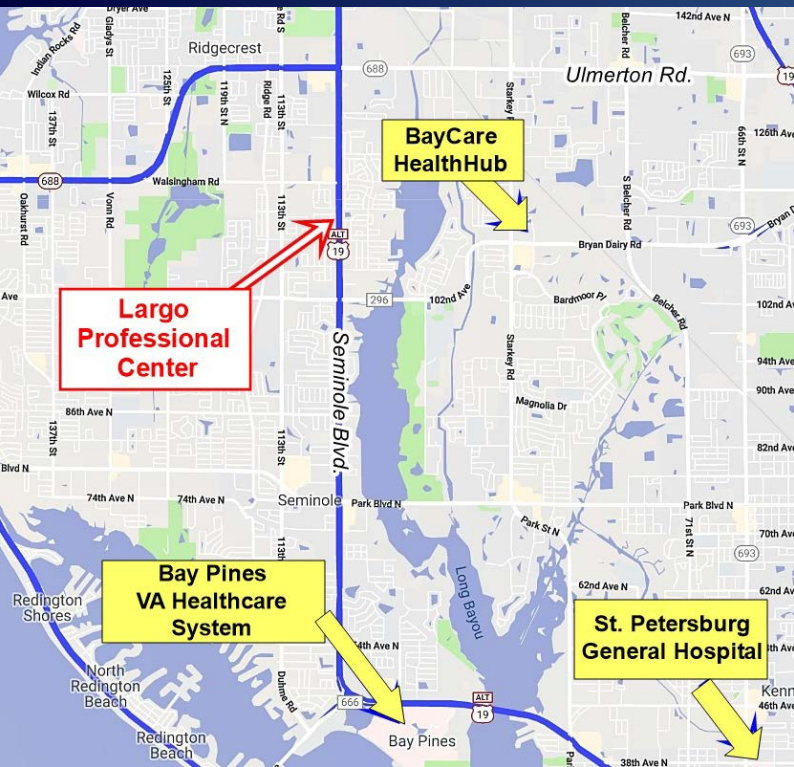


Property Details

- 5 Suites from 1163-2351 SF
- Prominent monument signage on Seminole Blvd.
- Functional floor plans for medical & professional office use
- Current tenants include primary care, dermatology, Ob/Gyn, law, allergy, audiology, pain mgmt., sleep disorders, salt/massage therapy and acupuncture
- Tenant improvement allowance offered to qualified tenants



Medical & Professional Offices \$16.50 - \$18.00 PSF MG



Location Highlights

- 1.4 miles south of Ulmerton Rd. & 2.4 Miles north of Park Blvd.
- 3 Miles to BayCare HealthHub Largo, Bardmoor ER/Surg Center
- 4 Miles to HCA Largo Medical Center
- 5 Miles to Bay Pines VA Healthcare System
- 8 Miles to HCA St. Pete General Hospital
- Traffic Count of 36,000 Vehicles Per Day on Seminole Blvd.

2020 Area Demographics

	1 Mile	3 Mile	5 Mile
Population	14,265	106,340	252,129
Median Age	53.5	52.2	52.1
Total Households	6,833	47,899	114,346
Average HH Income	67,778	73,593	73,164

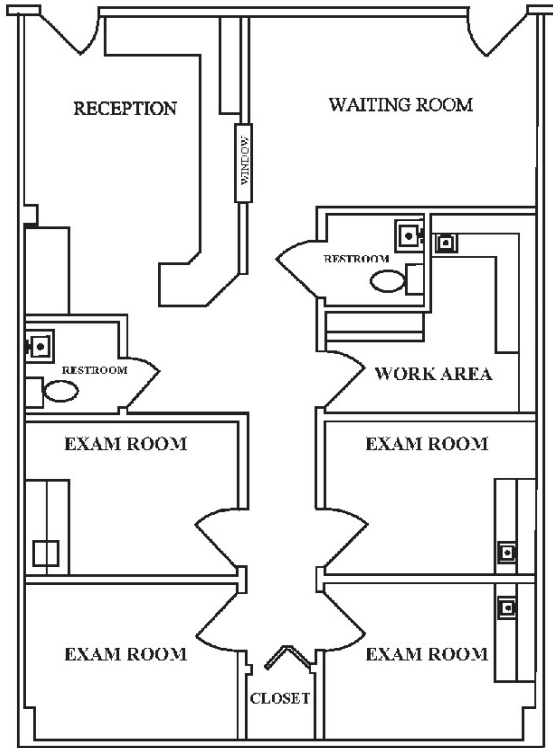


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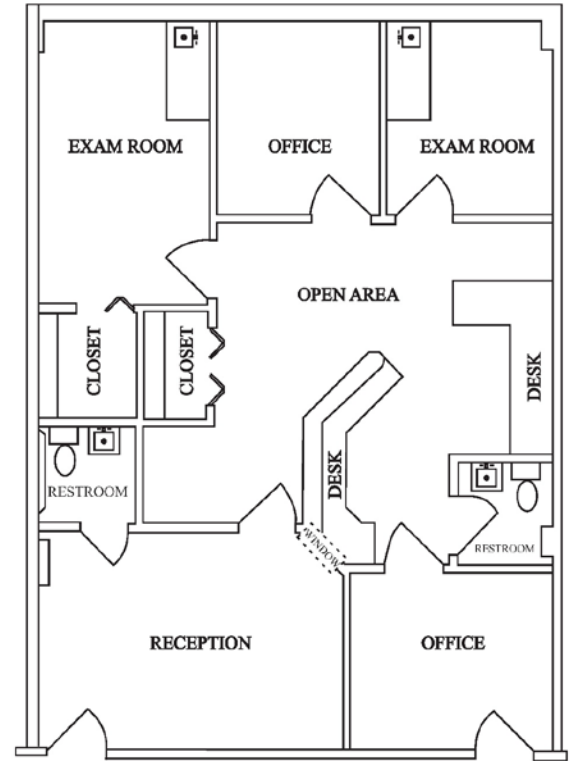


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Suite 305 – 1163 SF



Suite 304 – 1168 SF



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