.6	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,137	45,944	114,736
# of persons per HH	1.9	2.2	2.2
Average HH income	\$80,468	\$66,778	\$67,597
Average house value	\$291,835	\$272,896	\$257,785

\* Demographic data derived from 2020 ACS - US Census