

20754 W Dixie Hwy

Aventura, FL



URGENT CARE

20754

URGENT CARE
786-724-2050
MONDAY TO FRIDAY
9 AM TO 6 PM
SATURDAY
9 AM TO 3 PM
SEE WEBSITE FOR MORE
INFORMATION
southflorida.urgentcare
www.sflurgentcare.com

NOT RESPONSIBLE FOR THEFT OR DAMAGE TO VEHICLES OR CONTENTS
NOTICE



Wolf Co.
REAL ESTATE

PROPERTY SUMMARY



Welcome to our exceptional medical suite located in Aventura, Florida, offering convenient access to US-1 and I-95.

1. Prime Aventura Location: Situated in a vibrant medical district, our suite benefits from the professional surroundings and easy access for patients and practitioners.
2. Strategic Accessibility: Close proximity to US-1 and I-95 ensures seamless connectivity to neighboring communities and major transportation arteries.
3. Spacious and Versatile: Boasting 2,375 SF, the suite provides ample room for consultation areas, examination rooms, administrative offices, and waiting spaces.
4. Modern Facilities: Equipped with medical equipment and amenities to support various specialties and healthcare practices.

PROPERTY SUMMARY

5. Tailored Design: The suite offers customizable layouts to accommodate the unique needs of your medical practice, fostering efficiency and patient comfort.

6. Convenient Parking: Ample parking facilities make it convenient for both staff and patients to access the suite, enhancing the overall experience.

7. Professional Atmosphere: Designed to exude professionalism and comfort, the suite creates a welcoming environment conducive to healing and patient care.

Lease Terms

- Flexible lease terms are available to suit your practice's requirements.
- Competitive rental rates with options for long-term leasing.

Elevate your medical practice in Aventura's premier location. Contact us today to schedule a tour or discuss leasing options.



PROPERTY PHOTOS





20754
W Dixie Hwy

2,375 SF

FLOOR PLANS



CITY OF AVENTURA

AFFLUENT DEMOGRAPHICS

- » The Aventura Office Market which includes Aventura, Sunny Isles and Golden Beach is one of the most prestigious areas in the country.
- » The market boasts \$60,000 average household income
 - 24% greater than the South Florida average.
- » 13% of Aventura's residents earn \$200,000 per year or more, which is nearly two times the rate in South Florida and the U.S.
- » Aventura's average home value is \$532,207, which is 38% higher than the average value in South Florida.

BOOMING LUXURY RESIDENTIAL MARKET



- » The Aventura Office Market services multiple exclusive municipalities and is well-known as an enclave for the rich and several ultra high net worth families.
- » Luxury waterfront residences range in price from \$1.5 million to \$38.0 million.

Demographics Summary	2024
Population	188,175
Population 18+	152,875
Households	76,890

* Drive Time: 10-minute radius



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HOSPITAL DISTRICT

LOCATION HIGHLIGHTS



- 1** Town Center Aventura
 - Bolay
 - Chipotle
 - Just Salad
- 2** Aventura Mall
 - Tap 42
 - Ceviche 105
 - Serafina
 - Divieto
- 3** Aventura Parksquare
 - Pura Vida
 - Casa D'Angelo
 - Ruth's Chris Steak House



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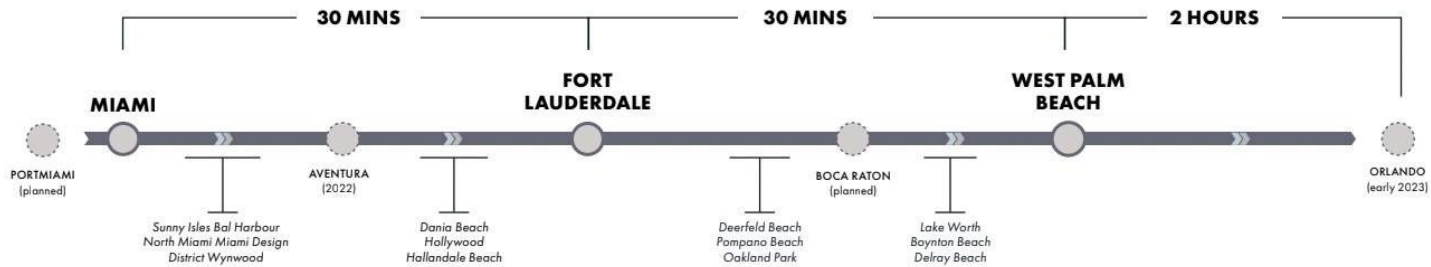
LOCATION HIGHLIGHTS

brightline



**20754
W Dixie Hwy**

brightline



CONTACT



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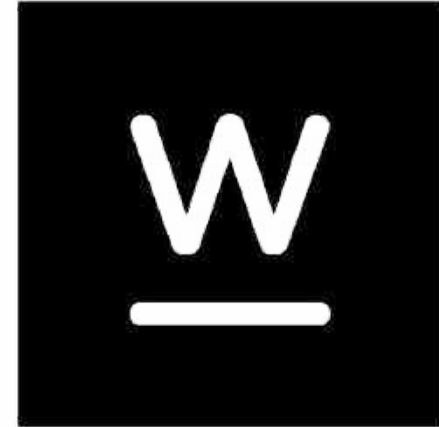
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