



**OFFERING
MEMORANDUM**

**3.18 ACRES
FOR SALE**

**PRIME
REDEVELOPMENT
OPPORTUNITY**

4100 S. Hospital Drive | Plantation, Florida 33317



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Plantation, Florida 33317

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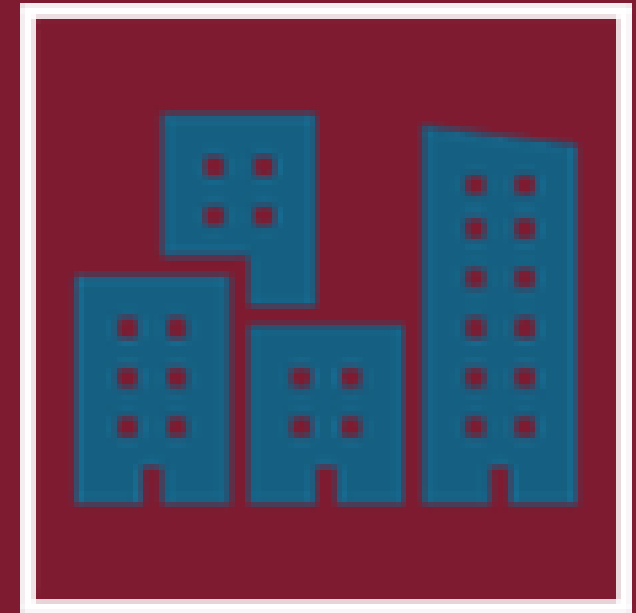
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EXECUTIVE SUMMARY



Investment Management Associates, Inc. is privileged to present an exceptional redevelopment opportunity in the heart of Plantation, Florida – one of South Florida's most dynamic and rapidly evolving markets. This strategically positioned 3.18-acre parcel at 4100 S. Hospital Drive offers unparalleled potential for vertical and more dense development in a market experiencing significant growth and transformation.

With the City of Plantation actively pursuing zoning amendments to permit residential uses in this corridor and the broader South Florida commercial real estate market reaching its strongest pace in three years, this property represents a timely investment opportunity. Recent market data indicates that South Florida commercial real estate has seen nearly \$10 billion in transactions through Q3 2025 – the strongest performance since 2022 – with Broward County emerging as a key driver of growth.

This offering presents a rare opportunity to acquire a strategically located development site with immediate adjacency to major medical facilities, significant retail anchors, and robust transportation infrastructure, all within a municipality experiencing sustained population growth and economic diversification.

PROPERTY HIGHLIGHTS



Location	4100 S. Hospital Drive, Plantation , FL 33317
Parcel ID	50-41-01-11-0010
County	Broward
Land Area	3.18 Acres
Frontage	491 Feet
Zoning	Business (B-HCS) Gateway Healthcare Services
Zoning Potential	Mixed-use development (4-5 stories)
Development Potential	Mixed-use with residential, retail, and medical components
Flood Zone	Zone AH
Existing Improvements	37,436 SF medical/office building (built 1968)
Current Tenancies	Short-term leases

STRATEGIC LOCATION ADVANTAGES



Immediate Market Positioning

Directly across from HCA Florida Plantation Emergency and Plantation Medical Center campus

Around the corner from new Windsor 335, seven luxury apartment buildings with 248 units

Adjacent to expanding medical corridor with University of Miami Sylvester Cancer Center's 15,000 SF expansion

Two blocks from West Broward Shopping Center, currently undergoing expansion and anchored by Publix

Within Plantation's Midtown District, the city's designated town center with unprecedented residential, retail, and office development

STRATEGIC LOCATION ADVANTAGES



Market Context

Situated in Broward County, which led South Florida in commercial sales volume during Q1 2025

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Part of Plantation's strategic redevelopment corridor where the city is actively amending zoning to encourage development

Growth Drivers

Located within 1 mile of Plantation Technology Park, home to industry leaders including Magic Leap, Motorola Solutions, and Chewy

Positioned near the completion of the PIXL condominium (480 apartments and 86 townhomes) and the approved Home2Suites by Hilton development

Benefits from Plantation's strong demographic profile with median home prices reaching \$520,000 in August 2025 (3.0% year-over-year growth)

STRATEGIC LOCATION ADVANTAGES



Transportation

&

Accessibility

Strategic intersection of Broward Boulevard (45,000± ADT) and State Road 7/441 (44,500± ADT)

Less than 1 mile from I-595 interchange

15 minutes to Fort Lauderdale-Hollywood International Airport

Direct access to Florida's Turnpike, I-95, and major employment centers

CURRENT MARKET ANALYSIS



Plantation Market Performance (2025)

Median home price: \$520,000 (August 2025), representing 3.0% year-over-year growth

Median household income: \$98,450, significantly above Florida and national averages

Population growth: 1.2% annual growth rate over the past five years

Employment base: Over 100,000 jobs within a 5-mile radius, with healthcare and technology sectors leading growth

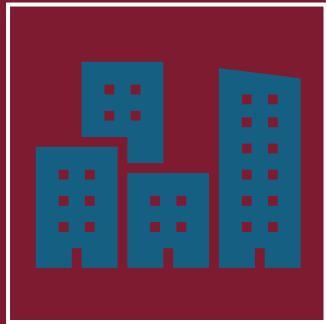
Market Demand Indicators

Plantation's residential vacancy rate: 3.8% (well below the 7.2% national average)

Retail absorption: 420,000 SF in the past 12 months in the immediate trade area

Limited developable land inventory with only 12.5 acres of vacant land currently available for development in Plantation's core market area

DEVELOPMENT OPPORTUNITY



Zoning & Entitlements

Currently zoned for commercial/medical use with the City of Plantation actively amending zoning to permit residential components

City is supportive of redevelopment plans for 4-5 story mixed-use development

Opportunity to participate in Plantation's Midtown Redevelopment Plan with potential density bonuses



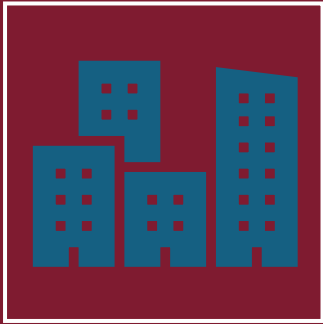
Development Potential

Residential: Approximately 180-220 units at 4-5 stories (subject to final entitlements)

Retail: 15,000-20,000 SF of ground-floor retail space

Medical/Office: 25,000-30,000 SF of specialty medical/office space

DEVELOPMENT OPPORTUNITY



Construction Economics

Current hard construction costs: \$240-\$265/SF for Class A multifamily

Estimated development cost: \$385-\$420/SF

Projected stabilized rents: \$2.75-\$3.15/SF for residential units

Projected retail lease rates: \$32-\$38/SF

COMPARABLE TRANSACTIONS



**4441 W. Sunrise Boulevard
Plantation, FL 33313**

Status: Sold

Sale Price: \$10,000,000

Size: 1.75 Acres

Distance: 0.82 Miles



**3900 NW 37th Street
Lauderdale Lakes, FL 33309**

Status: On the Market

Sale Price: \$4,500,000

Size: 2.73 Acres

Distance: 3.3 Miles



**1601-1605 W. Oakland Park
Boulevard
Oakland Park, FL 33311**

Status: On the Market

Sale Price: \$12,999,999

Size: 31,038 SF

Distance: 3.77 Miles

DEMOGRAPHIC ANALYSIS



Plantation Overview

- Population: 94,570 (2025 estimate)
- Median household income: \$98,450
- Average household size: 2.43
- Education: 52% of residents hold bachelor's degrees or higher
- Median home value: \$520,000 (3.0% year-over-year growth)

Trade Area Statistics (1-mile radius)

- Population: 18,750
- Median household income: \$105,600
- Average household size: 2.51
- Median age: 42.7 years
- College educated: 58.3%

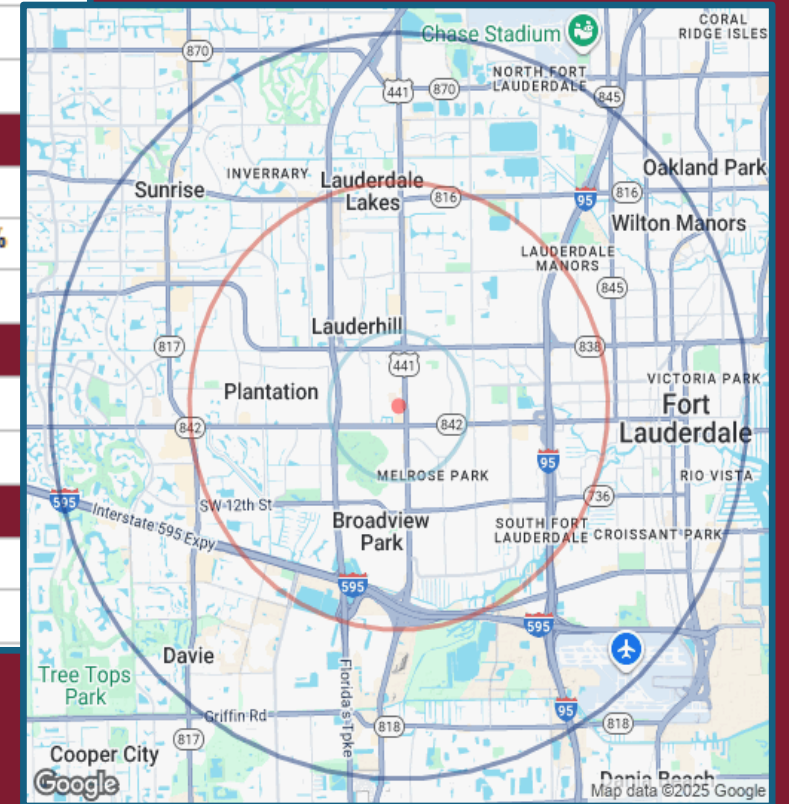
Market Positioning

Plantation consistently ranks among the top 10 safest cities in Florida with a crime rate 32% below the national average. The city's strategic focus on business district redevelopment has created a thriving environment for mixed-use development, with the Midtown district specifically designated as a priority area for residential and retail growth.

DEMOGRAPHICS



	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population						
Estimated Population (2025)	15,661		179,437		467,408	
Historical Annual Growth (2010 to 2020)	1,476	1.9%	12,629	1.5%	42,033	2.1%
Estimated Population Density (2025)	4,988	psm	6,347	psm	5,953	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2025)	5,208		62,989		187,967	
Estimated Households with Children (2025)	1,978	38.0%	24,463	38.8%	53,886	28.7%
Estimated Average Household Size (2025)	2.97		2.83		2.46	
Average Household Income						
Estimated Average Household Income (2025)	\$84,173		\$87,753		\$103,891	
Estimated Average Family Income (2025)	\$88,950		\$95,526		\$114,542	
Daytime Demos (2025)						
Total Businesses	1,362		12,201		42,227	
Total Employees	6,710		66,075		281,635	



PLANTATION



Plantation is a premier City, located in central Broward County and bordered by State Road 7, Sunrise Boulevard, Flamingo Road and I-595.

Situated among thousands of trees are safe, friendly neighborhoods, world-class recreation facilities and a stable business community supported by three distinct business districts.

It is the sixth largest City in Broward County and is home to a number of large national and international firms.

It is run by a Strong Mayor and five-member City Council with a focus on business district redevelopment, neighborhood improvement and streamlined government operations and procedures.

The City of Plantation was incorporated in April of 1953. During the past 65 years, it has expanded into a growing, vibrant municipality, 22 square miles in size, with a residential population exceeding 94,000.



INVESTMENT THESIS



Compelling Investment Rationale



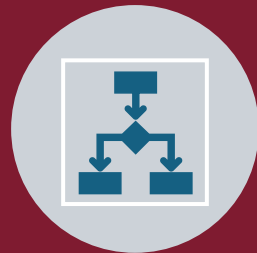
Market Fundamentals: Strong demographic profile with above-average income levels and population growth



Strategic Location: Positioned at the epicenter of Plantation's most dynamic growth corridor with immediate adjacency to major medical facilities



City Support: Active municipal support for redevelopment with zoning amendments underway



Supply Constraints: Limited available developable land in Plantation's core market area with high barriers to entry



Capitalization Rate Compression: Broward County multifamily cap rates have compressed from 5.8% in Q1 2023 to 4.9% in Q3 2025, indicating strong investor demand

INVESTMENT THESIS



Value Creation Opportunities



Proximity to medical facilities creates natural demand for residential units



Redevelopment potential with city-supported zoning amendments



Strategic location allows for multiple end-user scenarios (residential, medical, retail)



Short-term leases provide immediate control of the site

AERIAL



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