



1AC

**/- MOB DEVELOPMENT
OPPORTUNITY**

**2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435**



Erik Johnson
CCIM, MBA
*Gator Commercial Real Estate
LLC*
1-561-236-2481
erik@gatorcommercial.com

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2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435



PROPERTY INFORMATION

Purchase Price
\$1,500,000.00

Property Address
*2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435*

Property Size
8,800 Sq. Ft.

Land Size
43,923.00 Sq. Ft.

COMPANY DISCLAIMER

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**PROPERTY
OVERVIEW**

Gator Commercial Real Estate is pleased to present for sale 2860 S Seacrest Boulevard – Unit B, a 1ac +/- development site located within the Seacrest Green Professional Condominium in Boynton Beach, Florida.

The property is positioned along the well-established Seacrest medical corridor, across the street from Bethesda Hospital East, surrounded by a critical mass of healthcare, wellness, and professional users.

Architectural renderings envision a three-story, ±15,000 square foot medical office building designed with first-floor lobby and parking interface, 7,711 SF on the second floor, and 6,550 SF on the third floor with balconies and architectural features enhancing visibility and tenant appeal.

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**2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435**

Property Overview

Attribute	Details
Address	2860 S Seacrest Boulevard – Unit B, Boynton Beach, FL 33435
Parcel ID	08-43-45-33-60-000-0020
Asking Price	\$1,500,000
Zoning	C-1 (Office Professional District)
Condo Declaration	Book 23579 / Page 1795 – Recorded November 20, 2009
Current Status	Vacant Land (Unimproved Condominium Unit)
Condominium Interest	83.87 % undivided interest in common area
Unit Area	0.202 acres (8,800 SF)
Common Area Share	0.806 acres (35,123 SF)
Total Economic Site Area	0.968 acres (43,923 SF)
Flood Zone	FEMA 12099C0789F – Zone X (outside 500-year floodplain)
Topography	Irregular; cleared and level
Utilities	All public utilities available
Site Improvements	Shared asphalt parking, curbing, lighting, and landscaping
Access	Shared ingress/egress along Seacrest Boulevard
Signage/Visibility	Interior parcel with exposure and signage opportunities along Seacrest Boulevard

Development Concept

Proposed Building Program

Level	Approx. Area (SF)	Description
1st Floor	Lobby / Entry Level	Ground floor lobby, covered drop-off, vertical circulation, parking interface
2nd Floor	±7,711 SF	Medical or professional office suites, flexible tenant demising options
3rd Floor	±6,550 SF balconies	Upper-level office suites with outdoor space and enhanced visibility
Total	±15,000 SF (Gross)	Approximate total including balconies and circulation

Concept Highlights

- Three-story contemporary medical office design with modern façade (glass, stucco, and wood accent detailing).
- Efficient floor plates with vertical core and shared lobby.
- Ample shared parking within the Seacrest Green condominium complex.
- Architecture suitable for multi-tenant medical use or owner-occupied flagship office.
- Located in a corridor with limited new medical office supply and strong healthcare tenant absorption.

Investment Highlights

- **True Development Opportunity** – Vacant condo unit entitled for professional and medical office use within an established medical park.
- **High-Demand Medical Corridor** – Located 800 feet from Bethesda Hospital East, part of Baptist Health [Bethesda Hospital East | Baptist Health South Florida](#).
- **Zoned for Medical / Professional Uses** – C-1 zoning supports office, wellness, and healthcare operations.
- **Infrastructure in Place** – Paved access, landscaping, parking, and utilities provided through existing condominium association.
- **Proven Market Fundamentals** – Limited new medical development and growing physician demand in Boynton / Delray corridor.
- **Scalable Design** – ±15,000 SF concept supports multi-tenant occupancy or single-user flagship facility.

Site Description

- **Condominium Unit Area:** 8,800 SF (0.202 acres)
- **Common Area Interest:** 83.87 % of 0.806 acres (35,123 SF)
- **Total Economic Site Area:** 0.968 acres (43,923 SF)
- **Topography:** Cleared and level
- **Flood Zone:** Zone X – No flood insurance required
- **Utilities:** Public water, sewer, electric, and telecom available
- **Site Improvements:** Shared parking, landscaping, curbing, and lighting
- **Access:** Interior drive within Seacrest Green; direct connection to Seacrest Blvd

Market Overview

The **Boynton Beach Seacrest corridor** has rapidly evolved into a hub for healthcare, dental, and wellness services. The corridor serves a dense and growing population base, with easy access to I-95, Woolbright Road, and Boynton Beach Boulevard.

Ongoing redevelopment downtown, coupled with rising healthcare tenancy costs in Boca Raton and Delray Beach, make Boynton an ideal alternative location for new medical office users.

PROPERTY PHOTOS

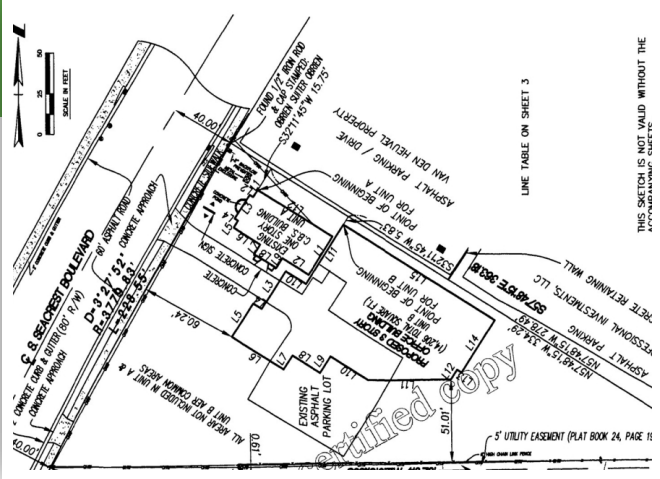
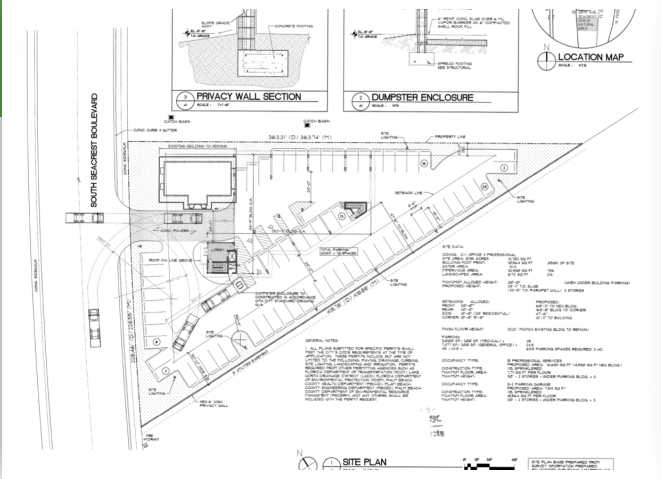


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PROPERTY PHOTOS

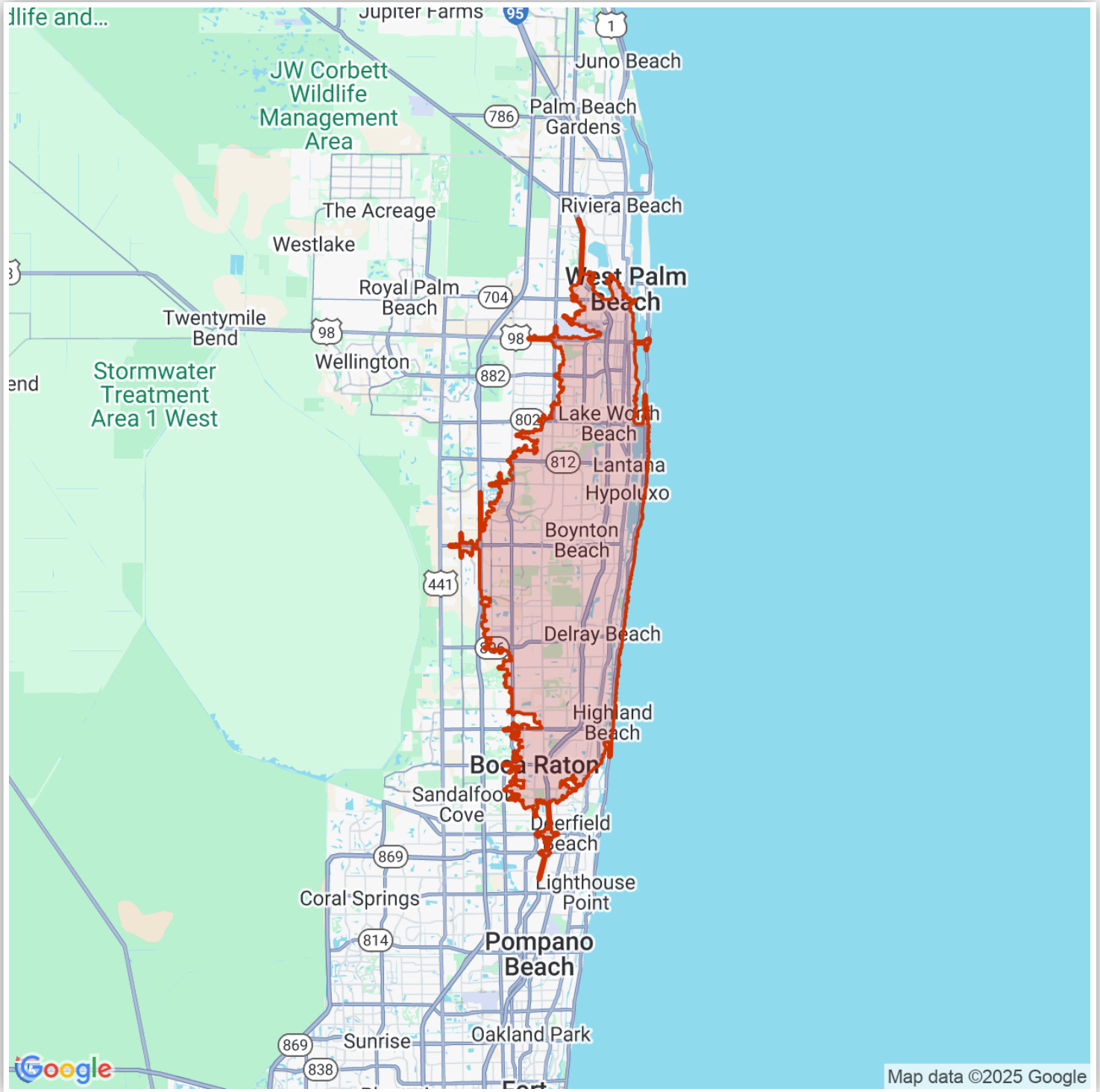


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LOCATION/STUDY AREA MAP (DRIVE TIME: 20 MINUTES)



Erik Johnson
CCIM, MBA
Gator Commercial Real Estate LLC
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 20 MINUTES)

KEY FACTS

572,735
Population

46.6 Median Age

2.29
Average Household Size

235,269
Total Households

EDUCATION

4.71%

No High School Diploma

14.92%

High School Graduate

15.81%

Some College

24.67%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

11,465
Manufacturing Employees

62,086
Retail Trade Employees

21,336
Eating & Drinking Employees

29,840
Finance/Ins/Real Estate Emp

4.9% Unemployment Rate

INCOME

\$76,287
Median Household Income

\$47,339
Per Capita Income

\$264,835
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.47%) ■

The smallest group : \$25,000 - \$34,999 (5.73%) ■

Indicator	Value(%)	
< \$15,000	7.48	■
\$15,000 - \$24,999	6.62	■
\$25,000 - \$34,999	5.73	■
\$35,000 - \$49,999	11.72	■
\$50,000 - \$74,999	17.47	■
\$75,000 - \$99,999	14.25	■
\$100,000 - \$149,999	16.3	■
\$150,000 - \$199,999	8.55	■
\$200,000+	11.88	■



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 20 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 20Minute Drive Time

572,735 Population	243,370 Households	46.6 Median Age
2.29 Avg Size Household	\$76,287 Median Household Income	\$445,346 Median Home Value
113 Wealth Index	67 Housing Affordability	77.5 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.66%

2024-2029
Forecasted
Growth Rate

0.43%

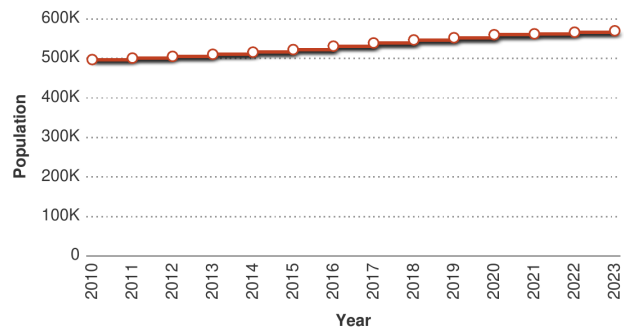
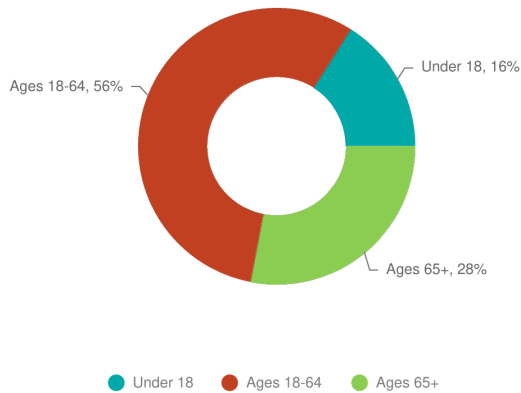
Household
Population

573,672

Population
Density

4,099

POPULATION BY AGE



DAYTIME POPULATION

615,945
2024 Total Daytime Population

297,943
2024 Daytime Pop: Residents

318,002
2024 Daytime Pop: Workers

4,292
2024 Daytime Pop Density

POPULATION BY GENERATION

9.76%
Greatest Gen: Born
1945/Earlier

24.72%
Baby Boomer: Born
1946 to 1964

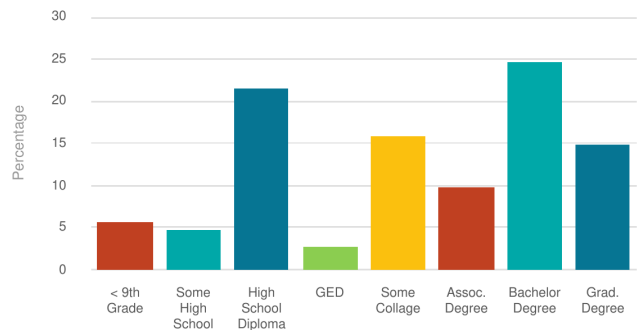
18.34%
Generation X: Born
1965 to 1980

21.45%
Millennial: Born 1981
to 1998

18.72%
Generation Z: Born
1999 to 2016

7.01%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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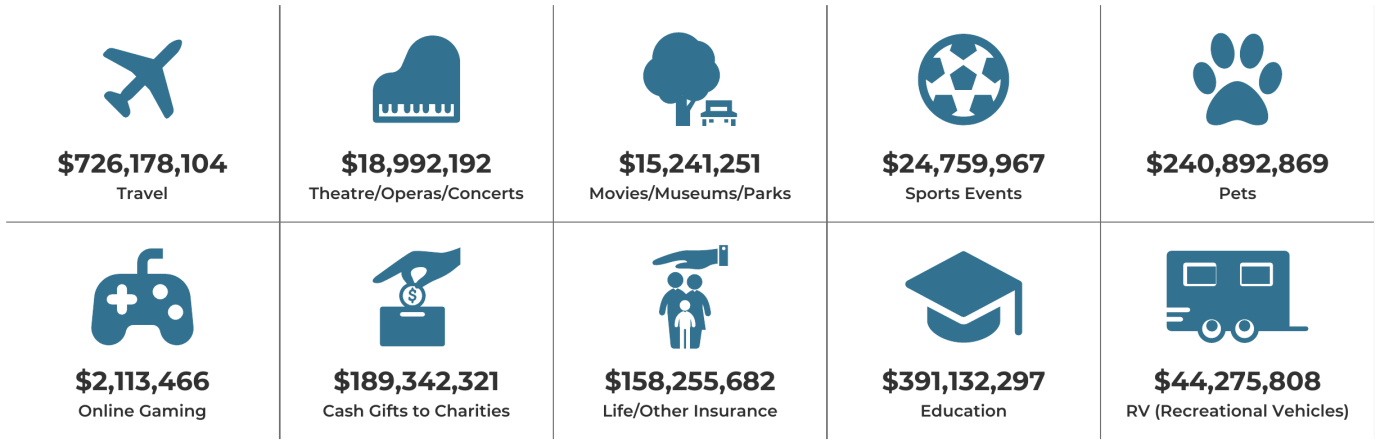
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Lifestyle and Tapestry Segmentation Infographic

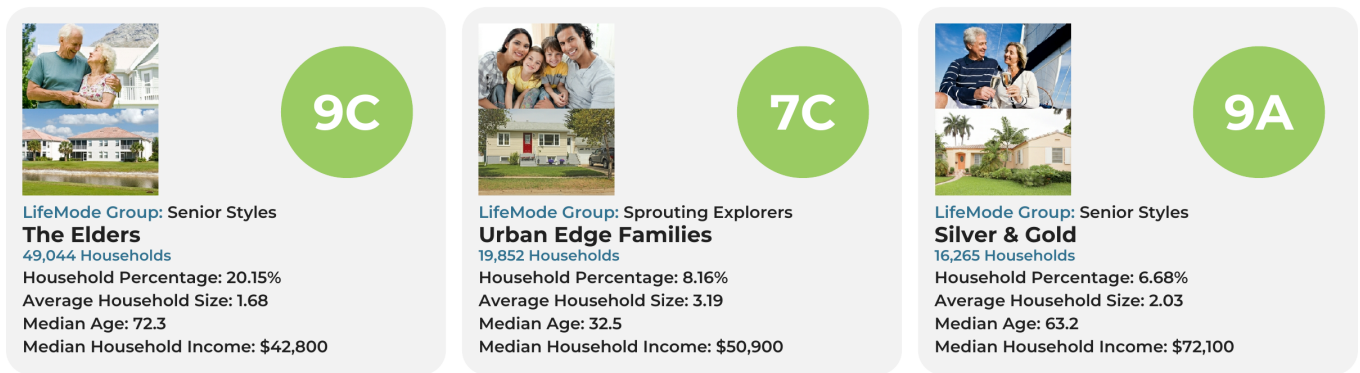
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

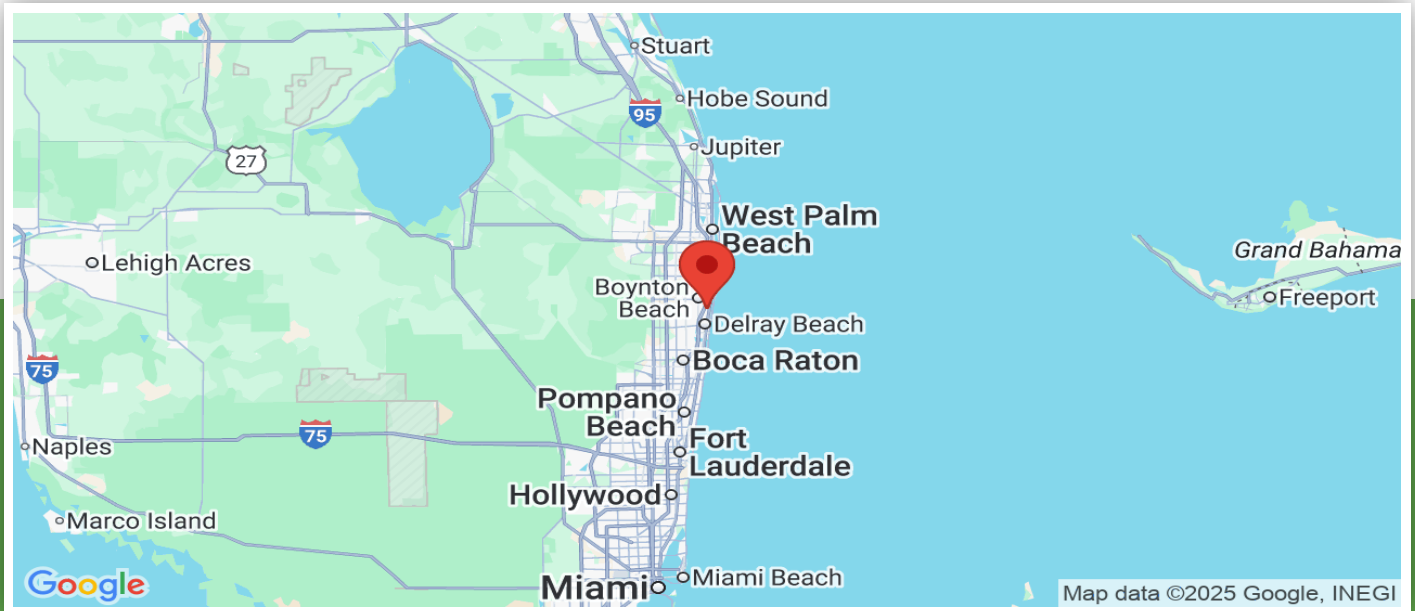
Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



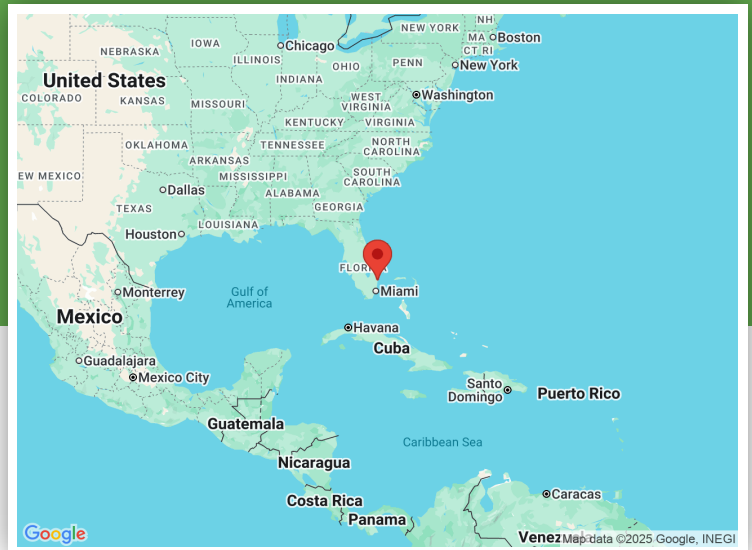
AREA LOCATION MAP



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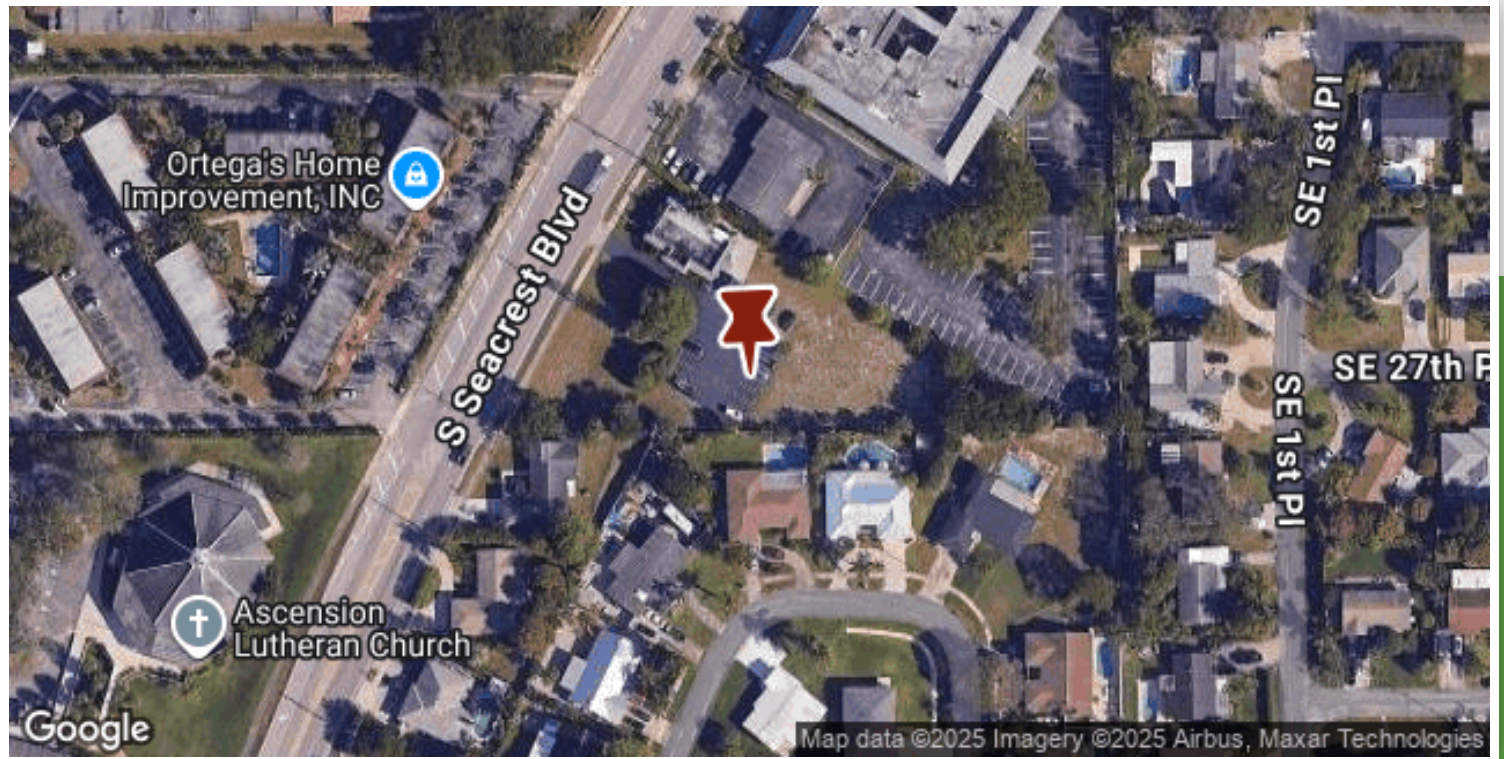
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AERIAL ANNOTATION MAP



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COMMERCIAL

CONTACT



1-561-236-2481



erik@gatorcommercial.com



2000 PGA Blvd
Palm Beach Gardens, FL, 33408,
United States