RARE OPPORTUNITY
to Own a Fully-Built Out
Ambulatory Surgery Center!

Pine Island Surgery Center
201 N Pine Island Road
Plantation, FL 33324

Property Features

• Two-story Class-A ambulatory surgical center with building generator & security cameras with 24-hour video surveillance

• Prime South Florida and Broward County location offering excellent visibility and access

• ±167’ of frontage on Pine Island Road, just north of Broward Boulevard

• Daily traffic count: 34,500 cars per day

For more information:

Bruce Corn
Managing Director | bcorn@mhcreal.com

Lesley Sheinberg
Managing Director | lsheinberg@mhcreal.com

Key Features:

Close to Westside Regional Medical Center

Licensed outpatient surgical facility

Excellent visibility

Abundant covered parking

Alexandra Bazo
Commercial Associate | abazo@mhcreal.com

For Sale
±15,052 SF Surgery Center

1601 Forum Place, Suite 700
West Palm Beach, FL 33401
561 471 8000
mhcreal.com

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### Building Includes:
- Multiple reception areas with large waiting rooms
- Operating Rooms
- Multiple Laboratories
- Locker Rooms
- ADA Compliant Restrooms
- Licensed Recovery Beds
- Physicians Offices
- Admin Areas
- Conference Room
- Staff Break Area
- … and More!

| **Address:** | 201 N Pine Island Road  
Plantation, FL 33324 |
| **Submarket:** | Plantation Submarket |
| **Year Built:** | 2005 |
| **Building Size:** | ±15,052 SF (2-Stories) |
| **Lot Size:** | ±0.94 acres |
| **Building Class:** | A |
| **Parcel Number:** | 5041-04-32-0021 |
| **Usage & Zoning:** | SP1-3 |
| **Parking:** | 41 spaces |
Located in the City of Plantation, Where The Grass IS Greener

Situated among thousands of trees are safe, friendly neighborhoods, world-class recreation facilities and a stable business community. It is centered in Broward County, and is home to a number of large national firms, including Motorola Solutions, National Beverage, Magic Leap and Kaplan University.

Key Facts

- **Population**: 91,702
- **Median Age**: 41.0
- **Average Household Size**: 2.5
- **Median Household Income**: $75,313
- **Median Net Worth**: $148,038
- **Per Capita Income**: $39,953

Ready To Schedule Your Tour? 561 471 8000

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