

MEDICAL OFFICE CONDO PALMS WEST MEDICAL MALL ONE

13005 SOUTHERN BLVD, SUITE 124-125
LOXAHATCHEE, FL 33470

LOCATED WITHIN THE
HCA FLORIDA PALMS WEST
HOSPITAL CAMPUS



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CAPRATE 
SMART. BOLD. BROKERAGE

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PALMS WEST MEDICAL MALL ONE
13005

SITE OVERVIEW

PROPERTY SUMMARY



PALMS WEST MEDICAL

13005 Southern Blvd, Loxahatchee, FL

\$1,125,000
Asking Price

2,536 SF
Condo Size

1 Floor **2** Contiguous Units

PROPERTY HIGHLIGHTS

Property Type:	Medical Office
Sale Type:	Owner-User/Investor
Suite Size:	2,536 SF
Floor:	Ground Floor
Year Built:	1987

Located in the HCA Florida Palms West Hospital Campus

Owner-User or Investment Opportunity

- Located directly on **HCA Florida Palms West Hospital campus**, providing built-in patient base and referral synergy.
- Positioned within an 83% leased building with **established healthcare tenants**, enhancing credibility and patient draw.
- Cost-effective **ownership alternative to leasing** within an established, occupied medical office environment.
- Strong **long-term upside** supported by growing Loxahatchee/Wellington population and high-traffic Southern Boulevard corridor.

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Palms West Medical Mall One at HCA Florida Palms West Hospital
STREET ADDRESS	13005 Southern Blvd Units 124-125
CITY, STATE, ZIP	Loxahatchee, FL 33470
COUNTY	Palm Beach
MARKET	South Florida
SUB-MARKET	Royal Palm Beach
CROSS-STREETS	Southern Blvd / Forest Hill Blvd / Crestwood Blvd

PROPERTY INFORMATION

PROPERTY TYPE	Office / Medical
ZONING	IPF Institute & Public Facilities
APN #	00-41-43-33-03-001-1240 00-41-43-33-03-001-1250

BUILDING INFORMATION

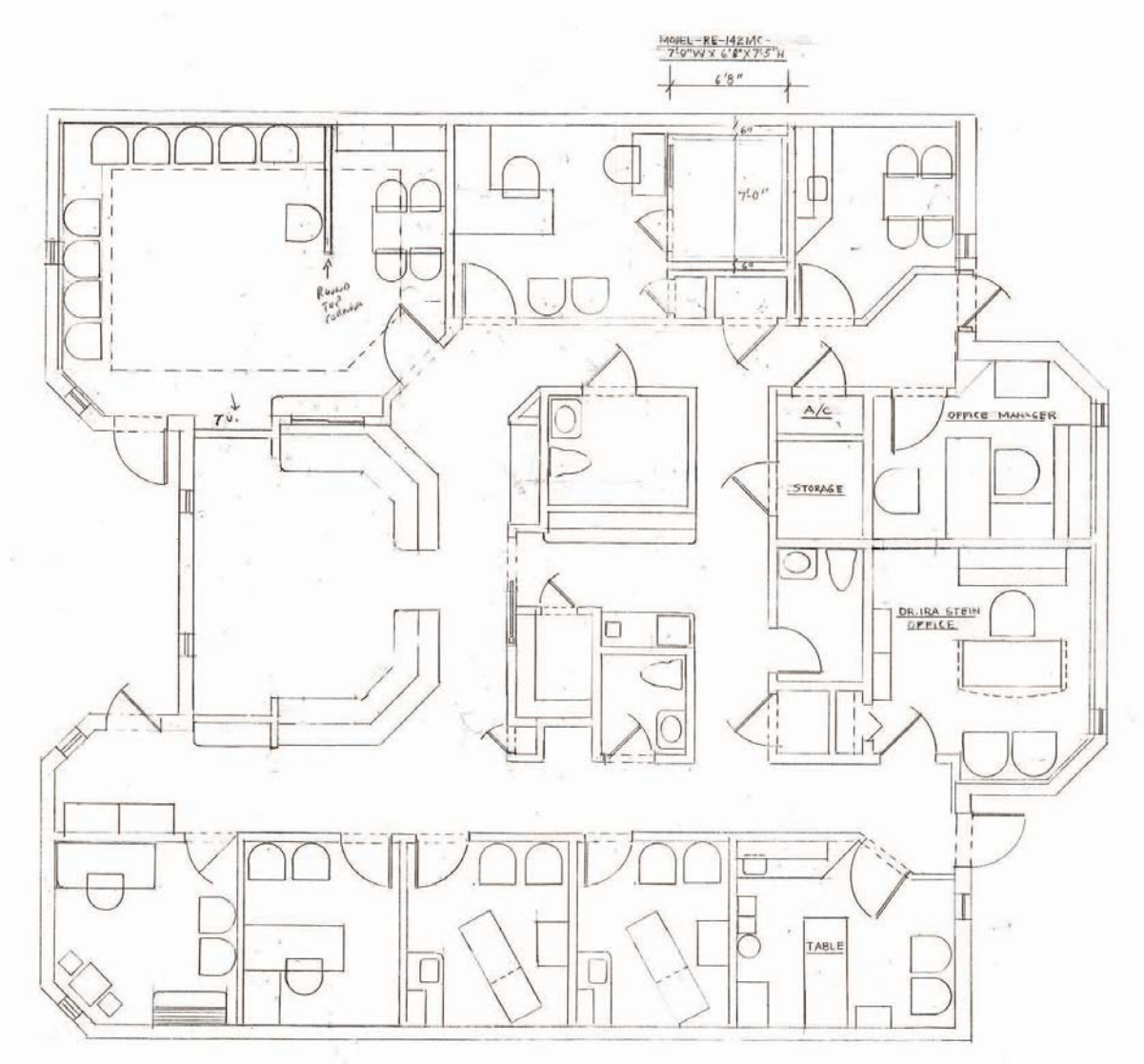
UNIT SIZE	2,536 SF
TENANCY	Single
FLOOR	1
YEAR BUILT	1987



BUILDING PHOTOS



UNIT FLOOR PLAN



UNIT PHOTOS



UNIT PHOTOS



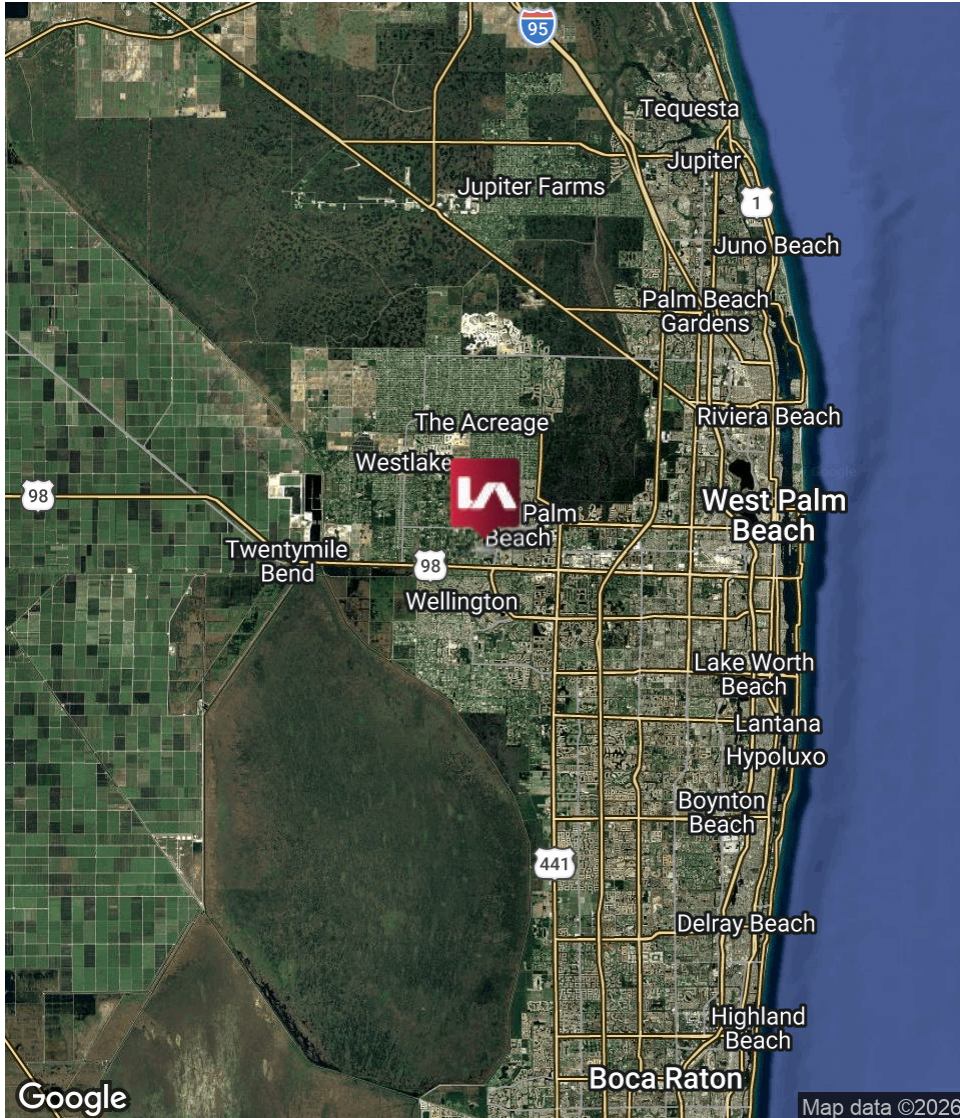
UNIT PHOTOS



PALMS WEST MEDICAL MALL ONE
13005

LOCATION INFORMATION

REGIONAL MAP



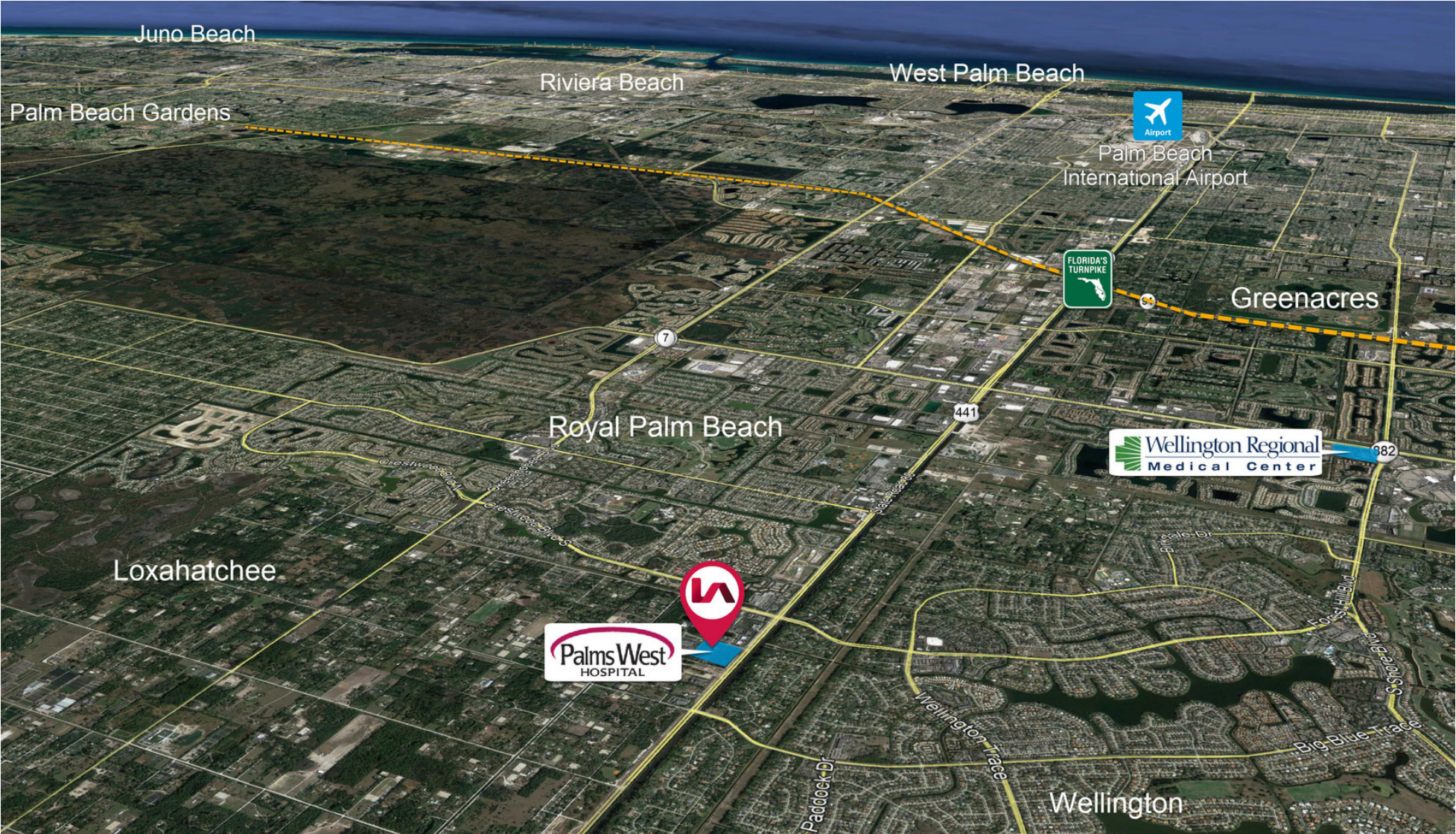
LOCATION OVERVIEW

Located along Southern Boulevard in Loxahatchee, the property sits within a growing healthcare hub anchored by HCA Florida Palms West Hospital. The site offers convenient regional access to Wellington, Royal Palm Beach, and Palm Beach International Airport, supported by strong surrounding population growth and traffic patterns.

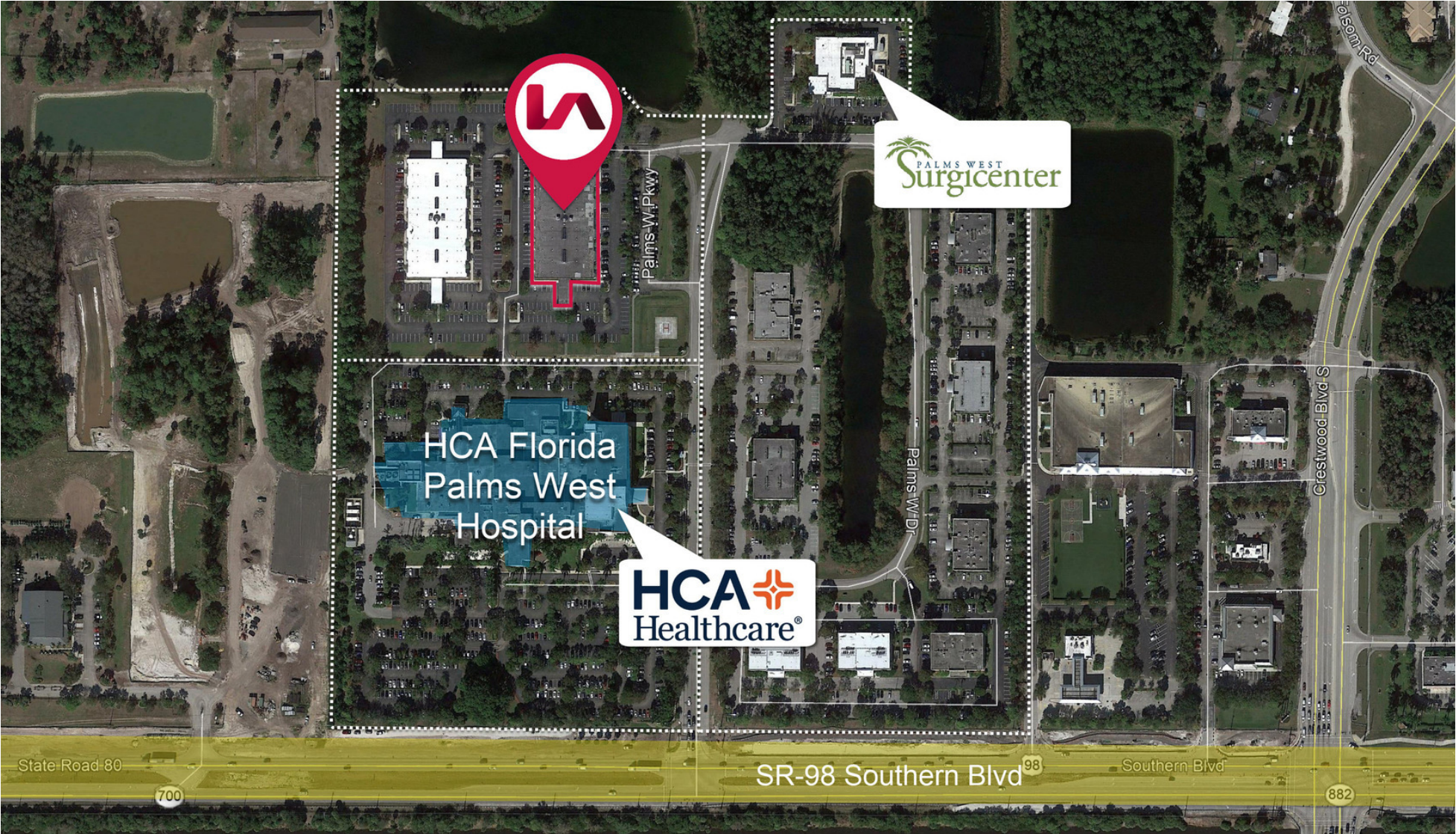
CITY INFORMATION

MARKET: South Florida
SUBMARKET: Royal Palm Beach
CROSS STREETS: Southern Blvd / Forest Hill Blvd / Crestwood Blvd

PROMINENT REGIONAL ACCESS



HCA FLORIDA PALMS WEST HOSPITAL CAMPUS



HCA FLORIDA PALMS WEST HOSPITAL

13001 SOUTHERN BLVD,
LOXAHATCHEE, FL 33470

CAMPUS OVERVIEW

HCA Florida Palms West Hospital is a full-service, acute care hospital serving the western Palm Beach County region, providing a strong anchor for medical office users within the immediate campus. The hospital is part of HCA Healthcare, one of the largest healthcare systems in the United States, offering stability, brand recognition, and a consistent referral network for on-campus providers. Its presence drives daily patient traffic and supports a wide range of specialty and primary care practices.

The hospital offers comprehensive medical services including emergency care, surgical services, cardiology, orthopedics, and diagnostic imaging, attracting a diverse patient base from Loxahatchee, Wellington, Royal Palm Beach, and surrounding communities. With continued population growth in western Palm Beach County, the hospital campus has become an increasingly important healthcare hub, creating long-term demand for adjacent medical office space and supporting both owner-users and investors.

KEY HOSPITAL HIGHLIGHTS

- ◆ Part of HCA Healthcare, a leading national hospital system
- ◆ Full-service acute care facility with emergency department
- ◆ Serves rapidly growing western Palm Beach County population
- ◆ Strong referral base supporting on-campus medical providers
- ◆ Offers key service lines: cardiology, orthopedics, surgery, imaging
- ◆ Consistent patient traffic driving demand for nearby medical space
- ◆ Established healthcare campus environment with complementary providers
- ◆ Strategic location along Southern Boulevard with regional accessibility

WHY THIS MATTERS FOR OWNERS & INVESTORS

Being located directly on the Palms West Hospital campus enhances patient accessibility, referral opportunities, and long-term tenant demand. Medical office condos in this setting benefit from alignment with a major healthcare provider, making them particularly attractive for physicians, specialists, and healthcare-related investors seeking stable, needs-based real estate.



NEARBY RETAILERS



PALMS WEST MEDICAL MALL ONE
13005

MARKET TAPESTRY & DEMOGRAPHICS

HEALTHCARE STATISTICS: 15 MIN RADIUS

Health Care & Insurance

13005 Southern Blvd, Loxahatchee, Florida, 33470

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Population



95,672

2025 Total Population



88%

Population with Any Medical or Accident Insurance

Exercise (Percent of Adults)



49.5%

Exercise at home 2+ times per week



14.8%

Exercise at club 2+ times per week

Health Care Expenditure



\$878,828,348

Annual Healthcare Sales



\$6,341

Annual Health Insurance Individual Expenditures



Medicare: Population 65+

6,865

Medicare Only

2,635

Direct-Purch & Medicare

3,031

Employer & Medicare

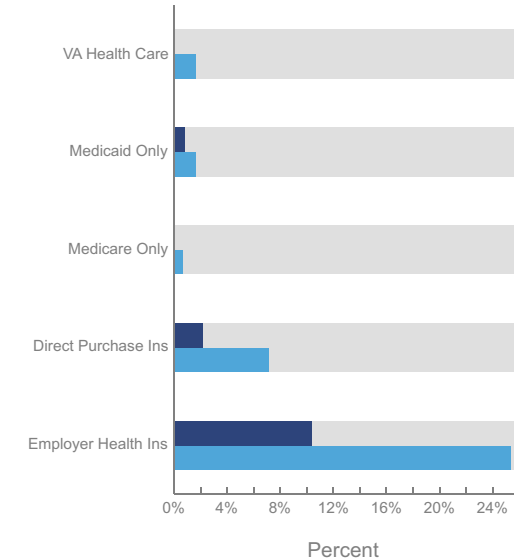
798

Medicare & Medicaid

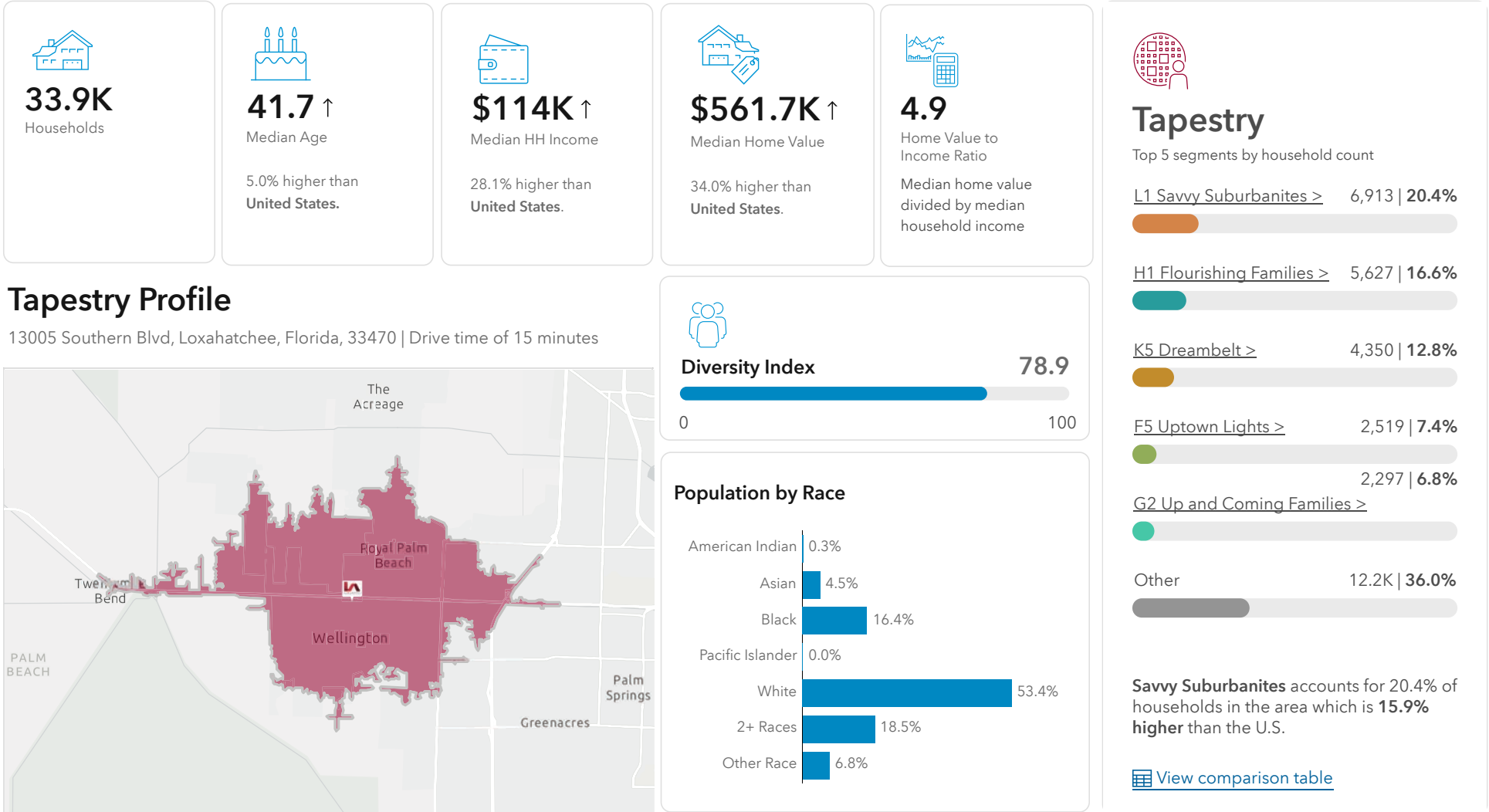
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,777.8
Medicare Payments	\$1,335.9
Physician Services	\$412.2
Dental Services	\$695.9
Eyecare Services	\$125.4
Lab Tests/X-rays	\$114.3
Hospital Room & Hospital Service	\$357.1
Convalescent/Nursing Home Care	\$56.4

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



DOMINANT PATIENT PROFILE: 15 MIN RADIUS

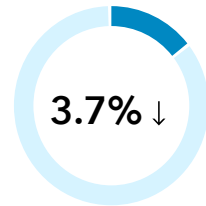
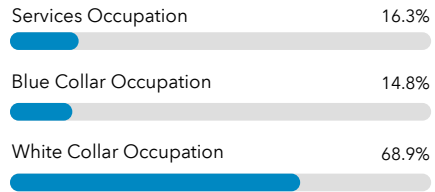


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DOMINANT PATIENT PROFILE: 15 MIN RADIUS



Occupation Type



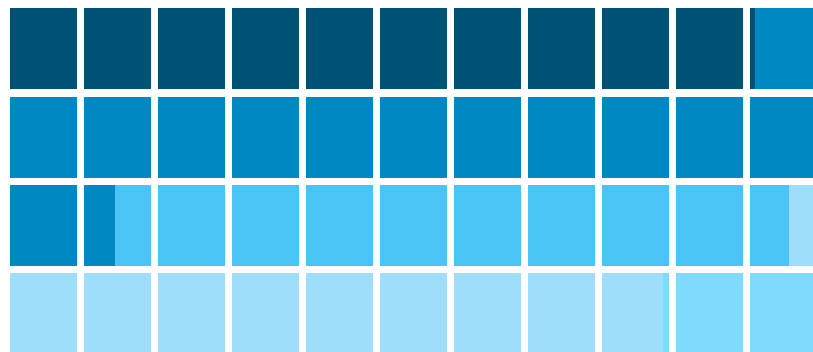
Unemployment Rate
This is 3% lower than Florida.

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	52,141	100.0%	100.0%	-
White Collar	35,904	68.9%	62.5%	1.10
Management	7,215	13.8%	11.8%	1.17
Business/Financial	3,319	6.4%	6.4%	0.99
Computer/Mathematical	1,871	3.6%	4.0%	0.90
Architecture/Engineering	1,275	2.5%	2.3%	1.05
Life/Physical/Social Sciences	535	1.0%	1.3%	0.80
Community/Social Service	859	1.6%	1.8%	0.91
Legal	883	1.7%	1.2%	1.45
Education/Training/Library	3,038	5.8%	6.3%	0.92
Arts/Design/Entertainment	1,202	2.3%	2.1%	1.08
Healthcare Practitioner	5,033	9.7%	6.7%	1.44
Sales and Sales Related	4,987	9.6%	8.4%	1.14
Office/Administrative Support	5,687	10.9%	10.1%	1.09
Blue Collar	7,723	14.8%	21.0%	0.71
Farming/Fishing/Forestry	256	0.5%	0.5%	1.02
Construction/Extraction	1,849	3.5%	4.9%	0.72
Installation/Maintenance/Rep	1,585	3.0%	2.9%	1.04
Production	1,619	3.1%	5.0%	0.62
Transportation/Material	2,414	4.6%	7.7%	0.60
Services	8,512	16.3%	16.5%	0.99
Healthcare Support	1,297	2.5%	3.5%	0.70
Protective Service	1,594	3.1%	2.1%	1.47
Food Preparation/Serving	2,389	4.6%	5.1%	0.90
Building Maintenance	1,213	2.3%	3.4%	0.69
Personal Care/Service	2,019	3.9%	2.4%	1.60

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Educational Attainment



■ Graduate Degree	(12,563)	■ Bachelor's Degree	(16,674)
■ Some College/No Degree	(11,361)	■ High School Diploma	(11,606)
■ No High School Diploma	(2,586)		

Source: This infographic contains data provided by Esri (2025). © 2026 Esri

OFFICE DEMOGRAPHICS: 10, 15, 20 MIN RADIUS

KEY FACTS

35,845
Total Population

\$144,665
Average Household Income

42.6
Median Age

2.7
Average Household Size

EDUCATION

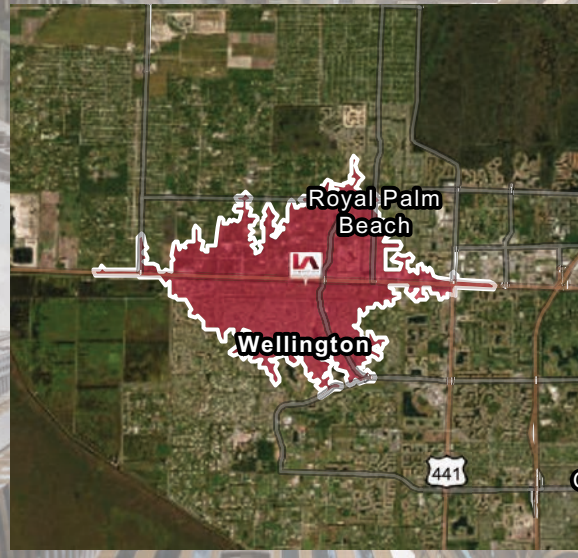
7%
No High School Diploma

20%
High School Graduate

31%
Some College

42%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS



72%
White Collar

13%
Blue Collar

14%
Services

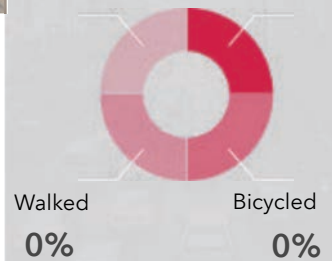
4.0%

Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

7%
Carpooled



NEARBY AMENITIES



89
Number of Restaurants

245
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
32,496

Daytime Population: Workers
16,253

Daytime Population: Residents
16,243

BUSINESSES



1,748
Total Businesses



14,169
Total Employees



2,161,036,465
Total Sales

OFFICE DEMOGRAPHICS: 10, 15, 20 MIN RADIUS

KEY FACTS

95,672
Total Population

\$153,100
Average Household Income

41.7
Median Age

2.8
Average Household Size

EDUCATION

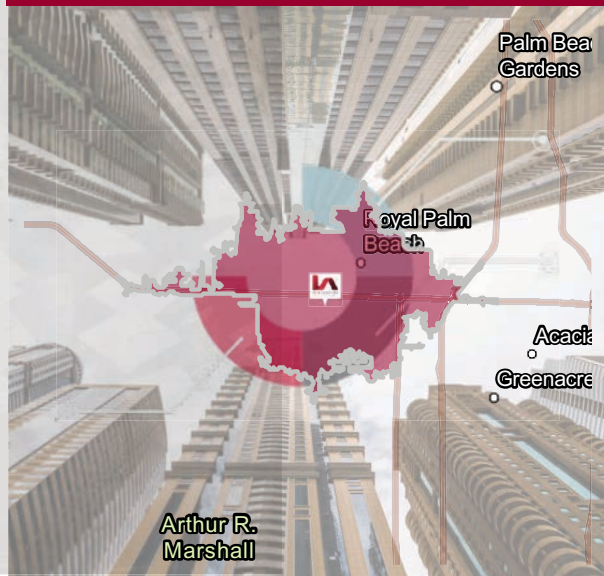
6%
No High School Diploma

20%
High School Graduate

31%
Some College

43%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



71%
White Collar

15%
Blue Collar

14%
Services

3.7%

Unemployment Rate

COMMUTING TRENDS

1%
Took Public Transportation

7%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



283
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
89,835

Daytime Population: Workers
45,598

Daytime Population: Residents
44,237

BUSINESSES



4,918
Total Businesses



42,895
Total Employees



6,890,465,673
Total Sales

930
Retail Businesses



OFFICE DEMOGRAPHICS: 10, 15, 20 MIN RADIUS

KEY FACTS

- 191,911** Total Population
- \$142,417** Average Household Income
- 41.0** Median Age
- 2.8** Average Household Size

EDUCATION

- 8% No High School Diploma
- 23% High School Graduate
- 29% Some College
- 40% Bachelor's/Grad/Prof Degree

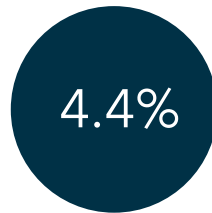
Drive time of 20 minutes



EMPLOYMENT TRENDS



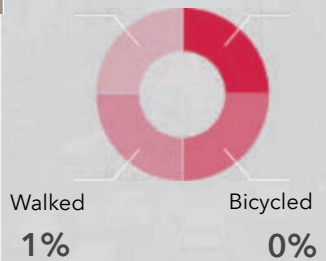
- 67% White Collar
- 18% Blue Collar
- 15% Services



Unemployment Rate

COMMUTING TRENDS

- 1% Took Public Transportation
- 9% Carpooled



NEARBY AMENITIES



403
Number of Restaurants

1,425
Retail Businesses



DAYTIME POPULATION

- Total Daytime Population: **171,276**
- Daytime Population: Workers: **78,102**
- Daytime Population: Residents: **93,174**

BUSINESSES

- 8,331** Total Businesses
- 69,756** Total Employees
- 11,598,510,663** Total Sales

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PALMS WEST MEDICAL MALL ONE
13005

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