

Prime Tamarac Medical Condo

7421 N University Dr. Suite #312, Tamarac, FL 33321



Owner | User Investment Opportunity

Offering Memorandum

MATTHEWS™

MATTHEWS™

7421

CLEARANCE
8'10"

Exclusively Listed By



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Executive Overview

7421 N University Dr. Suite #312
Tamarac, FL 33321



Executive Overview

7421 N University Dr
Tamarac, FL 33321

Vacant
Medical Condo

±1,956 SF
GLA

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a vacant ±1,956 SF turnkey medical office condominium located at 7421 N University Drive, Suite #312 in Tamarac, Florida. Offered at \$600,000, the property presents an exceptional opportunity for an owner-user seeking immediate occupancy or an investor looking to acquire a well-positioned medical condo within one of Broward County's most established healthcare corridors.

The suite features a functional medical layout with multiple plumbed exam rooms throughout, allowing many medical users to occupy the space with minimal upfront improvements. Situated within a well-established medical office complex, the property benefits from strong synergy with a diverse mix of physicians, specialists, and outpatient healthcare providers already operating within the building. The location is further enhanced by its close proximity to HCA Florida Woodmont Hospital, creating a strategic setting for healthcare providers seeking referral opportunities and access to an established patient base.

Positioned directly on North University Drive, the property offers outstanding frontage, excellent visibility, and convenient access from one of Broward County's primary commercial corridors, with more than 54,500 vehicles passing the property daily.



Investment Highlights

Property Highlights

- **Turnkey Medical Office Opportunity** – Vacant ±1,956 SF medical office condominium featuring an efficient medical layout with multiple plumbed exam rooms, allowing for immediate occupancy with limited buildout required.
- **Competitive Asking Price** – Offered at \$600,000, providing an attractive opportunity to acquire a medical office condominium in an established Broward County healthcare corridor.
- **Adjacent to HCA Florida Woodmont Hospital** – Strategically positioned near HCA Florida Woodmont Hospital, offering excellent proximity to one of the area's major healthcare providers and surrounding medical ecosystem.
- **Established Medical Office Complex** – Located within a professional medical office building occupied by a diverse mix of physicians, specialists, and healthcare providers, creating strong referral potential and long-term medical synergy.
- **Excellent Frontage & Accessibility** – Prominently located on North University Drive with exceptional visibility, convenient ingress and egress, and exposure to approximately 54,500 vehicles per day.
- **Immediate Owner-User Opportunity** – Ideal for physicians, specialists, dental practices, behavioral health providers, physical therapy groups, and other outpatient medical users looking to own rather than lease their real estate.
- **Dense Residential & Healthcare Trade Area** – Surrounded by established residential communities and complementary medical uses that provide a substantial and growing patient base throughout Tamarac, Coral Springs, Sunrise, and western Fort Lauderdale.
- **Strong Regional Connectivity** – Convenient access to Commercial Boulevard, McNab Road, University Drive, the Sawgrass Expressway, and Florida's Turnpike provides excellent accessibility for patients and employees throughout Broward County.





 **Flats on the Green**
±164 Apartment Units



 **Tamarac Elementary**
±639 Students



 **HCA Florida**
Woodmont Hospital
Healthcare
±1 Min Walk
±900 Total Employees | ±213 Beds

Subject Property



N University Dr ± 54,500 VPD



W McNab Rd ± 46,000 VPD



 **Versailles Gardens Condos**
±214 Condo Units

Midway Plaza



University Commons



The Shoppes On University



 **Oakbrook Condos**
±343 Units

Floor Plan

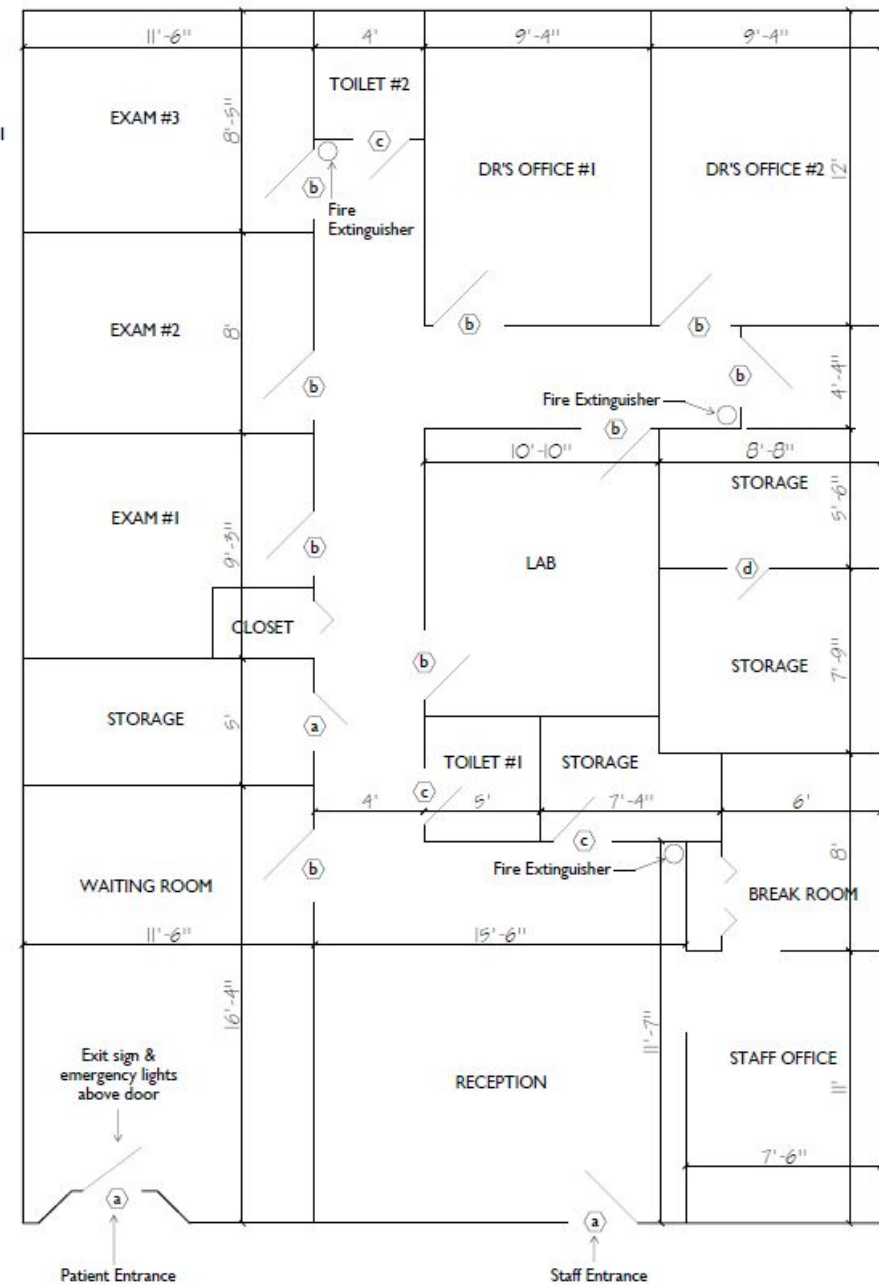


Business Name:
Senior Medical Associates
Address:
7421 N. University Drive
Suite 312
Tamarac, FL 33321

Phone:
954.726.2262

DOOR SCHEDULE

- (a) 3'-0" x 7'-0"
- (b) 3'-0" x 6'-8"
- (c) 2'-6" x 6'-8"
- (d) 3'-6" x 6'-8"



7421 N University Dr. Suite #312
Tamarac, FL 33321

\$600,000
Asking Price

Contact Broker
For Additional Information



±1,956 SF
GLA

±54,500 VPD
N University Dr

Immediate Occupancy
Available

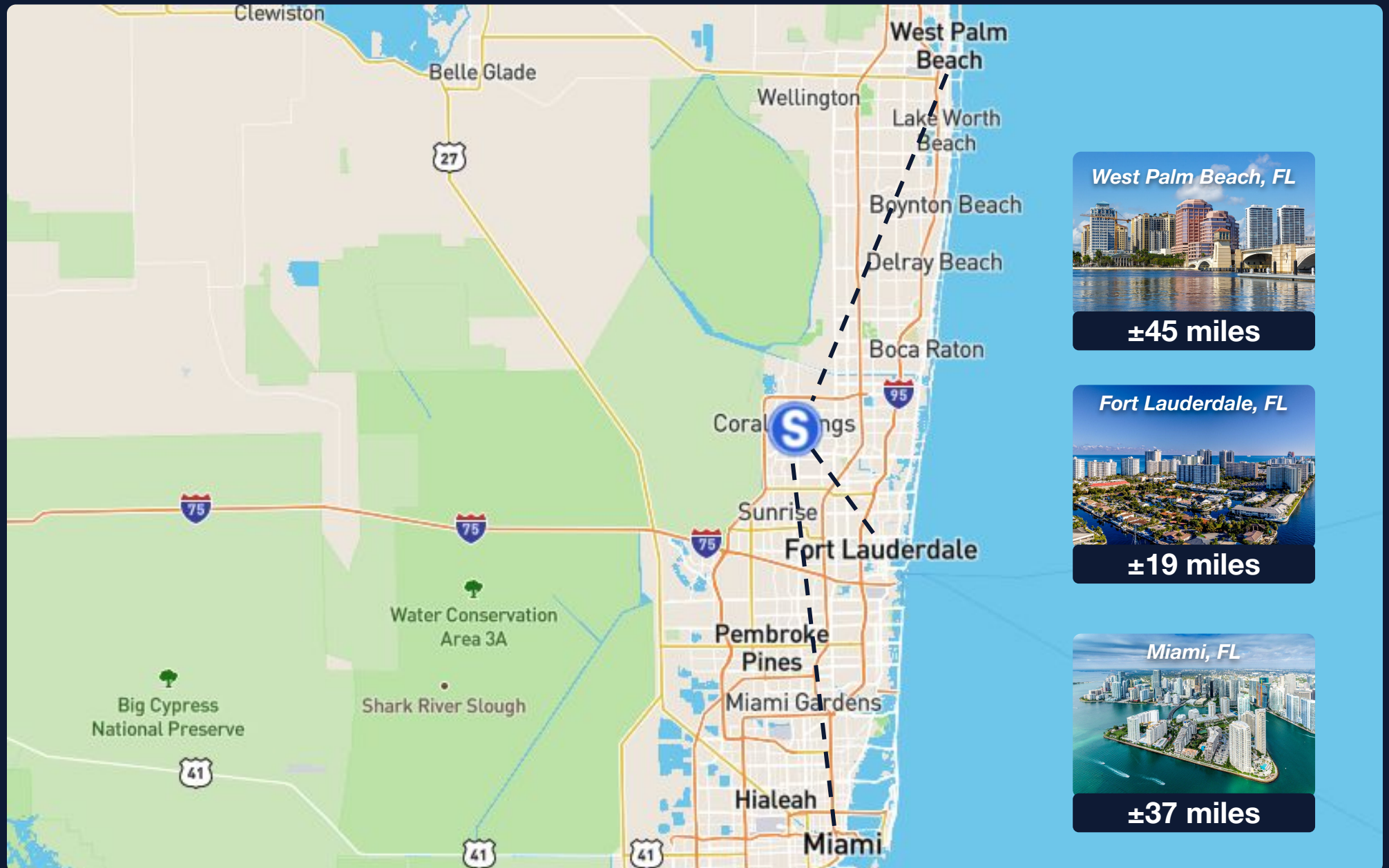
\$306.75
Price Per SF

Interior Photos



Market Overview

7421 N University Dr
Tamarac, FL 33321



Tamarac, FL

Market Demographics (3-Mile)

186,120

Total Population

\$101,534

Average HH Income

90,280

Employed Population

90.3%

Residents with Health Coverage



Local Market Overview

Tamarac is an established Broward County community positioned within South Florida's expansive healthcare network, offering a compelling environment for medical office users seeking proximity to a large and growing patient base. The surrounding market encompasses approximately 186,120 residents, supported by an estimated 90,280 employed individuals and a substantial concentration of older adults who generate recurring demand for healthcare services. The area's residential density, accessibility and proximity to major transportation corridors create favorable conditions for physician practices, specialty providers, diagnostic services, rehabilitation, dental practices and other outpatient medical uses.

For a vacant medical condominium, these fundamentals provide an attractive opportunity for an owner-user or healthcare operator to establish or expand a presence within an established medical market. Tamarac is anchored by HCA Florida Woodmont Hospital and benefits from connectivity to additional hospitals, specialists and healthcare systems throughout Broward County. Continued migration of healthcare delivery toward convenient outpatient settings further supports demand for well-located medical space. The combination of an established patient population, significant healthcare employment and proximity to complementary medical services strengthens the location's long-term appeal for healthcare-oriented occupancy.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	20,860	186,120	456,848
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	8,049	70,690	174,823
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$92,970	\$101,534	\$98,942
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Fort Lauderdale, FL MSA

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



Attractions



Galleria Fort Lauderdale

A premier shopping center with 120+ stores and upscale dining, anchored by Macy's and Dillard's, featuring brands like Apple and restaurants such as The Capital Grille and Seasons 52.



Bonnet House Museum & Gardens

A 35-acre historic estate on Fort Lauderdale Beach, built in 1920, showcasing art collections, lush gardens, wildlife, and guided tours of the Bartlett family's home.

Transportation

Fort Lauderdale-Hollywood International Airport Is Ranked As The **Third Most Affordable Airport** In The United States.

Port Everglades Is Ranked As The **#1 Seaport In Florida By Revenue** As It Handles 25 Million Tons Of Cargo Annually.

Coastal Living, Strategically Positioned In The Heart Of South Florida's Business Corridor.

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

0.8 Mi

Las Olas Boulevard

2.3 Mi

Fort Lauderdale-Hollywood
International Airport

2.7 Mi

Port Everglades

3.1 Mi

Brightline Fort Lauderdale
Station

3.8 Mi

Downtown Fort Lauderdale
CBD

5.4 Mi

Broward Health Medical Center

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7421 N University Dr. Suite #312, Tamarac, FL 33321 ("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.