Office Building For Sale

Citrus Park Medical / Professional Office

6516 Gunn Hwy, Tampa, FL 33625

For More Information:
813-254-6756 | EXT 30
Michael Braccia, P.A. | mike@baystreetcommercial.com

BayStreet Commercial

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Executive Summary

OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	1,969 SF
Year Built:	2002
Building Size:	2,090 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	31,786

PROPERTY OVERVIEW

This 2,090 SF medical/professional office is ideally located in the well-maintained Citrus Park Professional Center serving the greater Westchase, Carrollwood, Northdale, and Citrus Park submarkets. Previously home to an OB/GYN practice, space is near turnkey for a variety of medical or professional office users. Current space plan consists of a waiting room large enough to accommodate 12-15 patients. There is a reception office with adjacent private manager's / business office which leads back to a staff break room with adjoining private restroom with shower which also connects to a private physician's office. There is one additional private office and 5 exam rooms, 4 restrooms (2 of which are located within exam rooms for privacy), lab area, washer/dryer hookups and the HVAC is separated to offer individual comfort in exam rooms as compared to the common areas and offices. The building also enjoys a premium location within the complex with frontage and visibility from Gunn Highway and has private building signage also visible from Gunn Highway at the entrance to the complex and ample parking with a ratio of 5 spaces / 1000 SF.
Association fees: $480.73/month - Includes exterior building insurance, water, roof, exterior paint, parking lot cleaning and maintenance, landscaping, trash, pressure cleaning, monument sign panels, and maintenance management fees.

LOCATION OVERVIEW

Located in the Citrus Park area of Tampa, just east of the Veterans Expressway ramp, offering easy access to surrounding areas.

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Lease Spaces

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6516 Gunn Hwy	-	2,090 SF	NNN	$16.95 SF/yr	Initial estimated monthly rent: $4,223 (includes base rate + CAM + sales tax)

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Additional Photos

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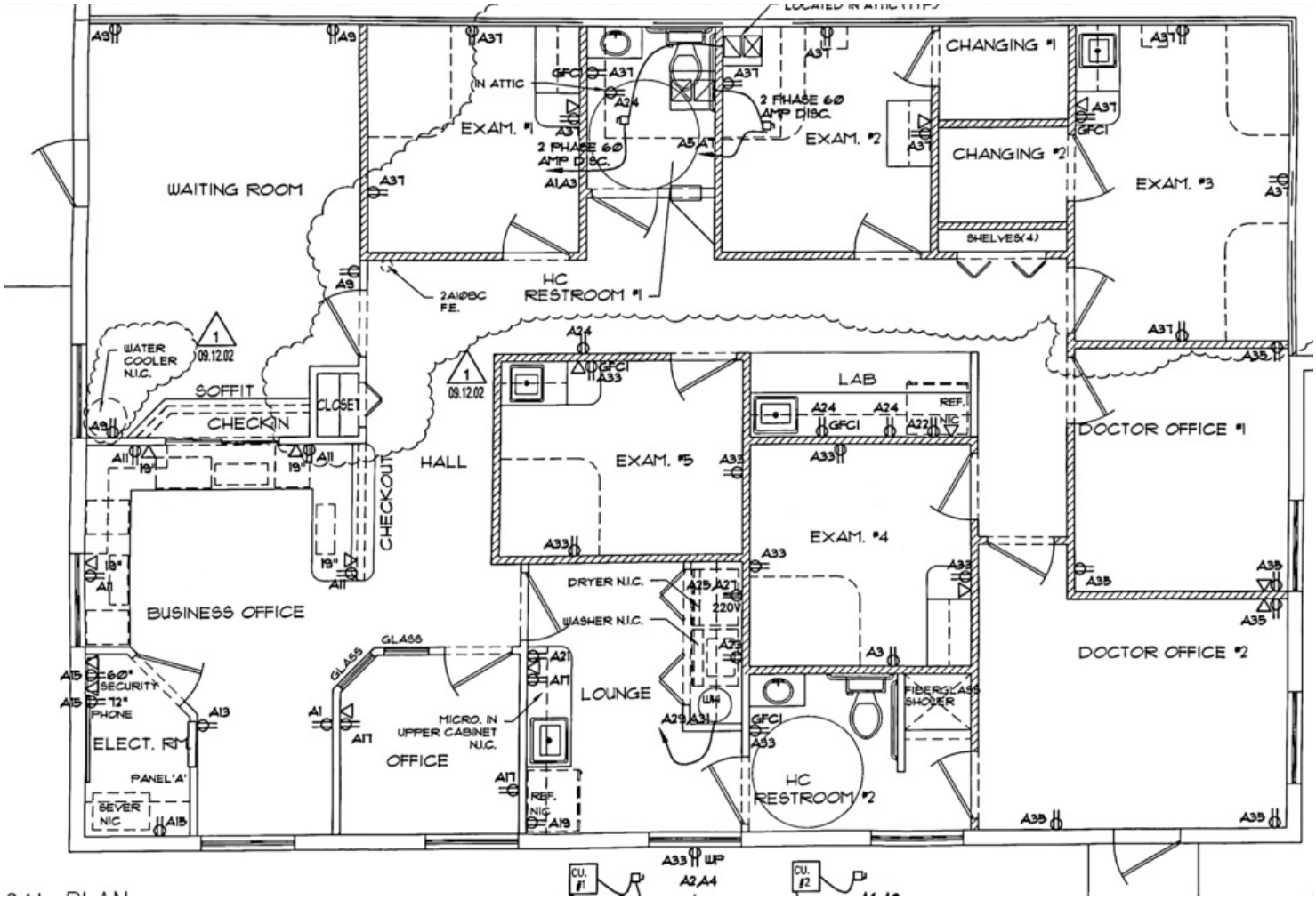
Floor Plans



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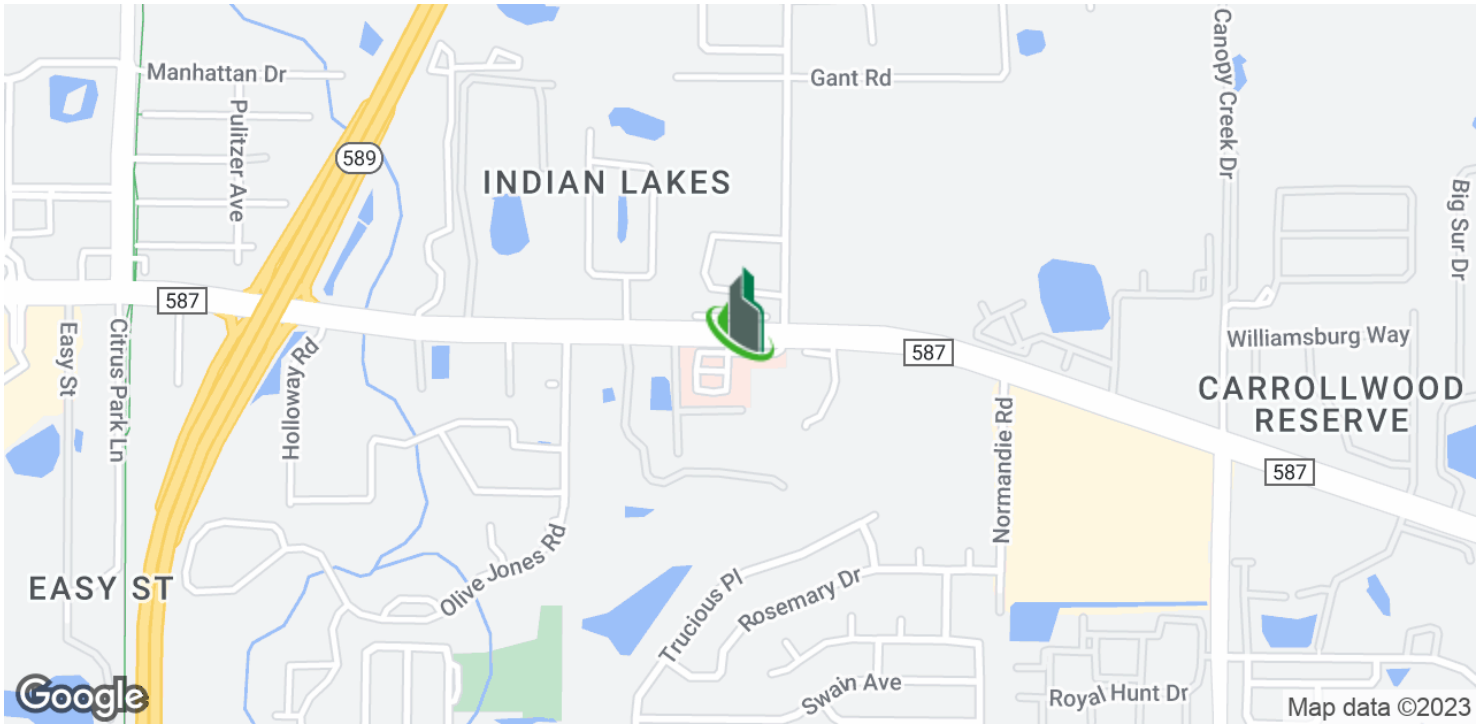
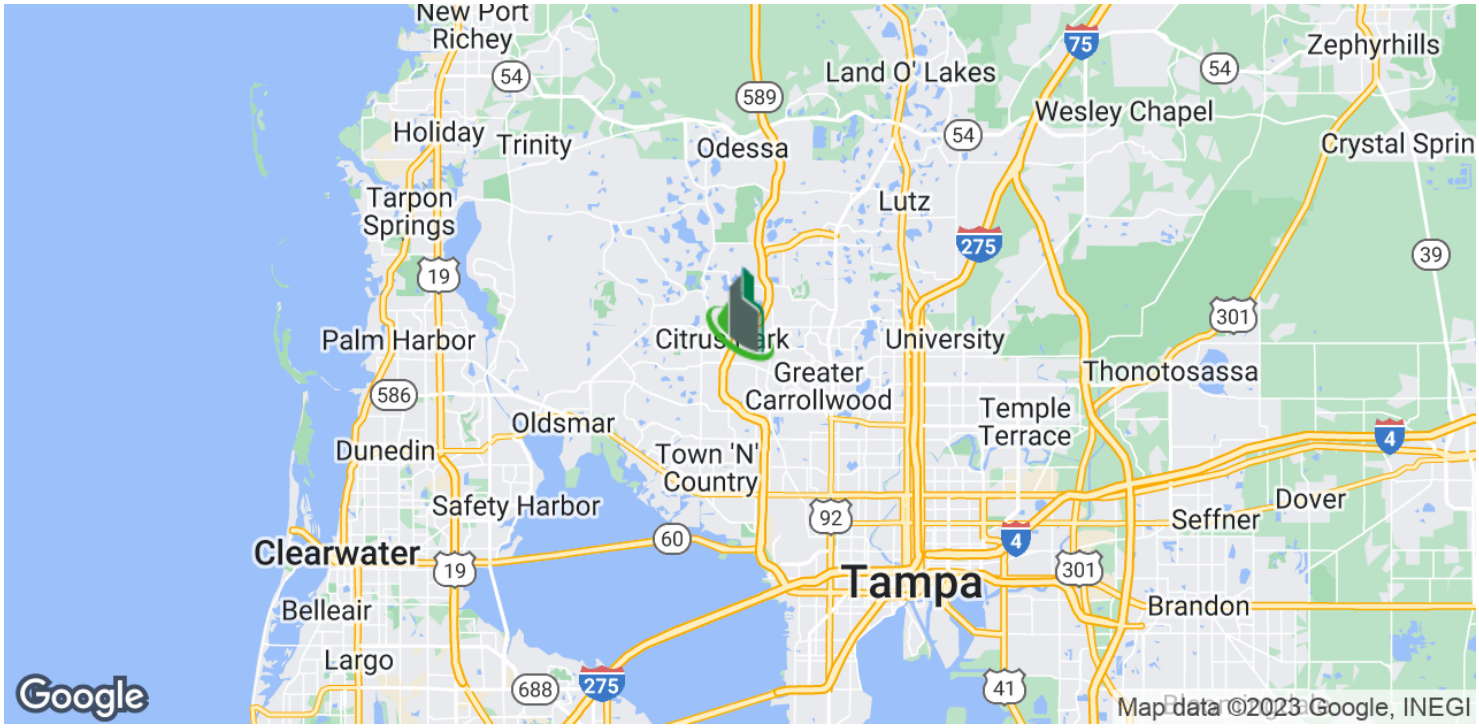
Location Maps





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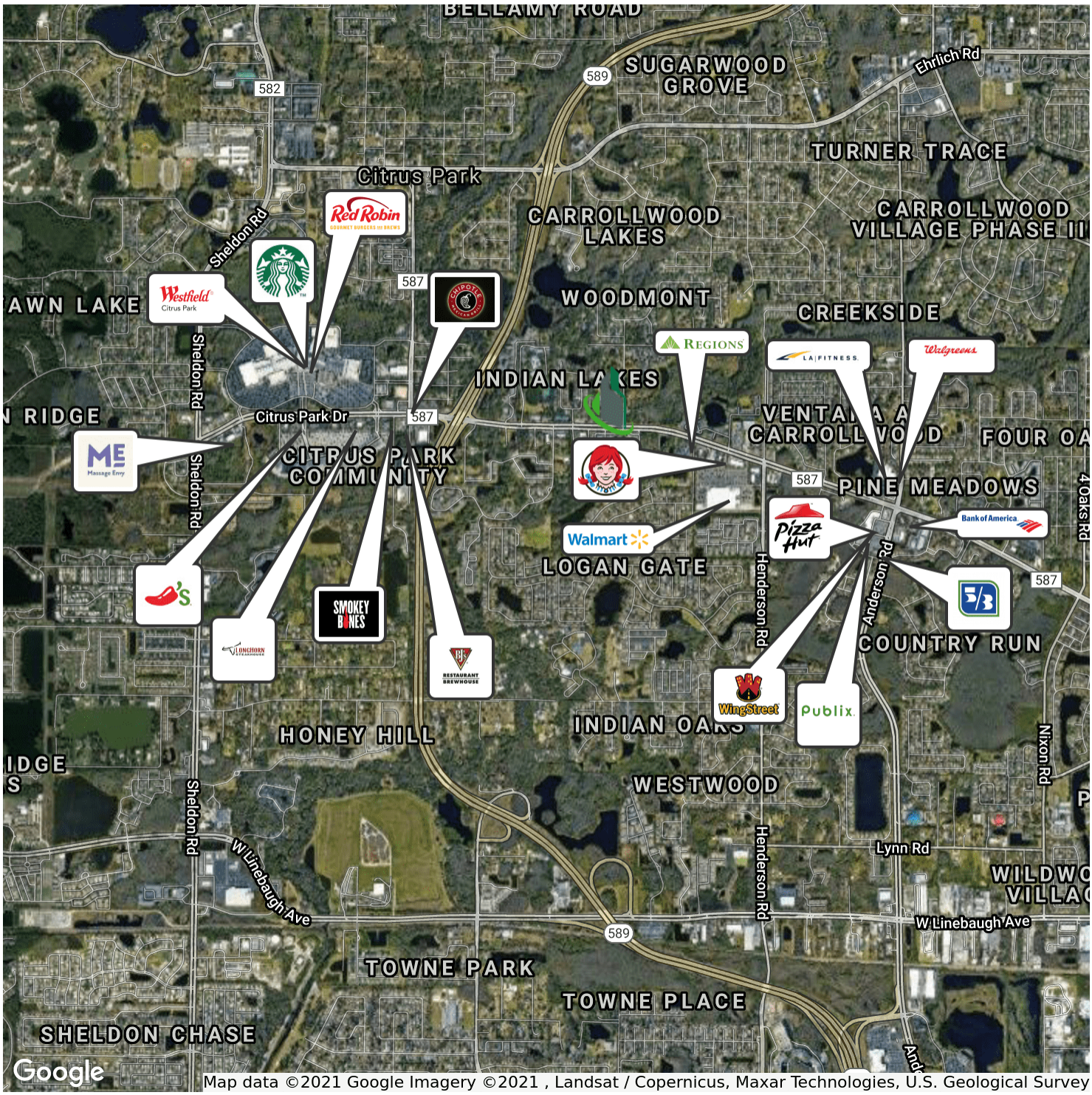
Retailer Map



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Aerial Map

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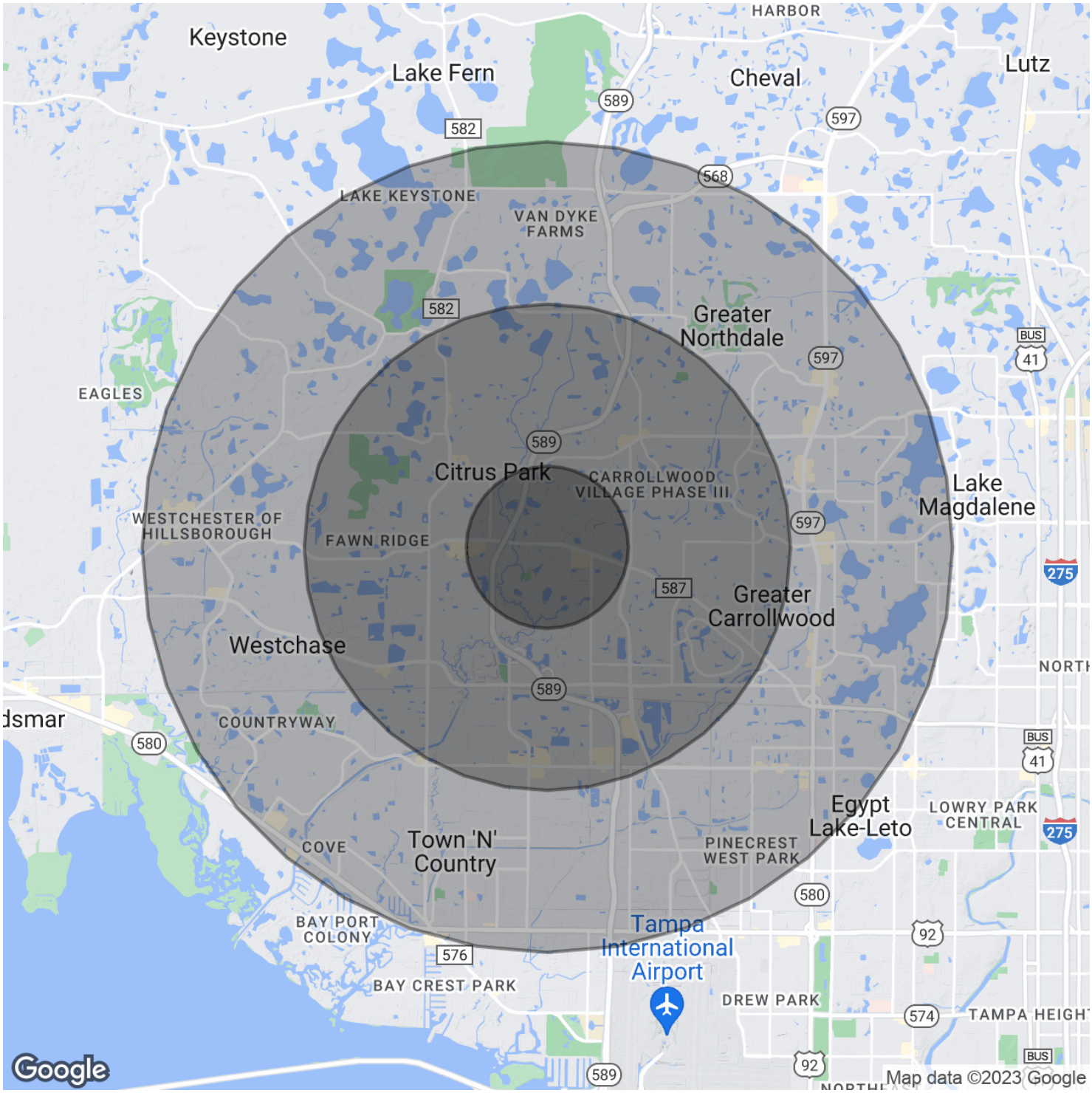
Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,274	77,567	205,383
Average age	32.8	36.9	37.0
Average age (Male)	29.8	35.5	35.4
Average age (Female)	35.0	38.3	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,569	29,442	78,875
# of persons per HH	2.9	2.6	2.6
Average HH income	$62,535	$71,907	$72,510
Average house value	$205,926	$271,205	$255,831

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	36.5%	30.4%	32.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,005	62,632	166,783
% White	77.9%	80.7%	81.2%
Total Population - Black	1,100	7,084	17,848
% Black	10.7%	9.1%	8.7%
Total Population - Asian	361	2,996	8,199
% Asian	3.5%	3.9%	4.0%
Total Population - Hawaiian	67	121	188
% Hawaiian	0.7%	0.2%	0.1%
Total Population - American Indian	28	235	989
% American Indian	0.3%	0.3%	0.5%
Total Population - Other	344	2,746	7,159
% Other	3.3%	3.5%	3.5%

TRAFFIC COUNTS	
Gunn Hwy & Veterans Expressway	31,786/day

** Demographic data derived from 2020 ACS - US Census*

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