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FOR SALE | 7850 N University Drive, Tamarac, FL

Free Standing Medical Office Building

This single tenant medical/office building is conveniently situated on North University Drive in the city of Tamarac. Formally an imaging center, the building has a tremendous amount of electrical capacity, which can be used to power radiation and imaging equipment. The current layout is ideal for medical or office use, the building features an open reception area, a nurses' area, several examination rooms, a doctor's office with a private restroom, a 'back office', and an employee break room.

PROPERTY OVERVIEW

- › **Asking Price: \$1.95 million**
- › Land Size: 1.35 AC (58,600 SF)
- › Folio: 49-41-03-15-0180
- › Year Built: 1997
- › Zoning: B-6 | Business
- › Parking: 44 spaces available
- › Building Size: ±4,925 SF
- › Amenities: Monument signage

LOCATION OVERVIEW

Located on N. University Drive between Southgate Boulevard and McNab Road, the property is within a 5-miles of the Florida's Turnpike and the Sawgrass Expressway.

Demographics

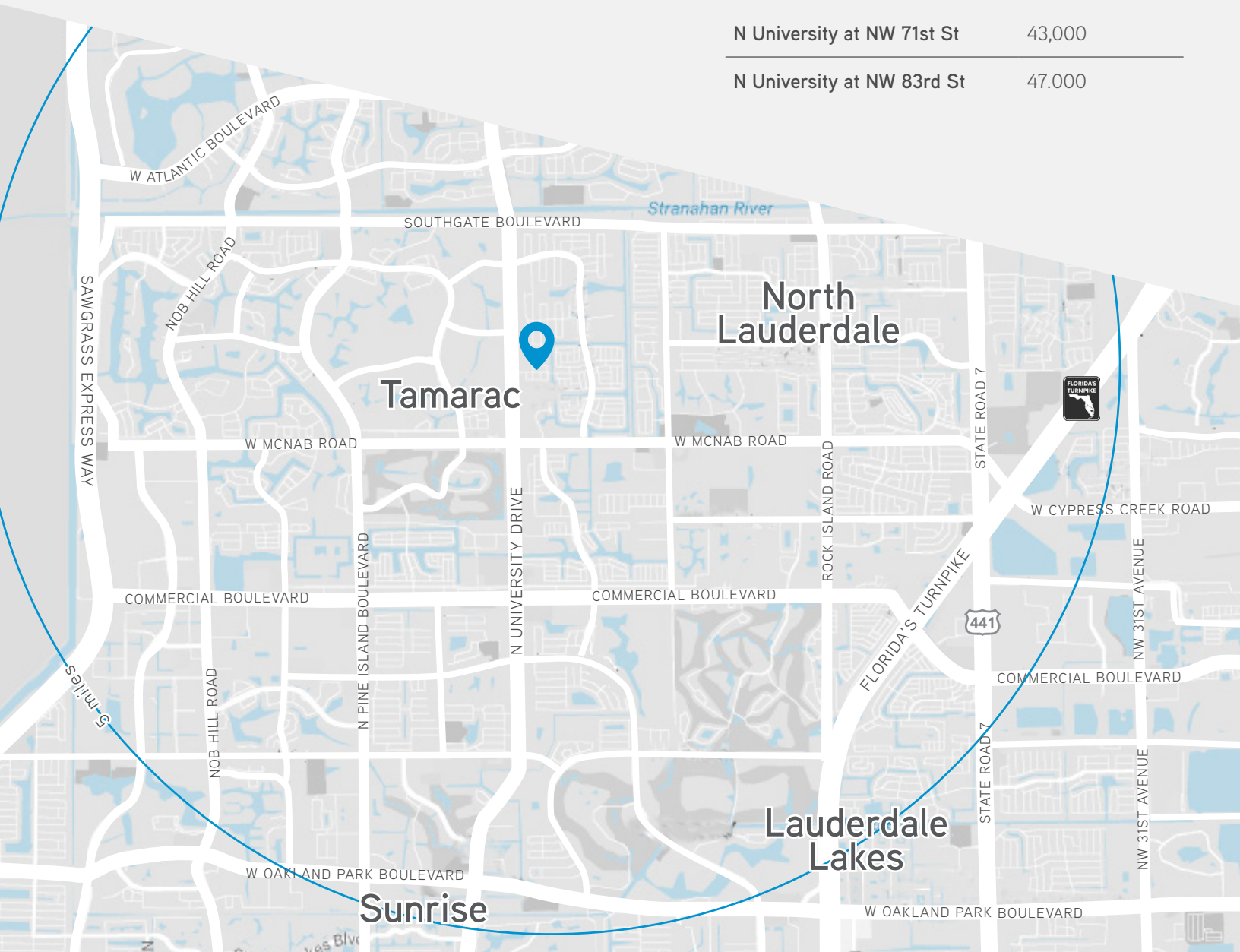
	1 mile	3 miles
Population	17,277	182,411
Households	6,615	70,855
Average Age	39	40
Median HH Income	53,069	51,686
Daytime Employees	5,736	51,894

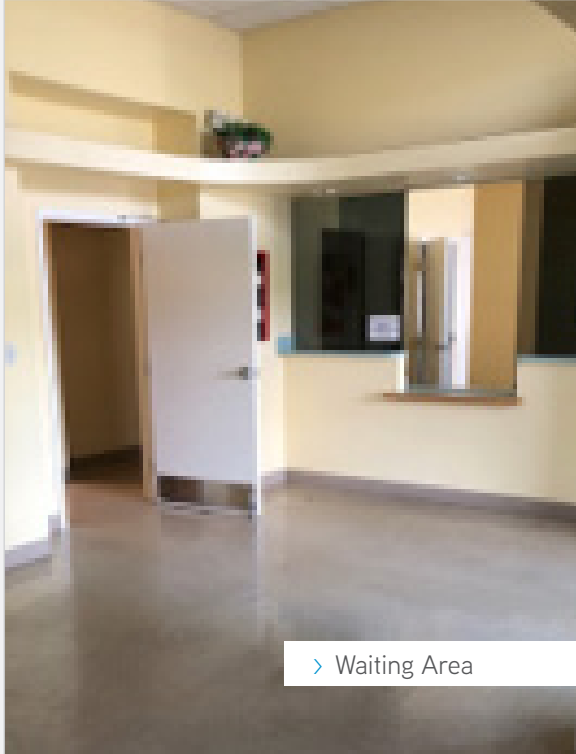
Drive Distances

	Distance
Southgate Boulevard	0.75 miles
McNab Road	0.85 miles
Atlantic Boulevard	4.45 miles
Commercial Boulevard	1.85 miles
Sawgrass Expressway	4.45 miles
Florida's Turnpike	4.66 miles

Daily Traffic Count

N University at NW 71st St	43,000
N University at NW 83rd St	47,000





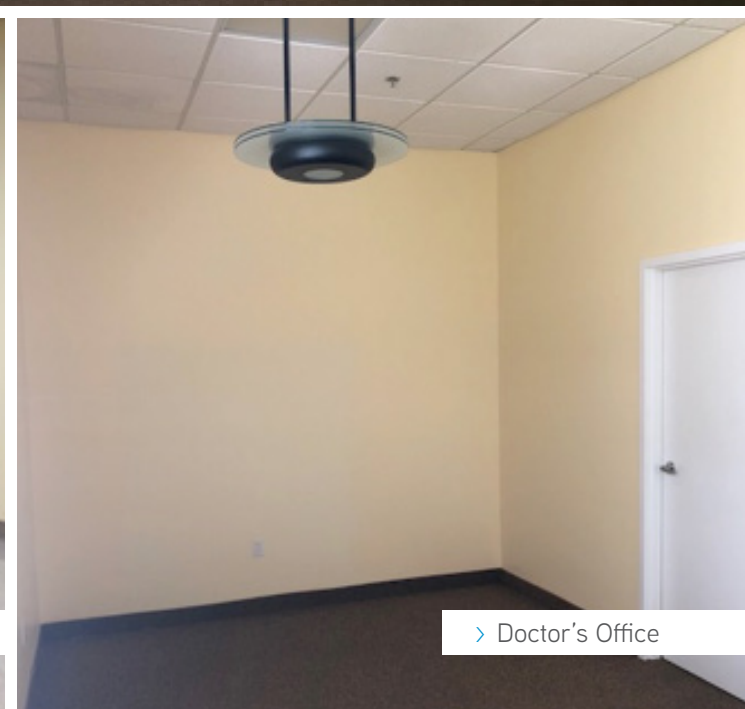
> Waiting Area



> Reception Desk



> Former Radiation Therapy Area



> Doctor's Office



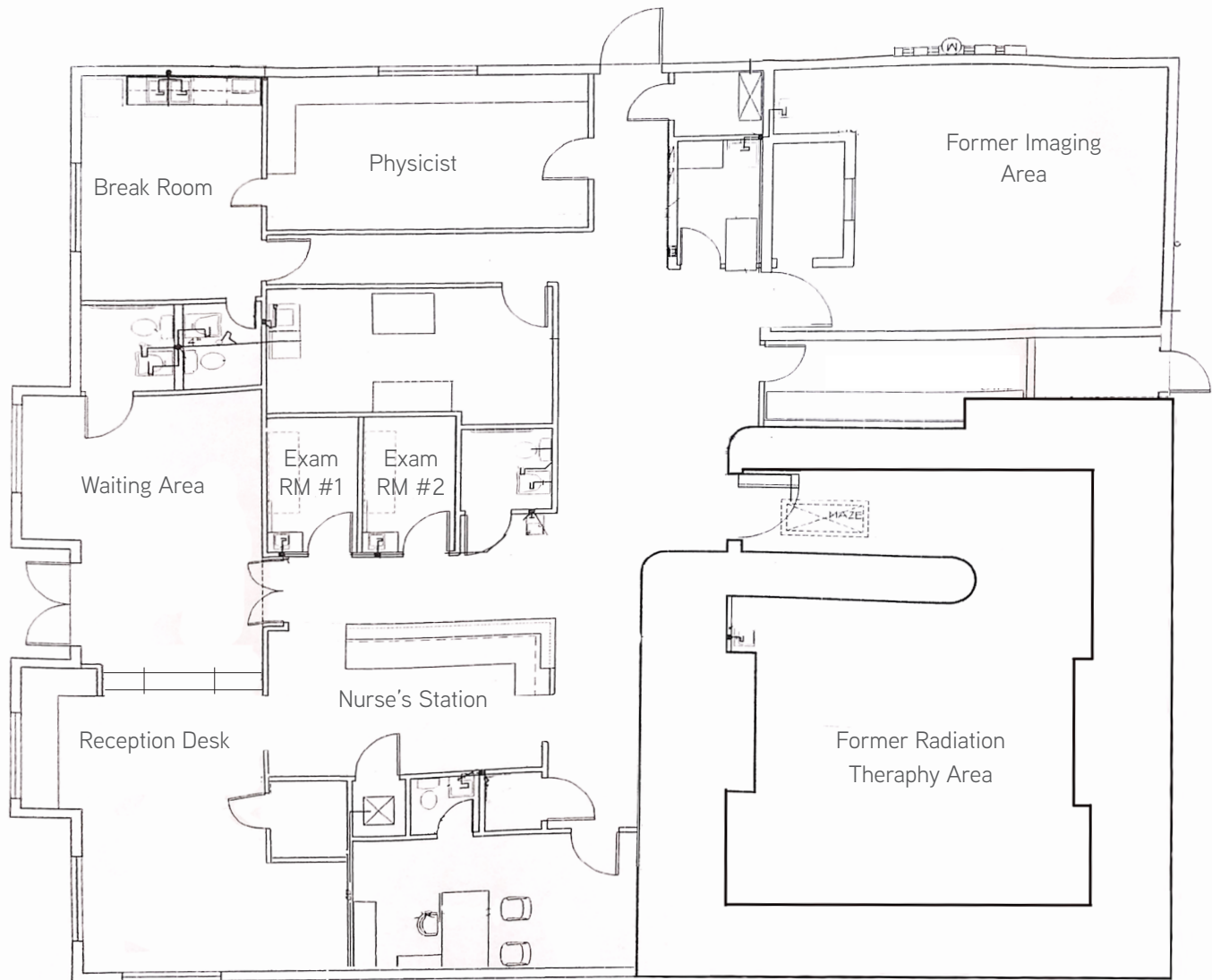
> Physicist Office



> Imaging Area

INTERIOR PHOTOS

FLOOR PLAN



- NOT DRAWN TO SCALE -



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