



FOR LEASE

CLASS A MEDICAL

WESTLAKE POINT MEDICAL

5020 Seminole Pratt Whitney Rd
Loxahatchee | FL 33470

CBRE



PREMIER MEDICAL OPPORTUNITY | PALM BEACH COUNTY

Singular Unrestricted Medical Opportunity in WestLake

This Class A, 8,317 SF shell building is fully delivered and ready for immediate buildout. Positioned on a landmark corner at Seminole Pratt Whitney and Persimmon, the property offers exceptional visibility within a high-quality, master-planned streetscape.

The property stands apart as the only building in the corridor without medical use restrictions. While every competing property is limited by existing hospital agreements, this site offers a rare, unrestricted opportunity for healthcare users to enter and dominate the market

8,317 SF
Available, Shell Condition

\$55.00 NNN
Asking Rate

32,000+ AADT
Visability to signalized intersection

AREA OVERVIEW

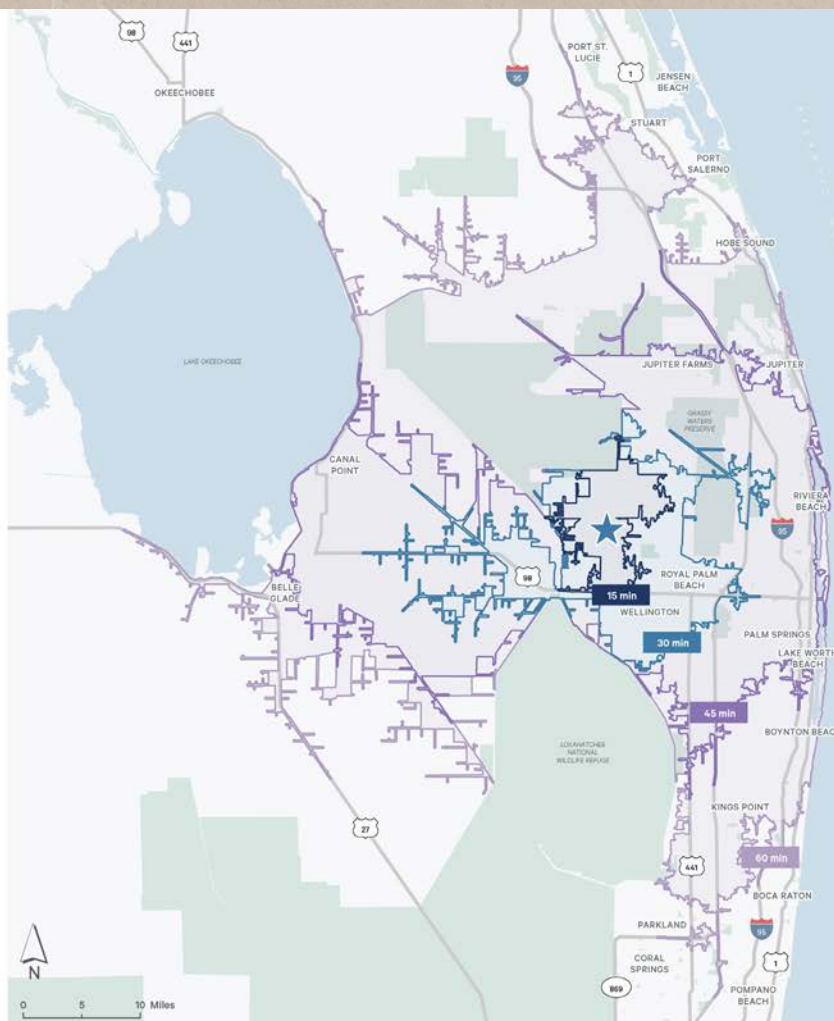
Westlake Point Medical presents a premier opportunity to establish a flagship presence in a rapidly growing, high-income corridor, fueled by more than 5,000 new homes and 1,000 additional homes planned by GL Homes, continuing large-scale residential expansion throughout the area.

Positioned in the heart of one of Palm Beach County's fastest-growing communities, the site is supported by accelerating population growth and a rising demand for accessible, high-quality healthcare services.



DEMOGRAPHICS

	15 MINUTE DRIVE TIME	30 MINUTE DRIVE TIME	45 MINUTE DRIVE TIME	60 MINUTE DRIVE TIME
	39,390 POPULATION	183,710 POPULATION	891,401 POPULATION	1,467,622 POPULATION
	13,633 HOUSEHOLDS	67,558 HOUSEHOLDS	344,816 HOUSEHOLDS	602,070 HOUSEHOLDS
	25,719 DAYTIME POPULATION	162,902 DAYTIME POPULATION	850,617 DAYTIME POPULATION	1,431,306 DAYTIME POPULATION
	\$155,264 AVERAGE HH INCOME	\$154,118 AVERAGE HH INCOME	\$132,183 AVERAGE HH INCOME	\$135,207 AVERAGE HH INCOME
	40.7 MEDIAN AGE	42.7 MEDIAN AGE	42.1 MEDIAN AGE	45.7 MEDIAN AGE

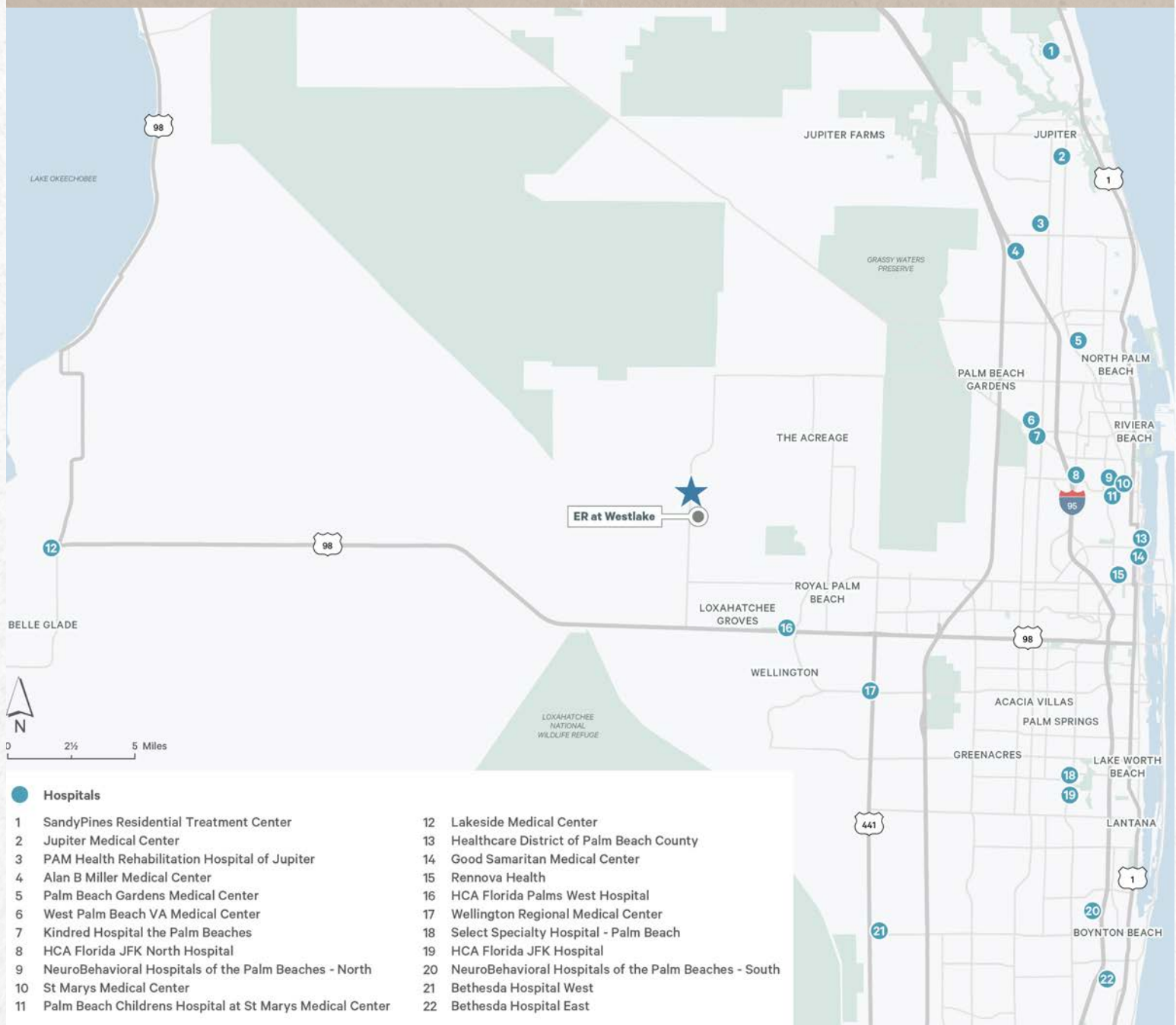


AREA OVERVIEW

HEALTHCARE ECOSYSTEM

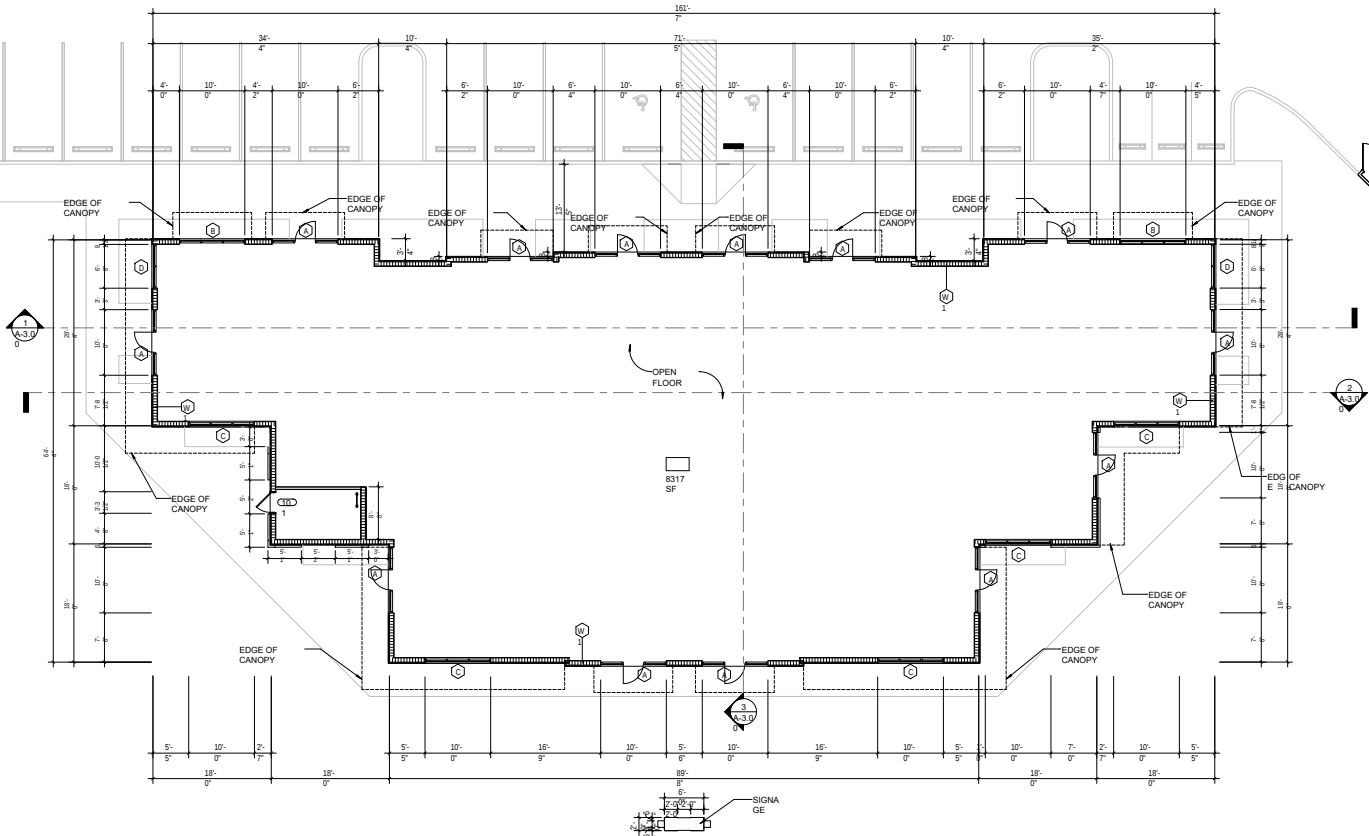
The property is strategically positioned within a robust and expanding healthcare network, with 22 hospitals and medical centers located within a 45-minute drive-time radius. This established ecosystem reinforces long-term demand and referral pathways for providers. Additionally, a new freestanding emergency room has recently opened on the adjacent premises, further strengthening the site's identity as a growing medical hub and increasing immediate visibility for healthcare users.

The general medical restrictions of the Westlake community, coupled with the significantly number of new families, makes this medically-permitted site a rare opportunity for family-adjacent healthcare, such as pediatrics.



FLOOR PLAN

8,317 SF | Shell Space



CBRE | South Florida Healthcare Advisory

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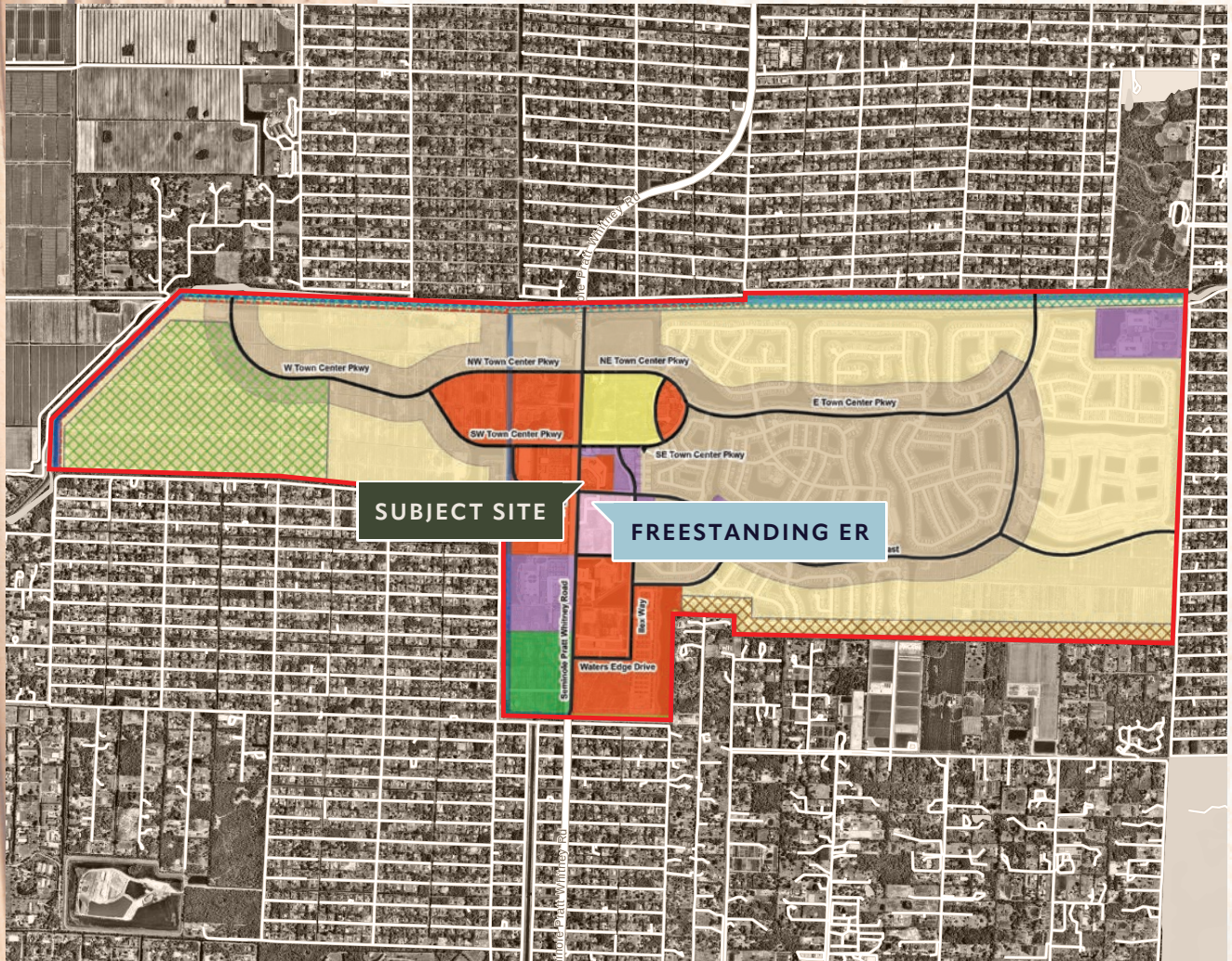
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LOCATION MAP

UNIQUELY EXCLUSIVE

Subject site excluded from medical-use ground restrictions



ZONING DISTRICTS

- RESIDENTIAL - 1
- RESIDENTIAL - 2
- MIXED USE
- CIVIC/EDUCATION
- OPEN SPACE & RECREATION
- MEDICAL DISTRICT
- TOWN CENTER

OVERLAYS

- SOLAR ENERGY
- M CANAL
- MIXED USE
- SOUTHEAST BUFFER
- CITY OF WESTLAKE

LOCATION MAP



WESTLAKE SUBDIVISIONS

High density of new single-family residential units

NO.	COMMUNITY	UNITS	NO.	COMMUNITY	UNITS
1	The Hammocks	325	2	The Meadows	253
3	The Woodlands	164	4	The Pines	446
5	The Crossings	286	6	Sky Cove	204
7	Cresswind	801	8	The Orchards	599*
9	The Oaks	616*	10	Sky Cove South	197
11	The Groves	424	12	The Estates	76
13	The Terraces	477	FD	Future Development	TBD

**At Full Build-Out*



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