

# MATTHEWS™



## 323 SE 23rd Ave

Boynton Beach, FL 33435

**Medical Office  
Investment Opportunity**

Offering Memorandum

# EXCLUSIVELY LISTED BY



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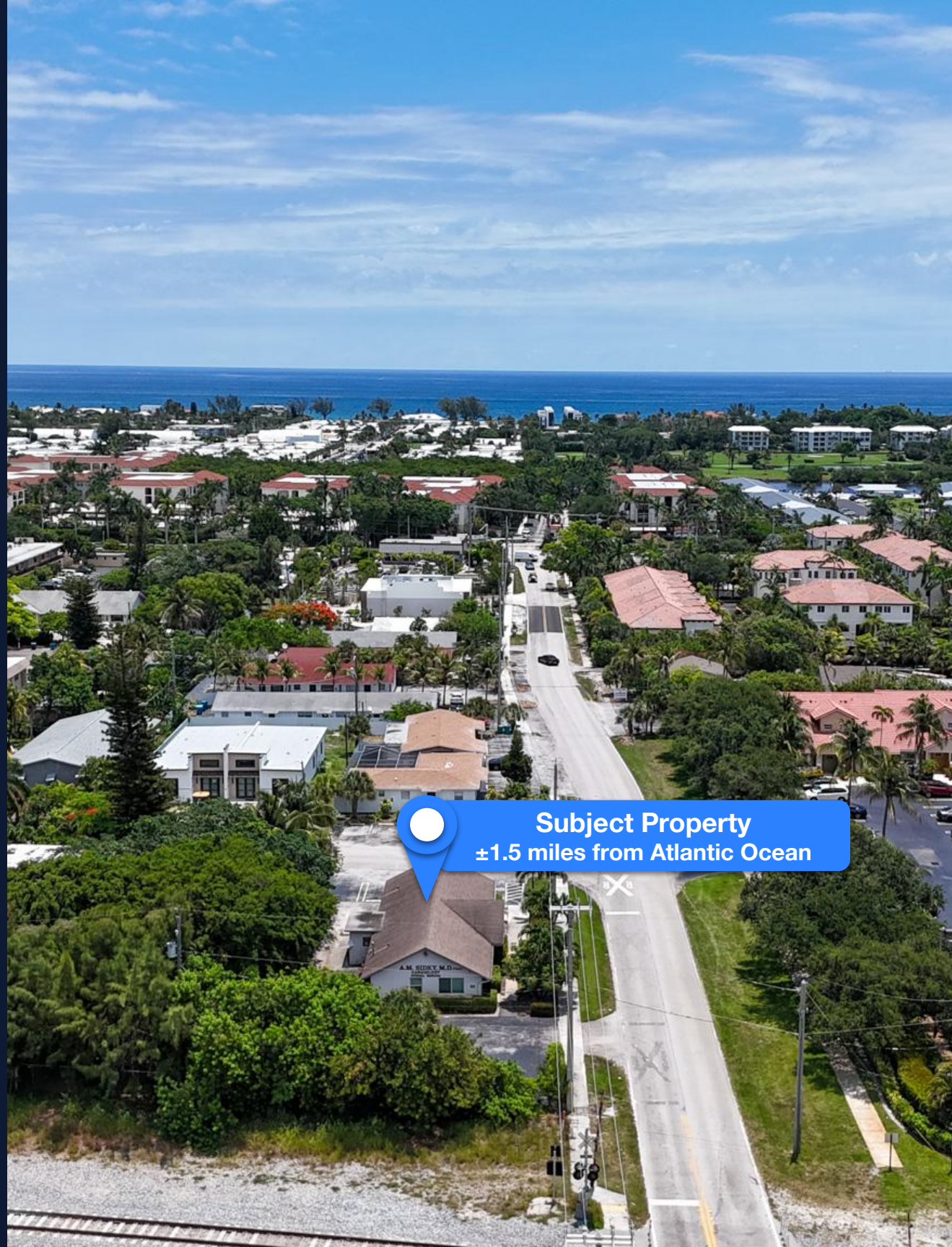
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Broker of Record

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**MATTHEWS**™



**Subject Property**  
±1.5 miles from Atlantic Ocean

# EXECUTIVE SUMMARY

**323 SE 23rd Ave**  
Boynton Beach, FL 33435

**±1,988 SF**  
GLA

**\$800,000**  
List Price

## The Opportunity

Matthews™ is pleased to present Boynton Medical Clinic, a ±1,988 square foot vacant medical office building located at 323 SE 23rd Avenue in Boynton Beach, Florida. Situated on a ±0.26-acre parcel within one of Palm Beach County's most established healthcare corridors, the property offers a compelling opportunity for owner-users and investors seeking a well-located medical asset with immediate occupancy potential. The building features an existing medical office buildout and approximately 10 on-site parking spaces, allowing for efficient occupancy and reduced upfront costs for healthcare operators.

The current vacancy provides immediate flexibility for a physician group, specialty practice, or medical user to establish a presence in a highly desirable healthcare market without the delays and expense associated with new construction. Located just minutes from Bethesda Hospital East and surrounded by a dense concentration of physicians, specialists, outpatient facilities, and healthcare-related businesses, the property benefits from strong referral networks, patient accessibility, and long-term demand drivers. With continued population growth throughout Boynton Beach and limited availability of small freestanding medical office buildings, Boynton Medical Clinic represents an attractive opportunity to establish or expand within a proven and highly sought-after medical corridor.



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Ideal for Owner-User Occupancy** – ±1,988 SF vacant medical office building with immediate occupancy potential, allowing a physician or healthcare provider to control occupancy costs while benefiting from long-term real estate appreciation.
- **Existing Medical Buildout** – Functional medical office layout in place, reducing upfront renovation costs and accelerating occupancy for a variety of healthcare users.
- **Established Medical Corridor** – Located within one of Boynton Beach's most recognized healthcare corridors, surrounded by physicians, specialists, outpatient facilities, and medical service providers.
- **Proximity to Bethesda Hospital East** – Minutes from Bethesda Hospital East, providing access to a strong referral network and a well-established healthcare ecosystem.
- **Ample On-Site Parking** – Approximately 10 dedicated parking spaces provide convenient access for patients, staff, and visitors.
- **Freestanding Medical Asset** – Rare opportunity to acquire a standalone medical office building, offering greater operational control and flexibility compared to traditional office condominiums.
- **Strong Demographic Fundamentals** – Benefiting from continued population growth, an aging population, and increasing demand for healthcare services throughout Palm Beach County.
- **Excellent Accessibility** – Convenient access to major thoroughfares including Seacrest Boulevard, Woolbright Road, and I-95, supporting efficient patient access from throughout the surrounding market.
- **Limited Supply of Small Medical Buildings** – Scarcity of freestanding medical office properties of this size supports strong long-term occupancy and value appreciation potential.



**Boynton Beach Mall**

Dillard's JCPenney  
 Popeyes  
 Foot Locker  
 Rainbow Bath & Body Works

**Great Expressions**  
 DENTAL CENTERS

**TARGET**  
 BEST BUY  
 Michaels

**Ocean Breeze East Apts.**  
 ±123 Units



**Walmart**  
 Supercenter

**T.J. maxx**  
 sleep number  
 DOLLAR TREE

**Galaxy E3 Elementary**  
 ±623 Students

W Boynton Beach ± 49,500 VPD

S Congress Ave ± 29,500 VPD

± 240,000 VPD

**BJS**  
 Live Generously!

Holiday Inn Express  
 WELLS FARGO

**500 Ocean**  
 ±341 Units

**Congress Middle**  
 ±891 Students

**Verona at Boynton Beach**  
 ±216 Units

**The Cove at Boynton Beach Apts.**  
 ±548 Units

**LMS**

**RESTAURANT DEPOT**



**THE HOME DEPOT**

W Woolbridge Rd ± 41,000 VPD

**LOWE'S**

**Publix**

**Gold Coast**  
 Physical Therapy  
 since 1998

**FORTIS** LSM  
 LIFE SAFETY MANAGEMENT

FLORIDA PAIN MANAGEMENT INSTITUTE

**Subject Property**

**SOUTH PALM**  
 CARDIOVASCULAR ASSOCIATES, INC.

**Baptist Health Bethesda Hospital East**  
 ±401 Beds

**OCEANA**

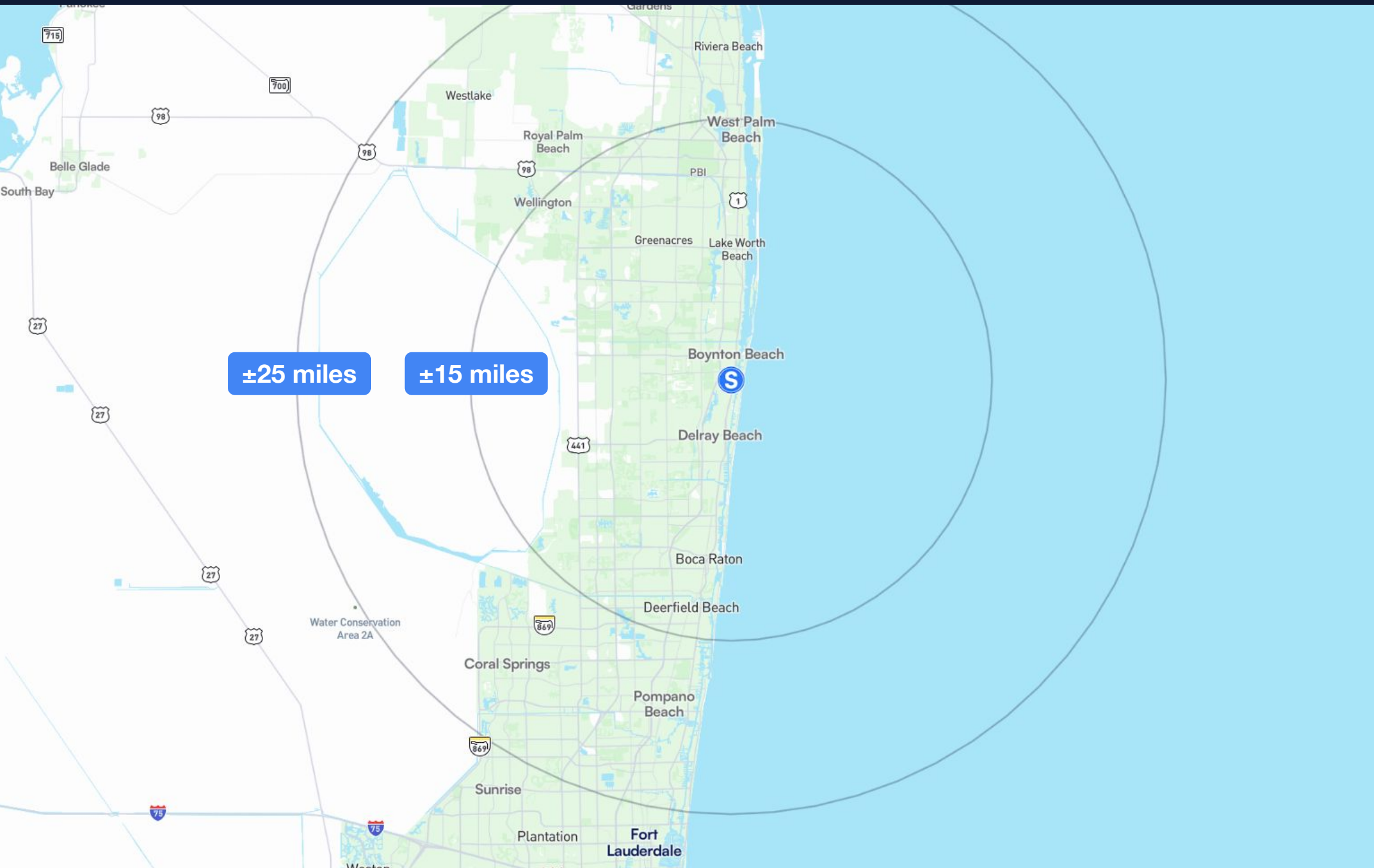
**Lalane Dental**  
 a family practice

Google Earth

# PROPERTY PHOTOS



# REGIONAL MAP



# BOYNTON BEACH, FL

## Market Demographics



**80,600**

Total Population

**\$71,378**

Median HH Income

**33,297**

# of Households

**63.8%**

Homeownership Rate

**42,058**

Employed Population

**31.9%**

% Bachelor's Degree

**42.9**

Median Age

**\$312,700**

Median Property Value

## Local Market Overview

Situated along Florida's scenic Atlantic coast, Boynton Beach offers a compelling blend of residential comfort, economic opportunity, and coastal charm. The city has experienced consistent population growth, driven by its appeal to both young professionals and retirees seeking an accessible, high-quality lifestyle. Residents enjoy year-round sunshine, walkable neighborhoods, and close proximity to beaches, parks, and nature preserves. With expanding retail corridors, top-rated schools nearby, and a growing number of dining and entertainment options, Boynton Beach has steadily transformed into one of Palm Beach County's most desirable residential hubs.

Boynton Beach is a growing healthcare market supported by strong population growth, an expanding senior demographic, and increasing demand for outpatient medical services. Located between West Palm Beach and Boca Raton with convenient access to I-95 and Florida's Turnpike, the area provides excellent regional connectivity for patients and providers. A strong network of hospitals, specialty practices, and healthcare facilities continues to drive demand for medical office space, while ongoing residential and infrastructure investment supports long-term growth throughout the market.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,185	84,605	218,347
Current Year Estimate	16,260	80,605	209,360
2020 Census	14,425	73,896	201,159
Growth Current Year-Five-Year	1.1%	1.0%	0.9%
Growth 2020-Current Year	3.2%	2.3%	1.0%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,796	33,325	90,004
Current Year Estimate	7,611	36,212	93,177
2020 Census	8,037	38,043	97,087
Growth Current Year-Five-Year	1.1%	1.6%	0.8%
Growth 2020-Current Year	3.2%	1.0%	0.6%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,803	\$96,733	\$90,601

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## Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 323 SE 23rd Ave, Boynton Beach, FL, 33435 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.