



1AC

/- MOB DEVELOPMENT
OPPORTUNITY

2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435



Erik Johnson

CCIM, MBA

STDB/Intellisite

1-561-236-2481

erik@gatorcommercial.com



TABLE OF CONTENTS

Property Info & Disclaimer	1	Property Description	2
Property Photos	6	Demographic Analysis	9
Aerial & Location Report	14		



1ac

/- MOB Development
Opportunity

2860 S Seacrest Boulevard –
B
Boynton Beach, FL 33435



PROPERTY INFORMATION

Purchase Price
\$1,400,000.00

Property Address
2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435

Property Size
8,800 Sq. Ft.

Land Size
43,923.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



GATOR
COMMERCIAL



PROPERTY OVERVIEW

Gator Commercial Real Estate is pleased to present for sale 2860 S Seacrest Boulevard – Unit B, a 1ac +/- development site located within the Seacrest Green Professional Condominium in Boynton Beach, Florida.

The property is positioned along the well-established Seacrest medical corridor, across the street from Bethesda Hospital East, surrounded by a critical mass of healthcare, wellness, and professional users.

Architectural renderings envision a three-story, ±15,000 square foot medical office building designed with first-floor lobby and parking interface, 7,711 SF on the second floor, and 6,550 SF on the third floor with balconies and architectural features enhancing visibility and tenant appeal.

1AC

/- MOB DEVELOPMENT OPPORTUNITY

2860 S Seacrest Boulevard – B
Boynton Beach, FL 33435

Property Overview

Attribute	Details
Address	2860 S Seacrest Boulevard – Unit B, Boynton Beach, FL 33435
Parcel ID	08-43-45-33-60-000-0020
Asking Price	\$1,400,000
Zoning	C-1 (Office Professional District)
Condo Declaration	Book 23579 / Page 1795 – Recorded November 20, 2009
Current Status	Vacant Land (Unimproved Condominium Unit)
Condominium Interest	83.87 % undivided interest in common area
Unit Area	0.202 acres (8,800 SF)
Common Area Share	0.806 acres (35,123 SF)
Total Economic Site Area	0.968 acres (43,923 SF)
Flood Zone	FEMA 12099C0789F – Zone X (outside 500-year floodplain)
Topography	Irregular; cleared and level
Utilities	All public utilities available
Site Improvements	Shared asphalt parking, curbing, lighting, and landscaping
Access	Shared ingress/egress along Seacrest Boulevard
Signage/Visibility	Interior parcel with exposure and signage opportunities along Seacrest Boulevard

Development Concept

Proposed Building Program

Level	Approx. Area (SF)	Description
1st Floor	Lobby / Entry Level	Ground floor lobby, covered drop-off, vertical circulation, parking interface
2nd Floor	±7,711 SF	Medical or professional office suites, flexible tenant demising options
3rd Floor	±6,550 SF balconies	Upper-level office suites with outdoor space and enhanced visibility
Total	±15,000 SF (Gross)	Approximate total including balconies and circulation

Concept Highlights

- Three-story contemporary medical office design with modern façade (glass, stucco, and wood accent detailing).
- Efficient floor plates with vertical core and shared lobby.
- Ample shared parking within the Seacrest Green condominium complex.
- Architecture suitable for multi-tenant medical use or owner-occupied flagship office.
- Located in a corridor with limited new medical office supply and strong healthcare tenant absorption.

Investment Highlights

- **True Development Opportunity** – Vacant condo unit entitled for professional and medical office use within an established medical park.
 - **High-Demand Medical Corridor** – Located 800 feet from Bethesda Hospital East, part of Baptist Health [Bethesda Hospital East | Baptist Health South Florida](#).
 - **Zoned for Medical / Professional Uses** – C-1 zoning supports office, wellness, and healthcare operations.
 - **Infrastructure in Place** – Paved access, landscaping, parking, and utilities provided through existing condominium association.
 - **Proven Market Fundamentals** – Limited new medical development and growing physician demand in Boynton / Delray corridor.
 - **Scalable Design** – ±15,000 SF concept supports multi-tenant occupancy or single-user flagship facility.
-

Site Description

- **Condominium Unit Area:** 8,800 SF (0.202 acres)
 - **Common Area Interest:** 83.87 % of 0.806 acres (35,123 SF)
 - **Total Economic Site Area:** 0.968 acres (43,923 SF)
 - **Topography:** Cleared and level
 - **Flood Zone:** Zone X – No flood insurance required
 - **Utilities:** Public water, sewer, electric, and telecom available
 - **Site Improvements:** Shared parking, landscaping, curbing, and lighting
 - **Access:** Interior drive within Seacrest Green; direct connection to Seacrest Blvd
-

Market Overview

The **Boynton Beach Seacrest corridor** has rapidly evolved into a hub for healthcare, dental, and wellness services. The corridor serves a dense and growing population base, with easy access to I-95, Woolbright Road, and Boynton Beach Boulevard.

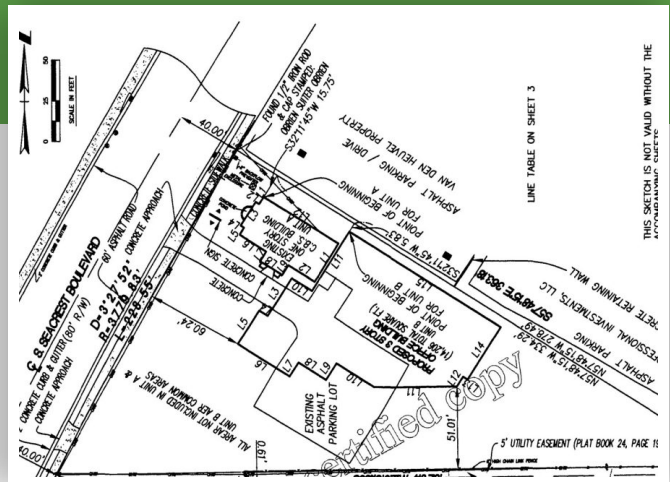
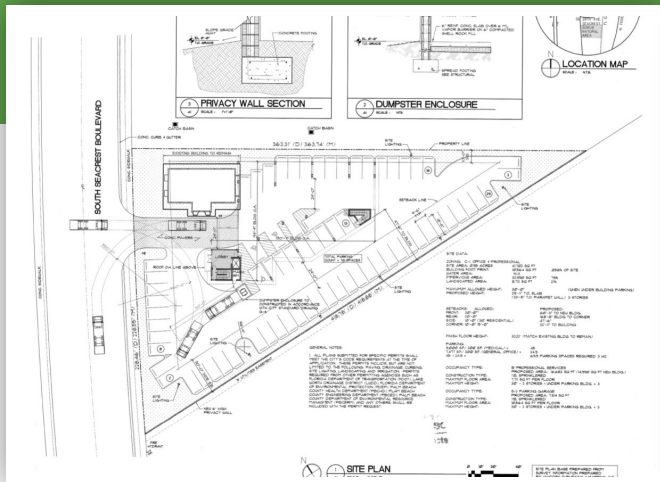
Ongoing redevelopment downtown, coupled with rising healthcare tenancy costs in Boca Raton and Delray Beach, make Boynton an ideal alternative location for new medical office users.

PROPERTY PHOTOS

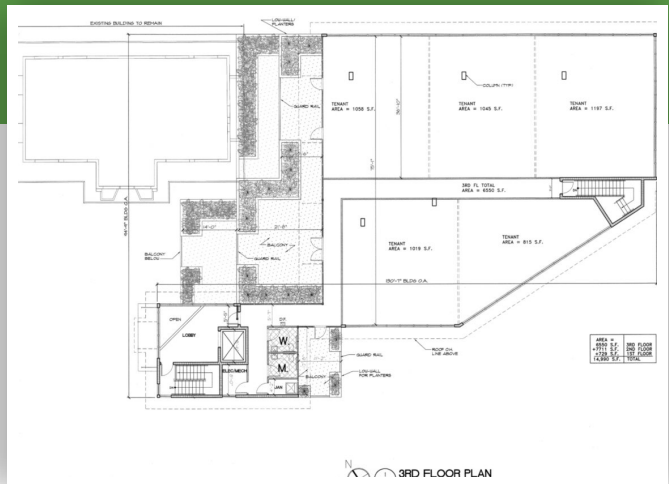
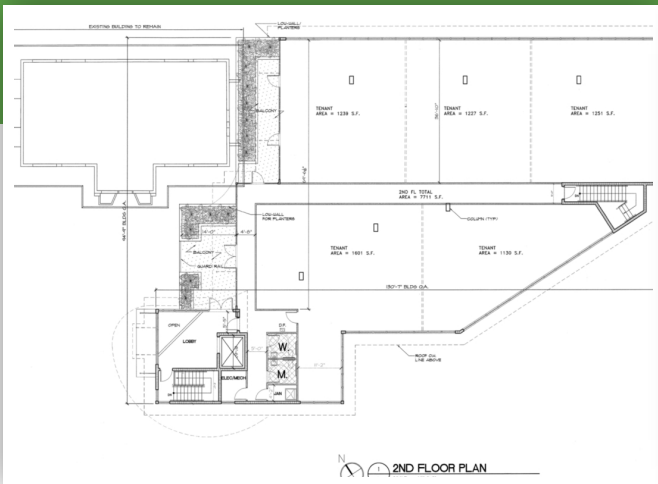
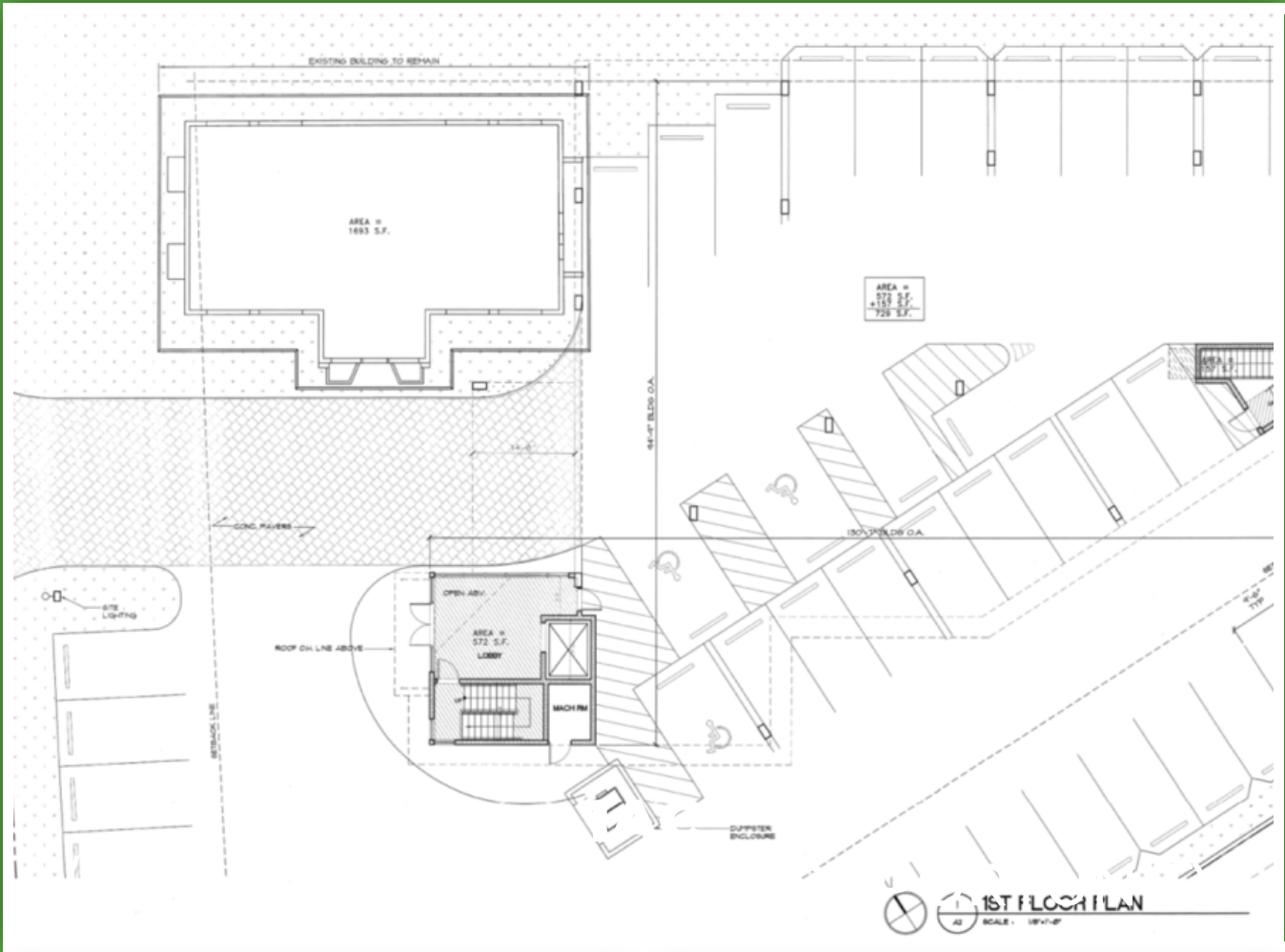


GATOR
COMMERCIAL

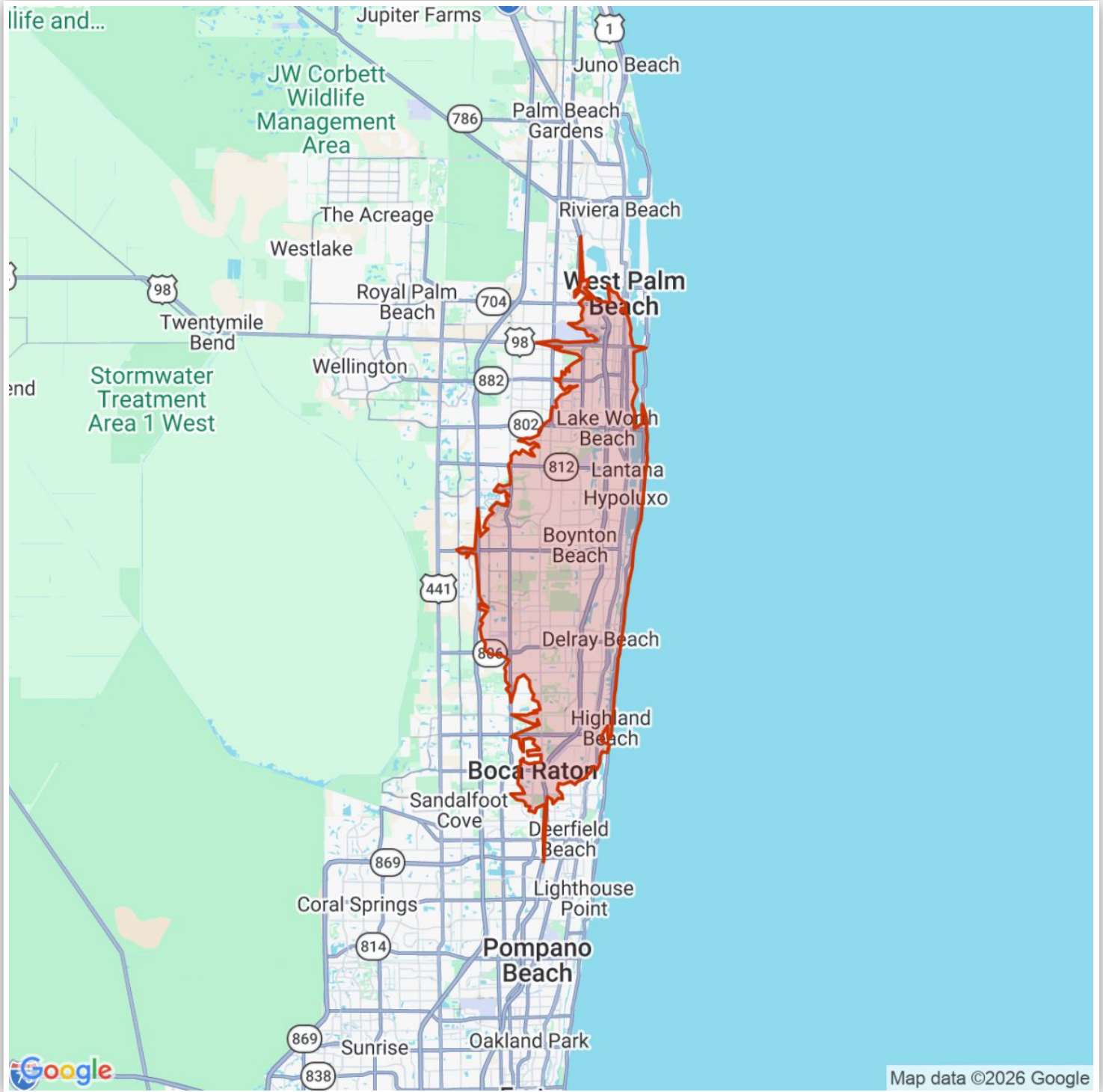
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION/STUDY AREA MAP (DRIVE TIME: 20 MINUTES)



Erik Johnson
CCIM, MBA
STDB/Intelligence
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 20 MINUTES)

KEY FACTS

537,770
Population

46.9 Median Age

2.27
Average Household Size

231,768
Total Households

EDUCATION

4.72%

No High School Diploma

15.78%

High School Graduate

15.39%

Some College

24.9%

Bachelor's/ Grad

BUSINESS

31,526

Total Businesses

269,045

Total Employees

EMPLOYMENT

34,435

Retail Trade Employees

8,369

Manufacturing Employees

20,147

Eating & Drinking Employees

26,013

Finance/Ins/Real Estate Emp

5.3%

Unemployment Rate

INCOME

\$83,923

Median Household Income

\$53,314

Per Capita Income

\$309,847

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.91%) ■

The smallest group : \$15,000 - \$24,999 (6.39%) ■

Indicator	Value(%)	
< \$15,000	6.77	■
\$15,000 - \$24,999	6.39	■
\$25,000 - \$34,999	6.53	■
\$35,000 - \$49,999	9.93	■
\$50,000 - \$74,999	14.67	■
\$75,000 - \$99,999	13.45	■
\$100,000 - \$149,999	18.91	■
\$150,000 - \$199,999	9.14	■
\$200,000+	14.21	■



Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1AC /- MOB DEVELOPMENT OPPORTUNITY

2860 S SEACREST BOULEVARD — B, BOYNTON BEACH, FL, 33435



Erik Johnson
CCIM, MBA
STDB/Intelligence
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 20 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 20 Minute Drive Time

537,770
Population

231,768
Households

46.9
Median Age

2.27
Avg Size Household

\$83,923
Median Household
Income

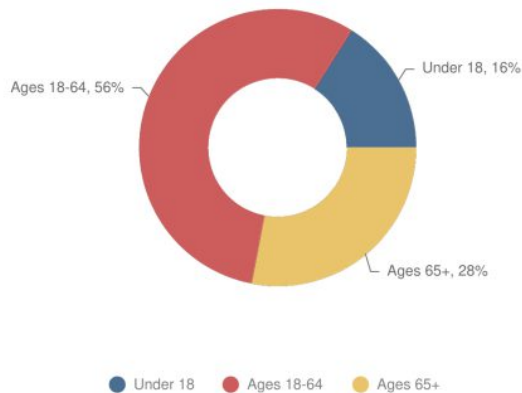
\$477,388
Median Home Value

113
Wealth Index

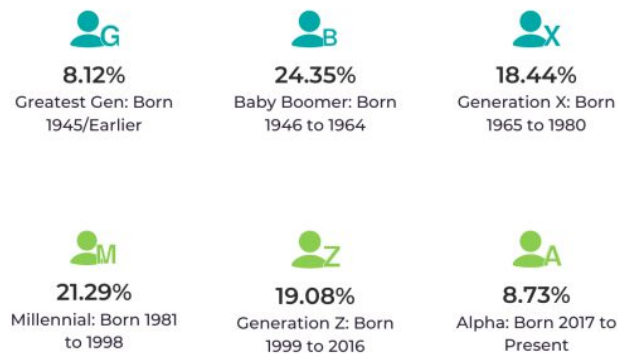
66
Housing Affordability

78.4
Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

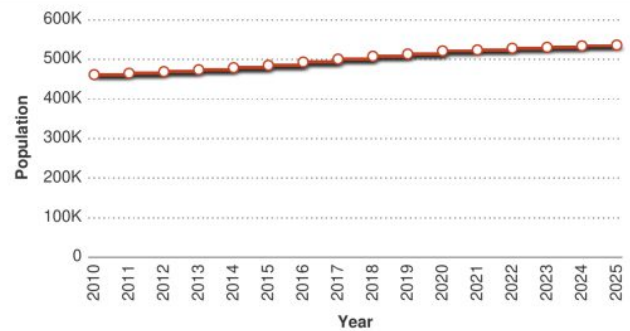
0.59%

2026-2031
Forecasted
Growth Rate

0.58%


Household
Population
541,971


Population
Density
4,436



DAYTIME POPULATION

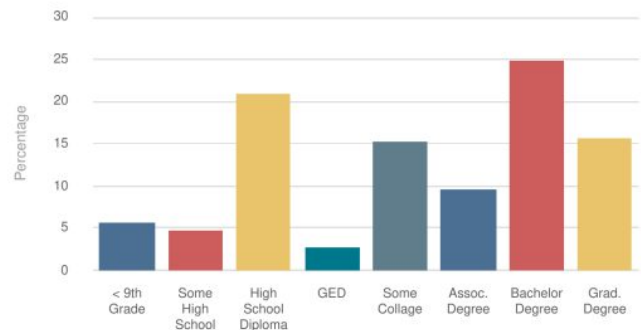
 **574,504**
2026 Total Daytime Population

 **282,314**
2026 Daytime Pop: Residents

 **292,190**
2026 Daytime Pop: Workers

 **4,600**
2026 Daytime Pop Density

POPULATION BY EDUCATION



Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

1AC /- MOB DEVELOPMENT OPPORTUNITY

2860 S SEACREST BOULEVARD — B, BOYNTON BEACH, FL, 33435



Erik Johnson
CCIM, MBA
STDB/Intelligence
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

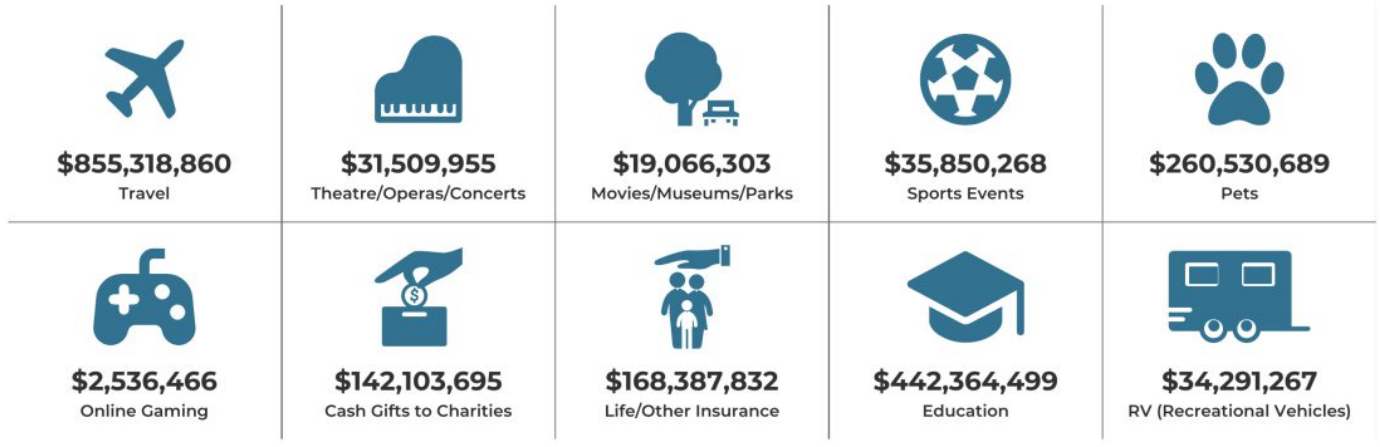
INFOGRAPHIC: LIFESTYLE / TAPESTRY (DRIVE TIME: 20 MINUTES)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

1AC /- MOB DEVELOPMENT OPPORTUNITY

2860 S SEACREST BOULEVARD — B, BOYNTON BEACH, FL, 33435



Erik Johnson
 CCIM, MBA
 STDB/Intelliste
 1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

INFOGRAPHIC: LIFESTYLE / TAPESTRY

ArcGIS Tapestry Segmentation

ArcGIS Tapestry classifies U.S. neighborhoods into 60 segments based on their socioeconomic and demographic composition, summarized under 12 LifeMode Groups. Each segment is identified by an alphanumeric Segment Code — a LifeMode Group letter followed by a number (for example, L2). Match the segment code shown on the report to the list below. See

[Esri's ArcGIS Tapestry documentation](#) for detailed segment profiles.

A. Urban Threads

- A1 Independent Cityscapes
- A2 City Commons
- A3 Social Security Set
- A4 Fresh Ambitions
- A5 Welcome Waves
- A6 Young and Restless

B. Books and Boots

- B1 Dorms to Diplomas
- B2 College Towns
- B3 Military Proximity

C. Metro Vibes

- C1 Single Thrifties
- C2 Kids and Kin
- C3 Metro Fusion
- C4 Family Foundations
- C5 Diverse Horizons
- C6 Moderate Metros

D. Tech Trailblazers

- D1 Emerging Hub
- D2 Trendsetters
- D3 Modern Minds
- D4 Metro Renters
- D5 Laptops and Lattes

E. Community Connections

- E1 Modest Income Homes
- E2 Southwestern Families
- E3 Hometown Charm
- E4 Mobile Meadows
- E5 Rural Versatility
- E6 Family Bonds

F. Urban Harmony

- F1 High Rise Renters
- F2 Family Extensions
- F3 Downtown Melting Pot
- F4 City Strivers
- F5 Uptown Lights

G. Family Fabric

- G1 Shared Roots
- G2 Up and Coming Families
- G3 Generational Ties

H. Family Prosperity

- H1 Flourishing Families
- H2 Boomburbs
- H3 Neighborhood Spirit
- H4 Urban Chic

I. Countryscapes

- I1 Small Town Sincerity
- I2 Scenic Byways
- I3 Heartland Communities
- I4 Rooted Rural
- I5 Rural Resort Dwellers
- I6 Southern Satellites
- I7 Country Charm

J. Mature Reflections

- J1 Senior Escapes
- J2 The Elders
- J3 Retirement Communities
- J4 Silver and Gold

K. Suburban Shine

- K1 Legacy Hills
- K2 Middle Ground
- K3 Loyal Locals
- K4 Classic Comfort
- K5 Dreambelt
- K6 City Greens
- K7 Room to Roam
- K8 Burbs and Beyond

L. Premier Estates

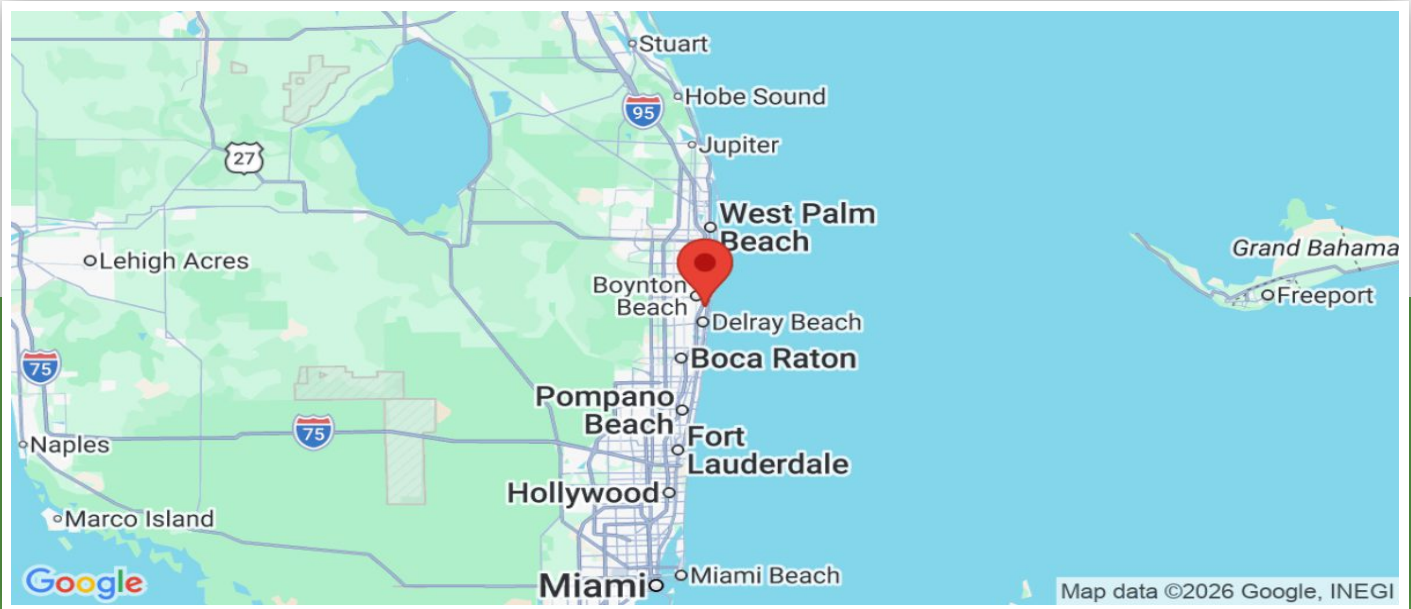
- L1 Savvy Suburbanites
- L2 Professional Pride
- L3 Top Tier

A small share of areas fall outside these 60 profiles and are labeled Unclassified — typically uninhabited or non-residential land. Unclassified areas carry no LifeMode Group or Segment Code.



Erik Johnson
CCIM, MBA
STDB/Intellisite
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

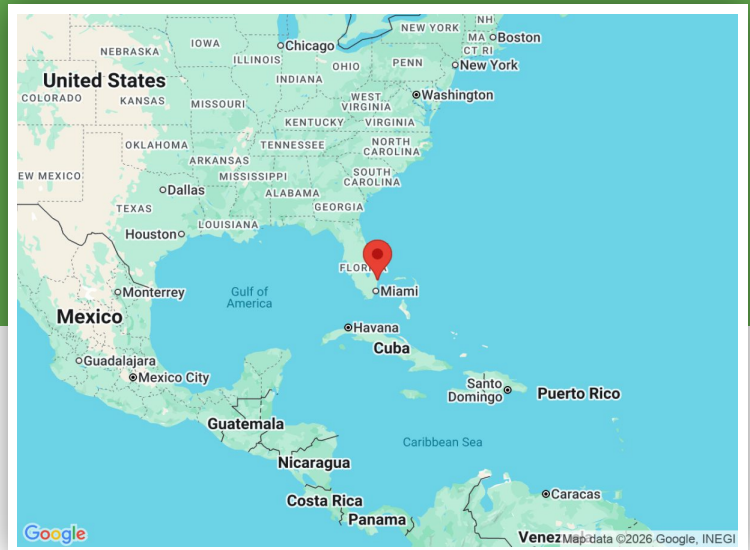
AREA LOCATION MAP



1AC

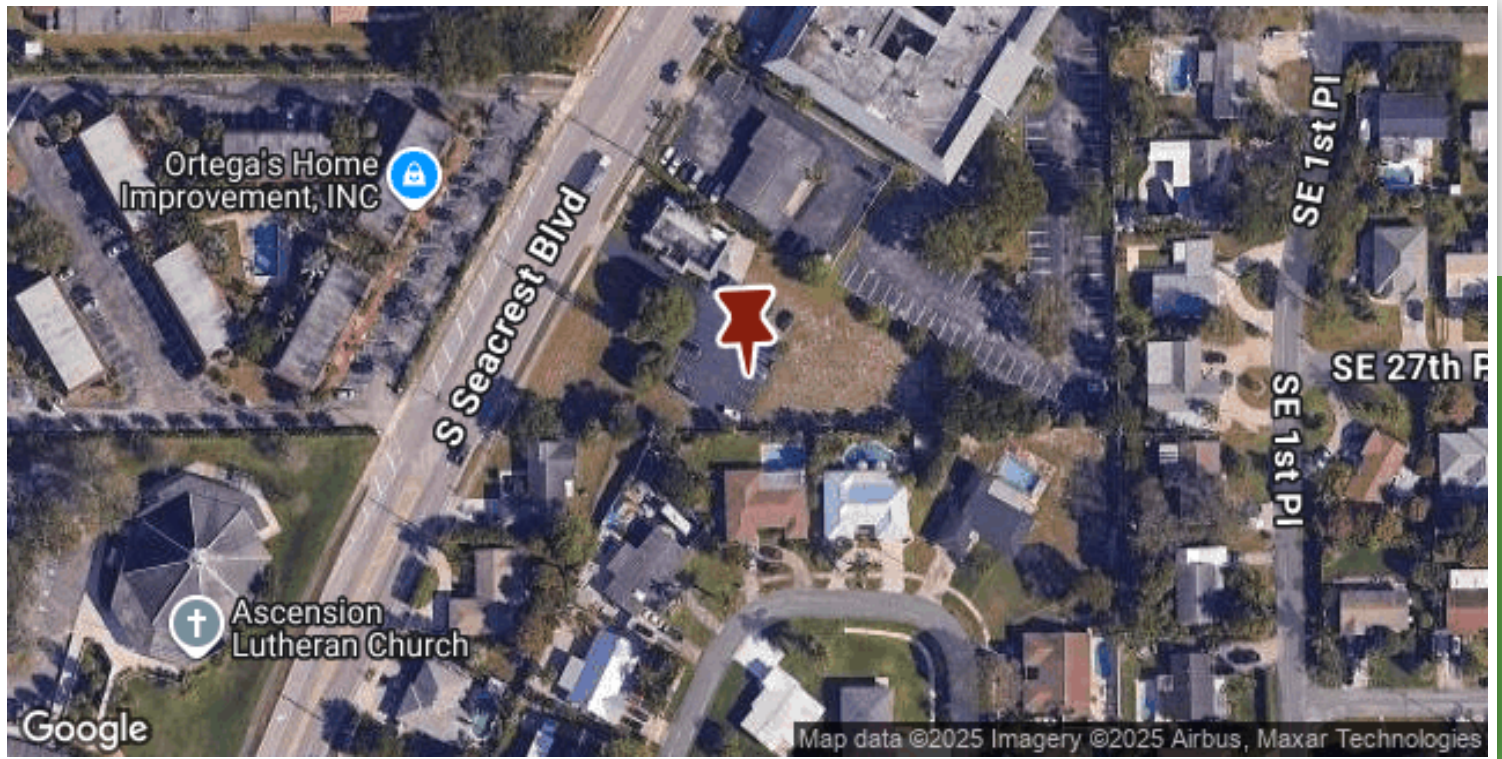
**/- MOB DEVELOPMENT
OPPORTUNITY**

**2860 S Seacrest Boulevard –
B
Boynton Beach, FL, 33435**



Erik Johnson
CCIM, MBA
STDB/Intellisite
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com

AERIAL ANNOTATION MAP



1AC

/- MOB DEVELOPMENT OPPORTUNITY

2860 S Seacrest Boulevard –
B
Boynton Beach, FL, 33435



Erik Johnson
CCIM, MBA

STDB/Intellisite
1-561-236-2481
erik@gatorcommercial.com
www.gatorcommercial.com



GATOR
COMMERCIAL

CONTACT



1-561-236-2481



erik@gatorcommercial.com



2000 PGA Blvd
Palm Beach Gardens, FL, 33408, United States