

# Professional Medical Space For Lease

180 John F Kennedy Drive, Atlantis, FL 33462

**NAI**Southcoast



## Presented By

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FOR LEASE:

**\$27.00/SF NNN**

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## Property Features

- Total Building Size: ±51,977 SF
- Available Space: ±1,533 SF - Unit 200
- Parking Ratio: 4/1000
- Traffic Count: 44,500 AADT on S Congress Ave
- Rate: \$27.00/SF NNN
- Year Built: 2012
- Available: February 1st, 2025
- Building Signage: Yes
- Existing Tenants: Heart and Vascular Care, Orthopedic Care, Internal Medicine

## Property Overview

Located at 180 John F Kennedy Drive in Atlantis, FL, this 3-story medical office building offers prime space in the city's thriving healthcare corridor, just minutes from JFK Medical Center. With flexible floorplans, modern amenities, and ADA-compliant access, it's designed to accommodate various medical specialties. The property is easily accessible via I-95, providing convenience for both patients and staff. Surrounded by retail, dining, and other services, this building presents an excellent opportunity for healthcare professionals looking to establish or expand their practice in a growing medical hub.



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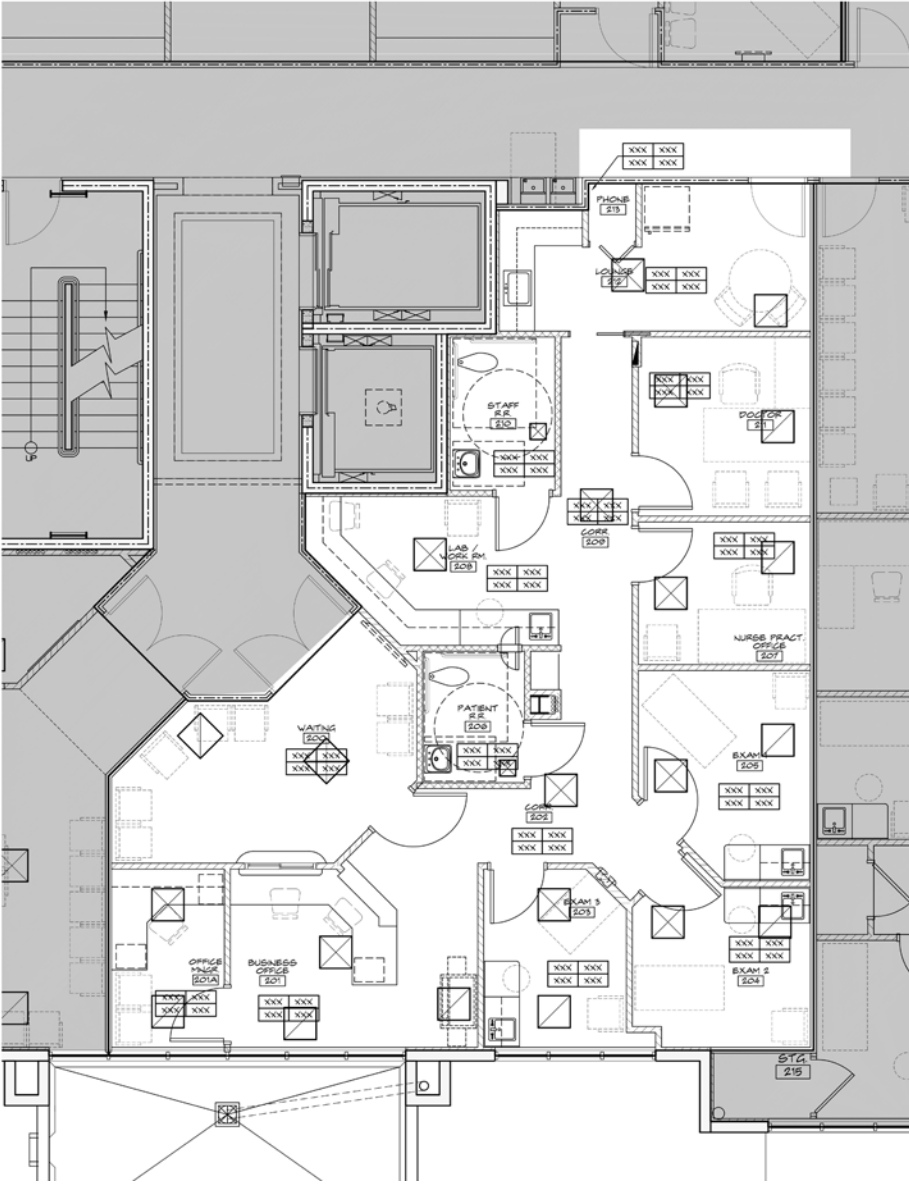
## Property Images



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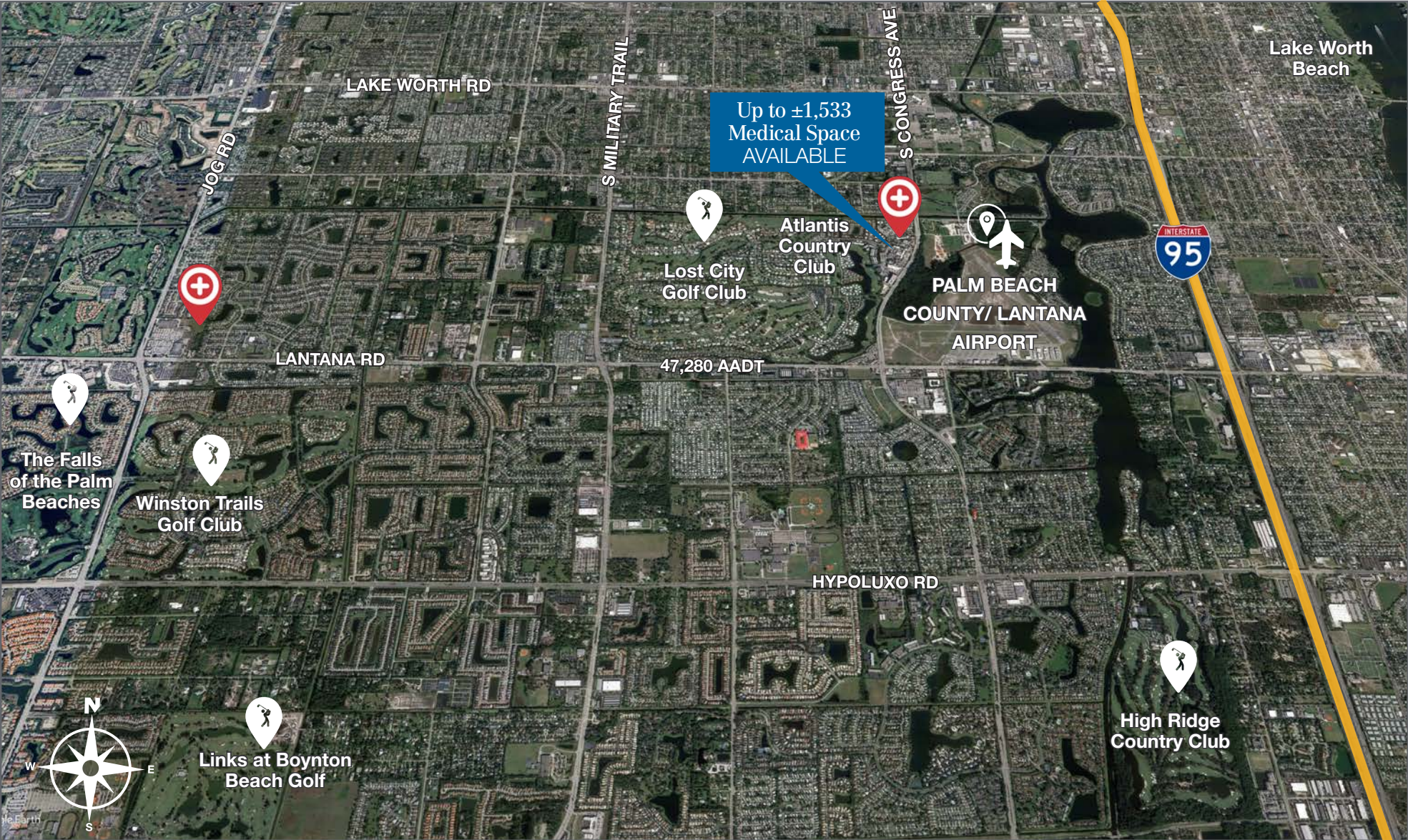
Floor Plan  
Unit 200 - 1,533 SF



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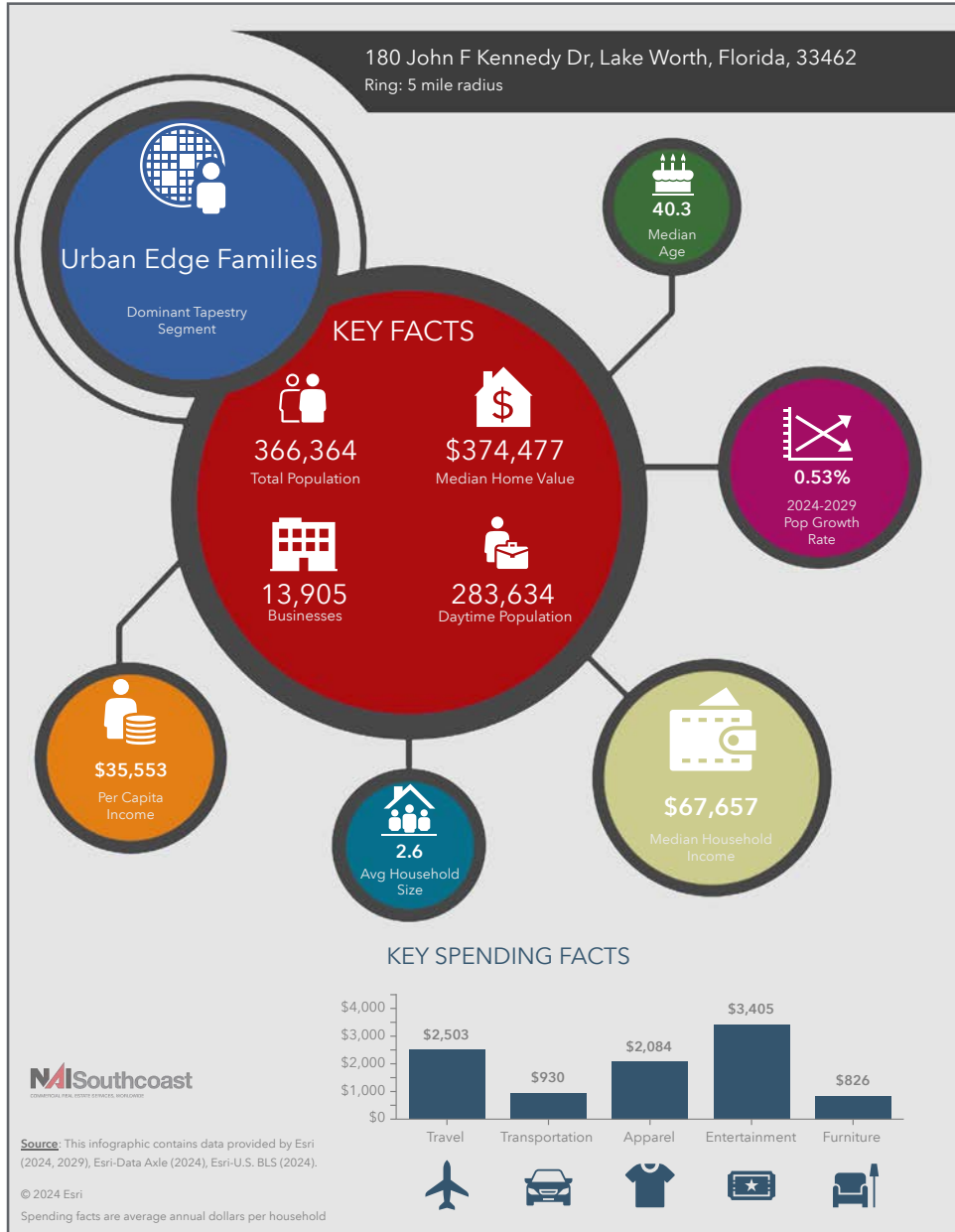
Satellite Image



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## 2024 Demographics



### Population

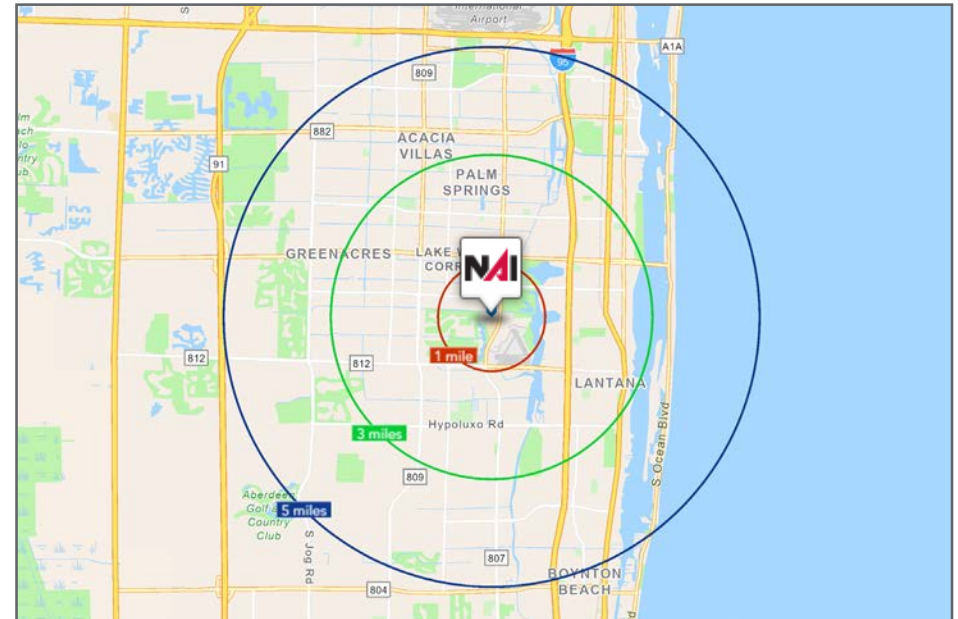
- 1 Mile: 8,089
- 3 Mile: 165,907
- 5 Mile: 366,364

### Average Household Income

- 1 Mile: \$102,200
- 3 Mile: \$90,828
- 5 Mile: \$95,181

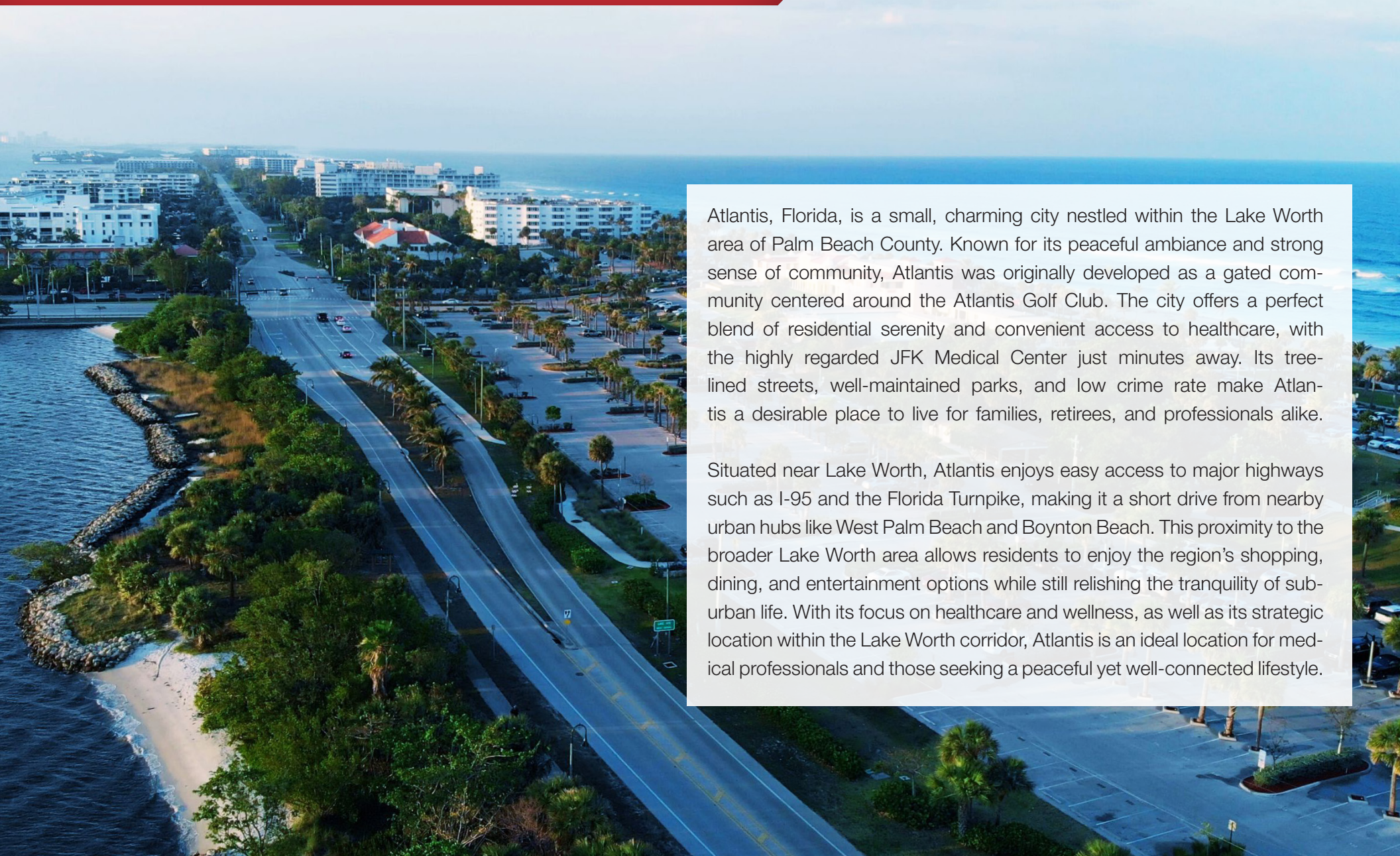
### Median Age

- 1 Mile: 35.6
- 3 Mile: 37.5
- 5 Mile: 40.3



# City Overview

Atlantis, Florida



Atlantis, Florida, is a small, charming city nestled within the Lake Worth area of Palm Beach County. Known for its peaceful ambiance and strong sense of community, Atlantis was originally developed as a gated community centered around the Atlantis Golf Club. The city offers a perfect blend of residential serenity and convenient access to healthcare, with the highly regarded JFK Medical Center just minutes away. Its tree-lined streets, well-maintained parks, and low crime rate make Atlantis a desirable place to live for families, retirees, and professionals alike.

Situated near Lake Worth, Atlantis enjoys easy access to major highways such as I-95 and the Florida Turnpike, making it a short drive from nearby urban hubs like West Palm Beach and Boynton Beach. This proximity to the broader Lake Worth area allows residents to enjoy the region's shopping, dining, and entertainment options while still relishing the tranquility of suburban life. With its focus on healthcare and wellness, as well as its strategic location within the Lake Worth corridor, Atlantis is an ideal location for medical professionals and those seeking a peaceful yet well-connected lifestyle.

# County Overview

## Palm Beach County, Florida

Palm Beach County, located in the southeastern region of Florida, is a sprawling expanse of natural beauty, vibrant communities, and cultural richness. Spanning from the pristine beaches of the Atlantic coast to the vast swaths of preserved wetlands and nature reserves inland, the county offers an unparalleled variety of outdoor recreational opportunities. Visitors can bask in the sun on world-class beaches, explore lush hiking trails in the Grassy Waters Preserve, or tee off at one of the many championship golf courses dotting the landscape. Additionally, Palm Beach County is renowned for its rich cultural scene, with an array of museums, galleries, and performance venues showcasing everything from contemporary art to classical music, reflecting the diverse interests and tastes of its residents.

At the heart of Palm Beach County lies a vibrant and diverse community, comprised of both bustling urban centers and idyllic suburban neighborhoods. The city of West Palm Beach serves as the county seat and cultural hub, offering a dynamic downtown area filled with upscale shops, restaurants, and entertainment options. Beyond the city limits, charming towns like Boca Raton, Jupiter, and Delray Beach each possess their own unique charm and character, drawing residents and visitors alike with their picturesque streets, thriving local businesses, and strong sense of community. Moreover, Palm Beach County is home to some of the wealthiest communities in the nation, attracting affluent residents seeking luxury living amidst the tropical paradise of South Florida.

Despite its reputation for affluence, Palm Beach County also faces challenges typical of urban areas, including issues related to affordable housing, transportation, and environmental conservation. The county government works diligently to address these concerns, implementing sustainable development initiatives, expanding public transportation options, and investing in programs aimed at improving the quality of life for all residents. With its combination of natural beauty, cultural vibrancy, and diverse communities, Palm Beach County offers a truly unparalleled living experience, embodying the essence of the coveted Florida lifestyle.





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