

A photograph of a single-story medical office building with a red-tiled roof and light-colored stucco walls. The building has several windows with dark shutters and a covered entrance area with a "CLEARANCE 7'6\"/>

## Owner-User Medical Office Building for Sale or Lease In-Place Income | Multi-Tenant | Divisible

1821 NE 25th Street  
Lighthouse Point, FL 33064

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# Property Overview

- The property presents an owner-user medical office opportunity with in-place income in Lighthouse Point, just off Federal Highway. The  $\pm 7,114$  SF Building sits on  $\pm 0.67$  Acres and offers 33 parking spaces (4.6/1,000 SF).
- Configured as a multi-tenant, divisible layout, the property allows an owner user to occupy  $\pm 4,600$  SF (64%) up to the entire building and/or benefit from a leaseback from the seller in  $\pm 2,500$  SF to create immediate income and reduced occupancy costs.



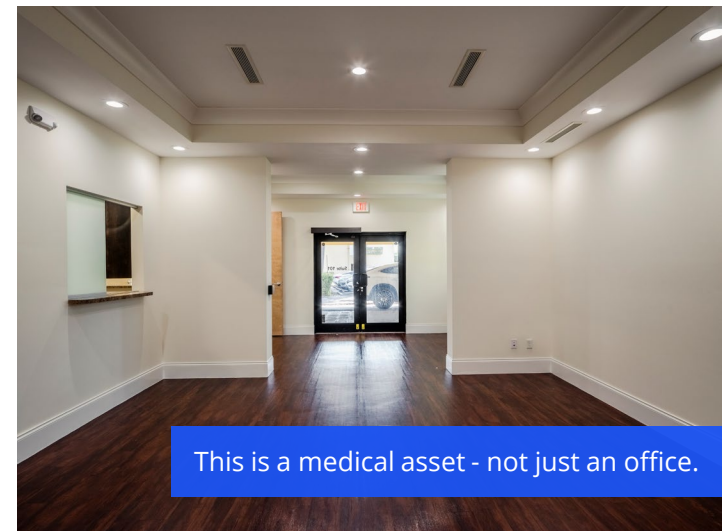
## Property Information

<b>Address:</b>	1821 NE 25th Street
<b>Building Size:</b>	7,114 SF
<b>Lot Size:</b>	0.67 AC
<b>Parking:</b>	33 surface spaces (4.64/1,000 SF)
<b>Zoning:</b>	B-1 - Neighborhood Business
<b>Available for Owner User:</b>	$\pm 4,614$ SF
<b>Seller Leaseback (optional):</b>	$\pm 2,500$ SF

# ★ Property Highlights

Positioned as a rare owner-user medical office with in-place income, the property offers a combination of layout, parking, and cash flow that reduces occupancy costs while providing long-term control of the real estate in a premier market.

- Single-story layout allowing for efficient patient access and circulation.
- Flexible floor plan adaptable to a variety of outpatient healthcare uses.
- Potential for divisible configurations to accommodate multiple tenants.
- Private on-site parking field with 33 spaces (4.64/1,000 SF) supporting high patient volumes.
- Strong visibility along NE 25th Street with convenient ingress and egress.
- Located just off Federal Highway, providing immediate access to the corridor without congestion, improving patient convenience and ingress/egress.
- Opportunity to replace rent with ownership, leveraging SBA financing to control occupancy costs while building equity and capturing tax benefits.
- Impact-resistant windows providing enhanced storm resiliency and reduced business interruption risk.

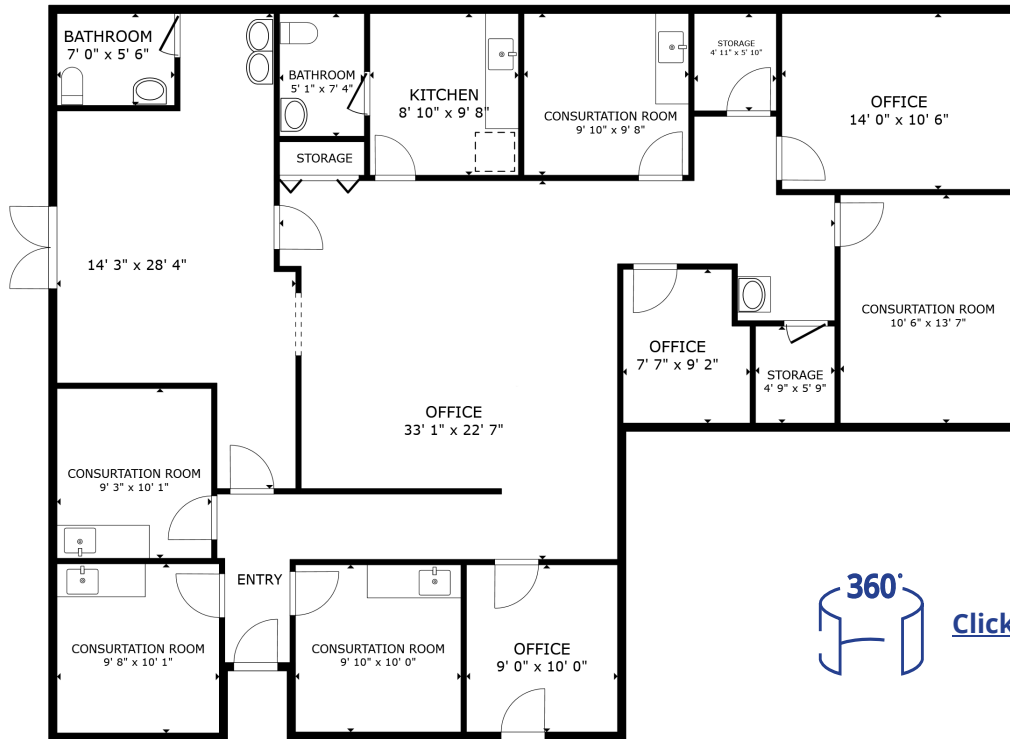


This is a medical asset - not just an office.



# Floor Plan

7,114 SF



FLOOR PLAN



[Click here for a virtual tour](#)

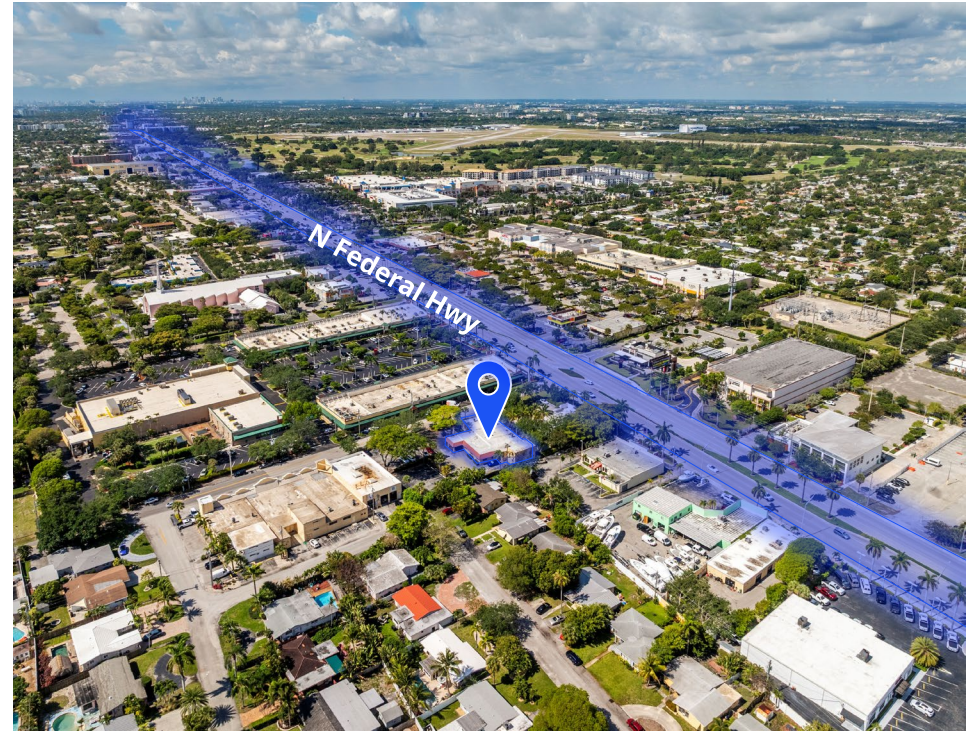
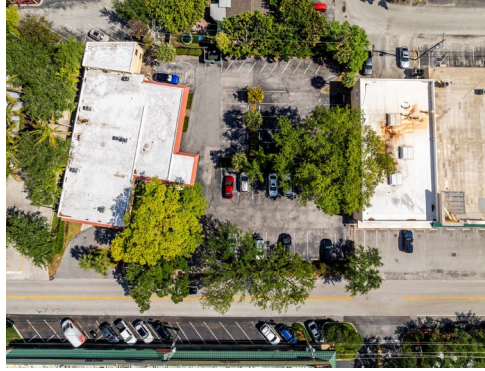
GROSS INTERNAL AREA  
 FLOOR PLAN 1,993 sq.ft.  
 TOTAL : 1,993 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Perfect use for:

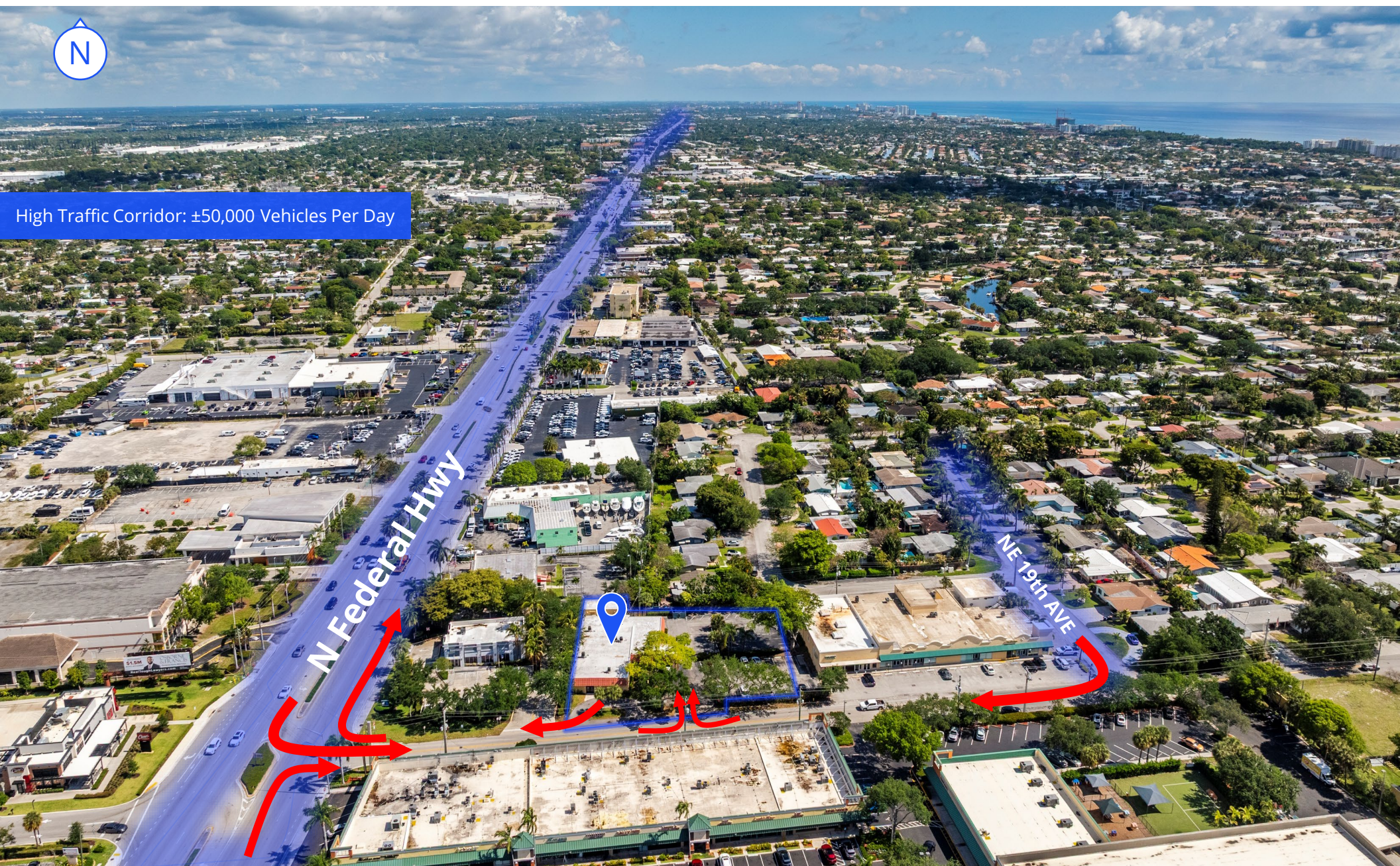
- Primary Care
- Urgent Care
- Physical Therapy
- Imaging Centers
- Dialysis
- Cardiology
- Orthopedics
- Dental
- Behavioral Health

 Aerial Photos





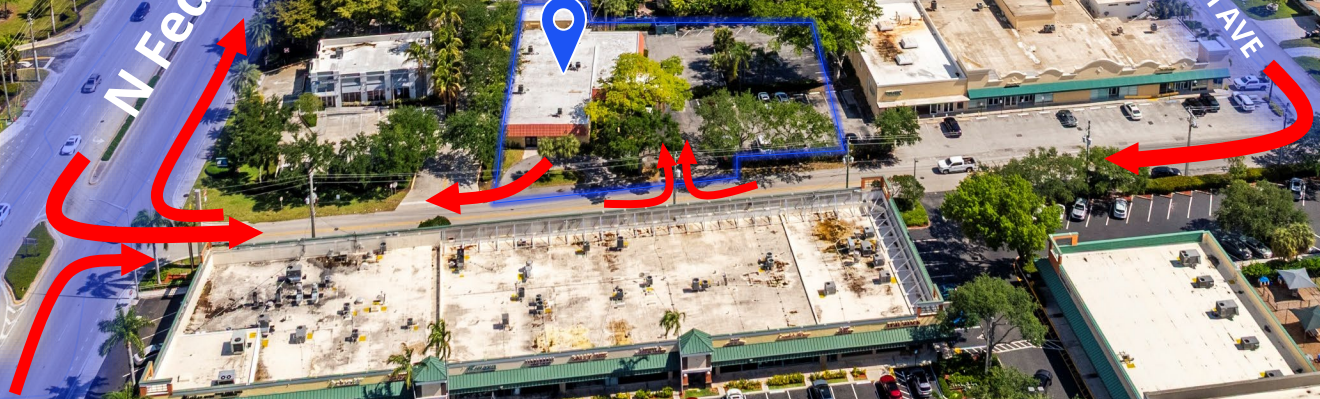
# Parcel & Access Overview



High Traffic Corridor: ±50,000 Vehicles Per Day

N Federal Hwy

NE 19th AVE

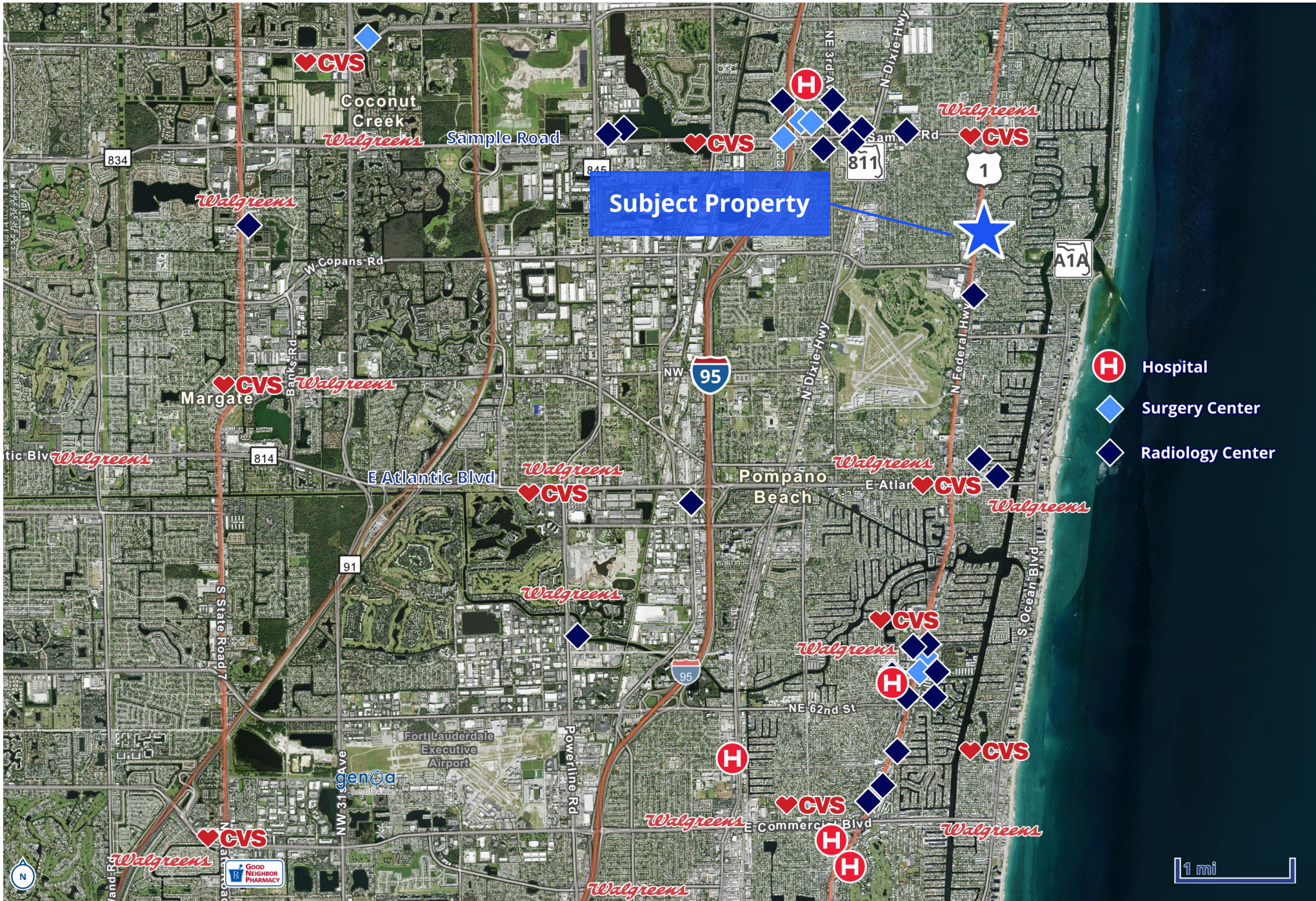




# Interior Photos



# Nearby Medical Facilities



# Demographic Overview

Population	1 Mile	3 Mile	5 Mile
2025 Population	15,270	110,347	235,865
2030 Population	15,770	112,949	239,634
2024-2029 Annual Rate Change	0.65%	0.47%	0.32%
2025 Median Age	48.5	44.3	45.3

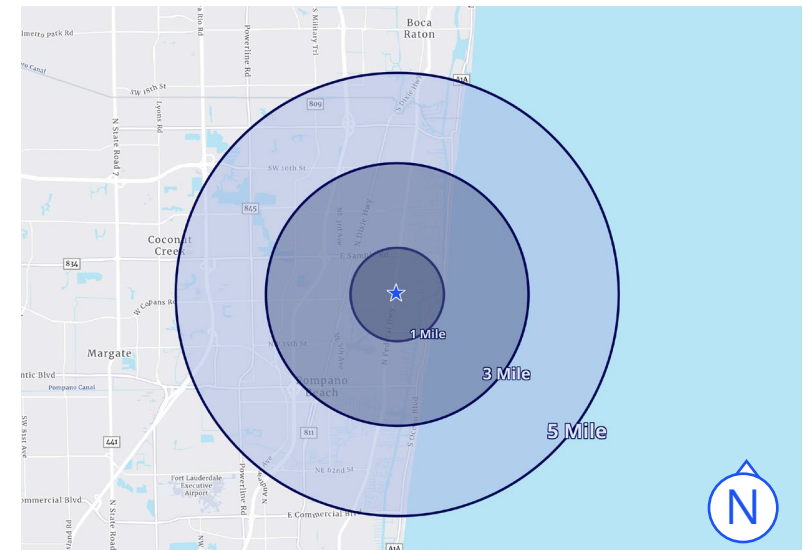
Households	1 Mile	3 Mile	5 Mile
2025 Total Households	6,652	46,785	106,251
2030 Total Households	6,869	48,441	108,778
2024-2029 Annual Rate Change	0.64%	0.70%	0.47%
2025 Avg. Household Size	2.29	2.35	2.18

Median Household Income	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$81,292	\$71,633	\$68,804
2030 Median HH Income	\$95,445	\$83,802	\$80,182
2024-2029 Annual Rate Change	3.26%	3.19%	3.11%

Average Household Income	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$126,228	\$107,748	\$105,242
2030 Average HH Income	\$141,502	\$121,084	\$118,620

## LIGHTHOUSE POINT OVERVIEW

Lighthouse Point is an established coastal community with approximately 15,270 residents and steady population growth projected through 2030. The housing market is predominantly owner-occupied, with nearly 72% of residents owning their homes, reflecting long-term stability and neighborhood commitment. Median household income averages around \$81,000, and more than 40% of households earn \$100,000 or more annually, indicating strong purchasing power. The population trends older, with a median age of 48.5 and continued growth among residents age 55 and over, supporting demand for stable residential and service-oriented uses.





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