

Southpointe Medical Center

✚ MEDICAL SUITE FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney
(888) 585-6880

**600 S Pine Island Rd
Plantation, FL**



SOUTHPOINTE MEDICAL CENTER

Positioned on South Pine Island Road in Plantation, Southpointe Medical Center is a medical office building strategically located between I-95 and I-595, just south of Broward Boulevard. Minutes from Westside Regional Medical Center — one of the region's leading healthcare anchors — this location creates opportunities for strong referral patterns, clinical collaboration, and long-term stability for healthcare providers.

The property offers a dynamic environment for primary care and specialty practices seeking accessibility, visibility, and a robust physician network. With direct interstate connectivity, competitive lease rates, and proximity to one of Broward County's most active healthcare corridors, Southpointe Medical Center provides an ideal setting for healthcare providers establishing or expanding a practice. Anchored by a deep, diverse patient base across Plantation, Fort Lauderdale, Sunrise, and the surrounding Broward County communities, the building presents an exceptional long-term leasing opportunity.



PROMINENT LOCATION & ACCESSIBILITY

- Conveniently located between I-95 and I-595
- Positioned on South Pine Island Road, just south of Broward Boulevard
- Minutes from Westside Regional Medical Center, one of the region's leading healthcare anchors



IDEAL MARKET & SITE LOCATION

- Positioned within Broward County's deep, active healthcare consumer market
- Conveniently serves 851,706 residents within a 15-minute drive



BUILDING HIGHLIGHTS

- Medical office building in the established Plantation submarket
- Competitive lease rates and terms

Estimate 15 Min Drive

POPULATION ESTIMATES

851,706

>17 187,324

18-44 298,217

AVERAGE HOUSEHOLD INCOME

\$ 100,316.98

45-64 225,835

65+ 140,330

Data Source:  **Placer.ai**

PAYOR MIX Within 15 Min Drive

COMMERCIAL 16%

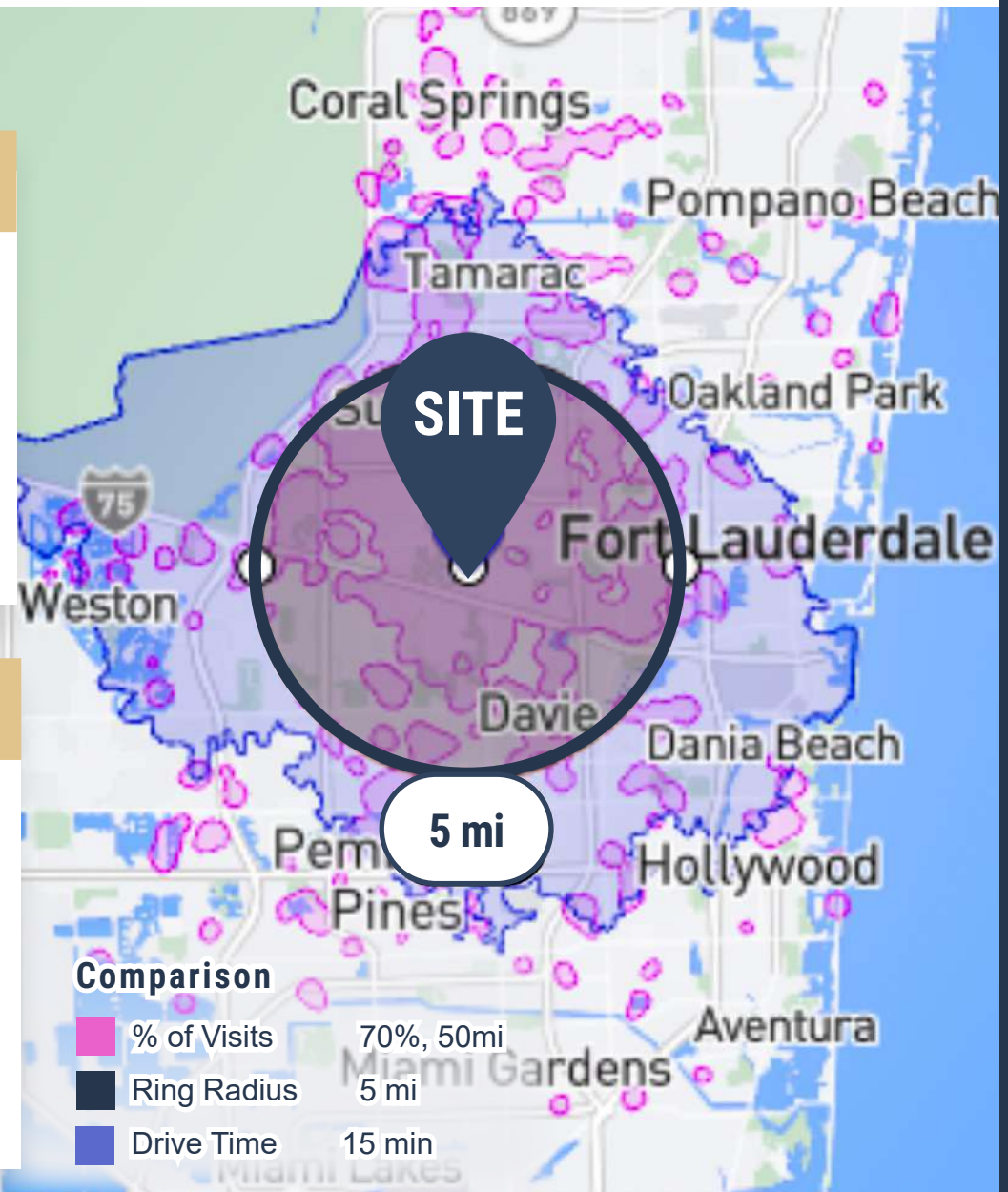
EMPLOYER BASED 42%

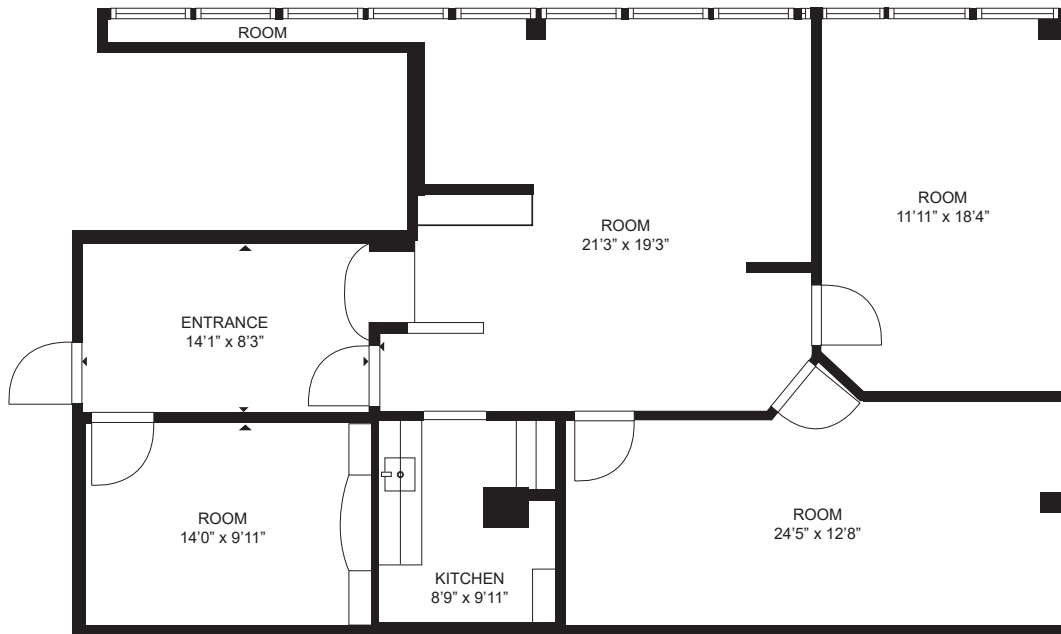
GOVERNMENT 25%

MULTIPLE 4%

SELF PAY 13%

Data Source:  **Placer.ai**





AVAILABLE SUITE

Suite 203 - 1,594 RSF

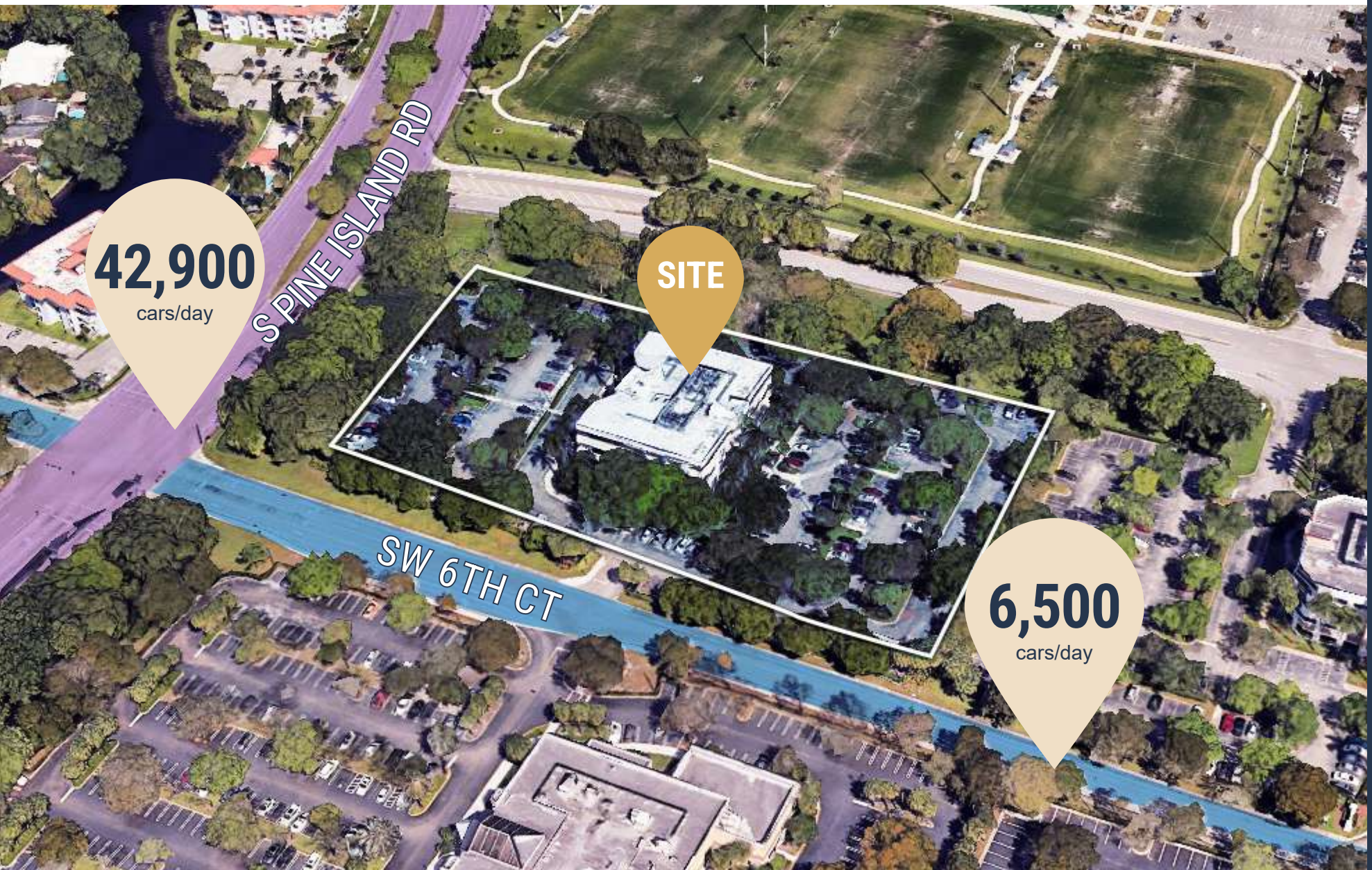
SUITE DESCRIPTION

4 Offices, Kitchen

Virtual Floor Plan

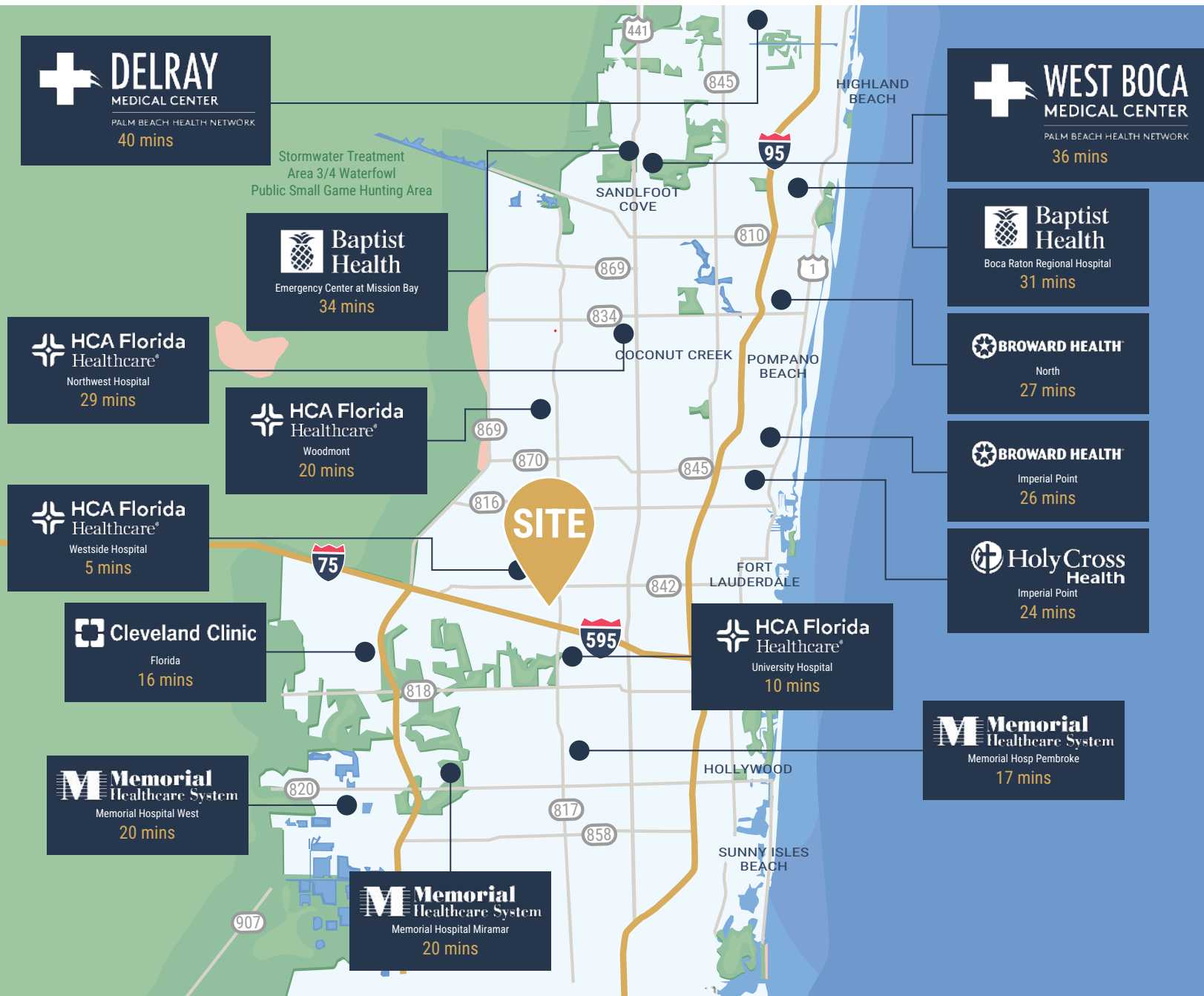
CLICK OR SCAN

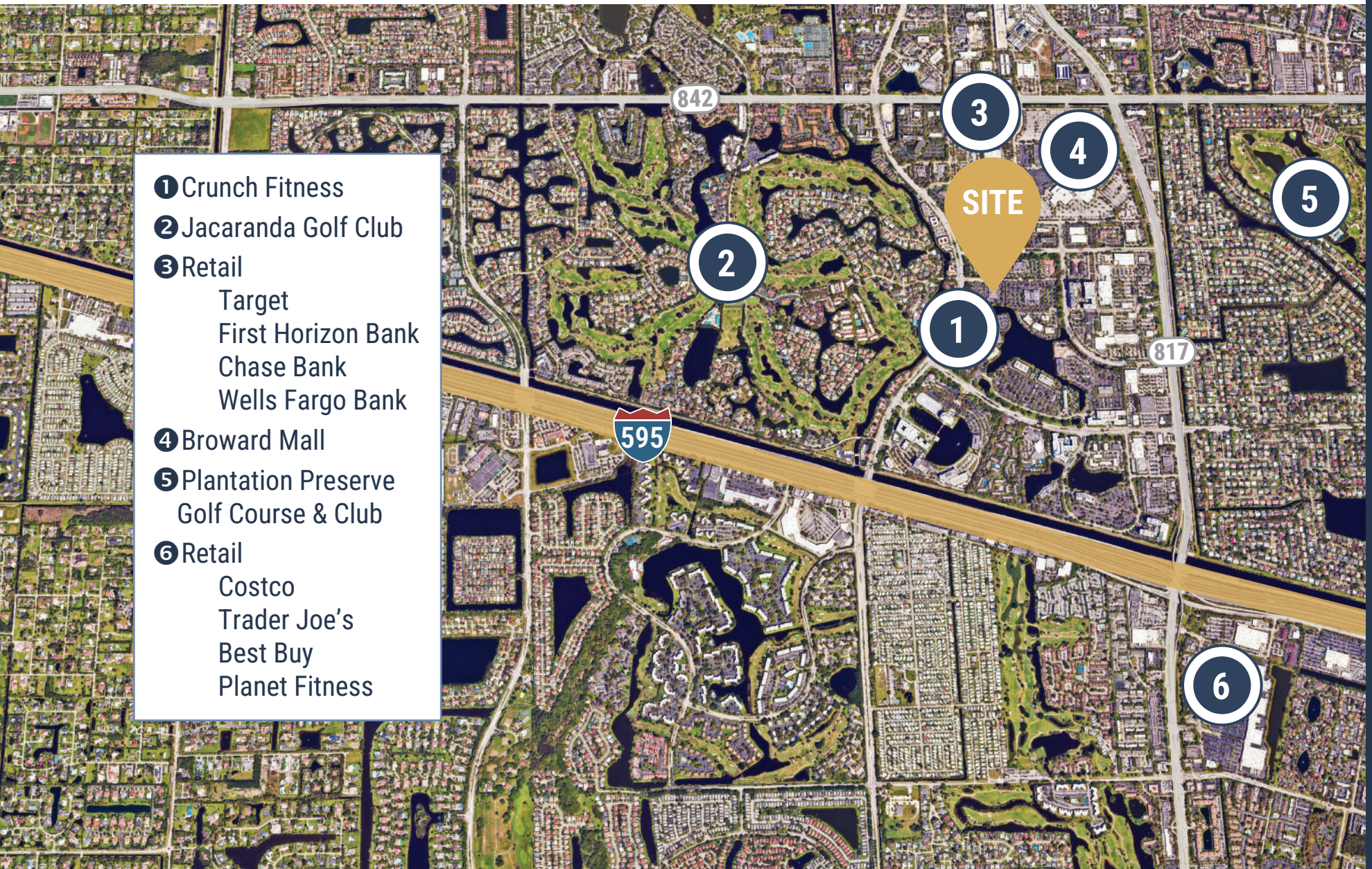




LOCAL HOSPITAL DISTANCE MAP

7





- ❶ Crunch Fitness
- ❷ Jacaranda Golf Club
- ❸ Retail
 - Target
 - First Horizon Bank
 - Chase Bank
 - Wells Fargo Bank
- ❹ Broward Mall
- ❺ Plantation Preserve Golf Course & Club
- ❻ Retail
 - Costco
 - Trader Joe's
 - Best Buy
 - Planet Fitness



**MED
WEST**
REALTY

Lic # CQ1068637

Bryan McKenney

Bryan@MedWestRealty.com

(888) 585-6880

Lic#CQ1068637

OWNED & OPERATED BY

**Well
tower**