



Office Building For Sale

Town 'n' Country Medical Office  
**5935 Webb Rd, Tampa, FL 33615**

For More Information:

813-254-6756 | EXT 11

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Town 'n' Country Medical Office

# 5935 Webb Rd, Tampa, FL 33615

### Executive Summary



### OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	0 SF
Year Built:	2008
Building Size:	5,034 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	53,500

### PROPERTY OVERVIEW

This 5,034 SF medical office condo has recently been leased to a regional primary care group on a new 5 year term (Starting September 1, 2021). The building is located in the Medical Professional Center adjacent to Tampa Community Hospital and features a large reception area and a waiting room capable of accommodating 12-15 patients, with an adjoining patient restroom. There is a multi-person reception office as well as several plumbed exam rooms, private physicians offices, a staff break room, and and previously served as a radiation "Cyberknife" facility and still has a radiation vault in place which the tenant plans to retrofit into a staff break and meeting room" as well as renovating several offices into additional exam rooms. The building has an abundance of power and the center has ample parking, ideal for the high traffic medical user. The tenant is responsible for all interior maintenance and building structure and roof are the responsibility of the association. Tenant pays all pass throughs (Association dues, Taxes, Insurance & Maintenance) 6.51 % Cap (Year 1) - 2% annual escalations

### LOCATION OVERVIEW

Located just off W. Hillsborough Avenue west of the Veterans Express, offering easy access to surrounding areas.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

3

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4

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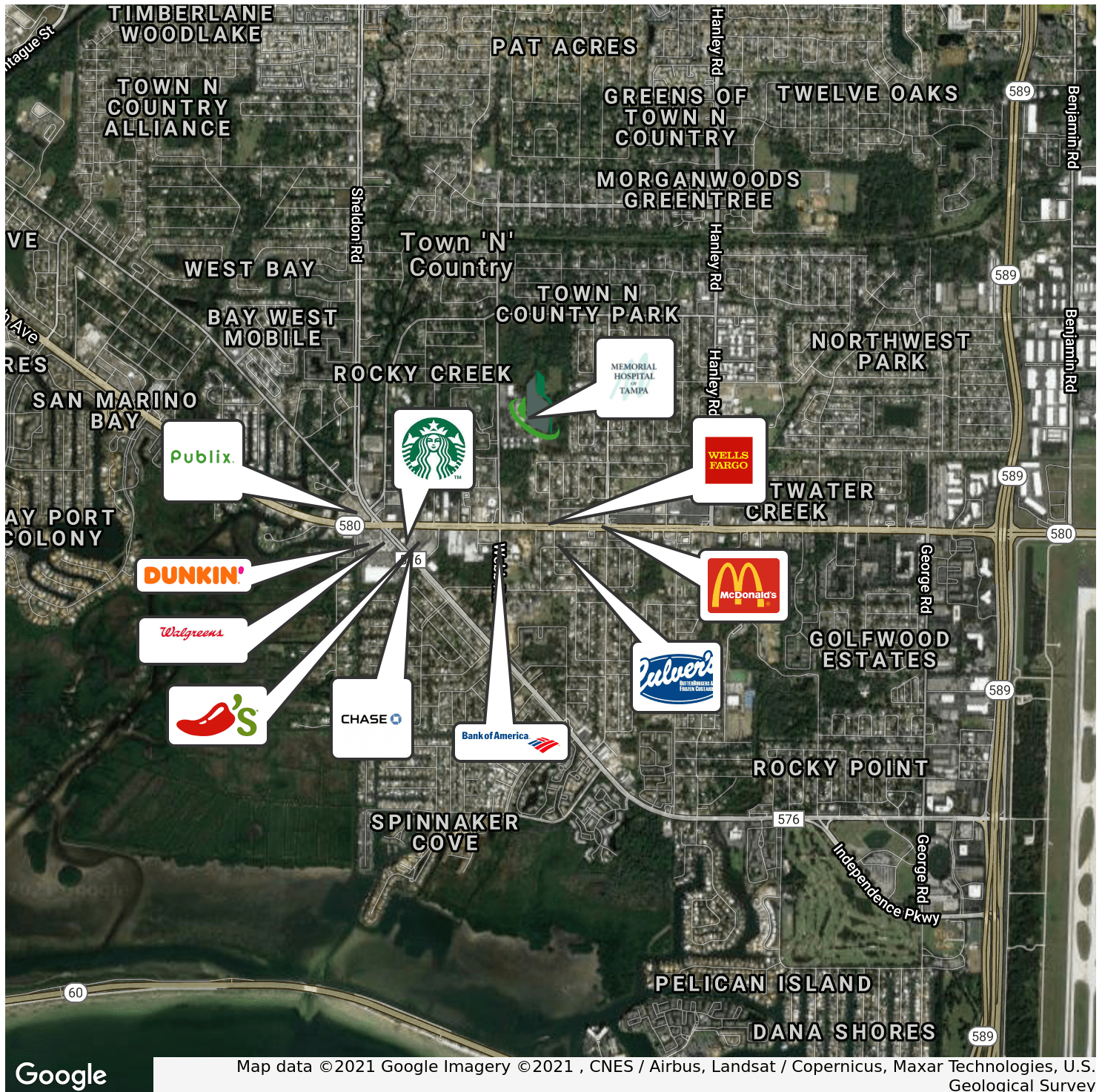




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Retailer Map



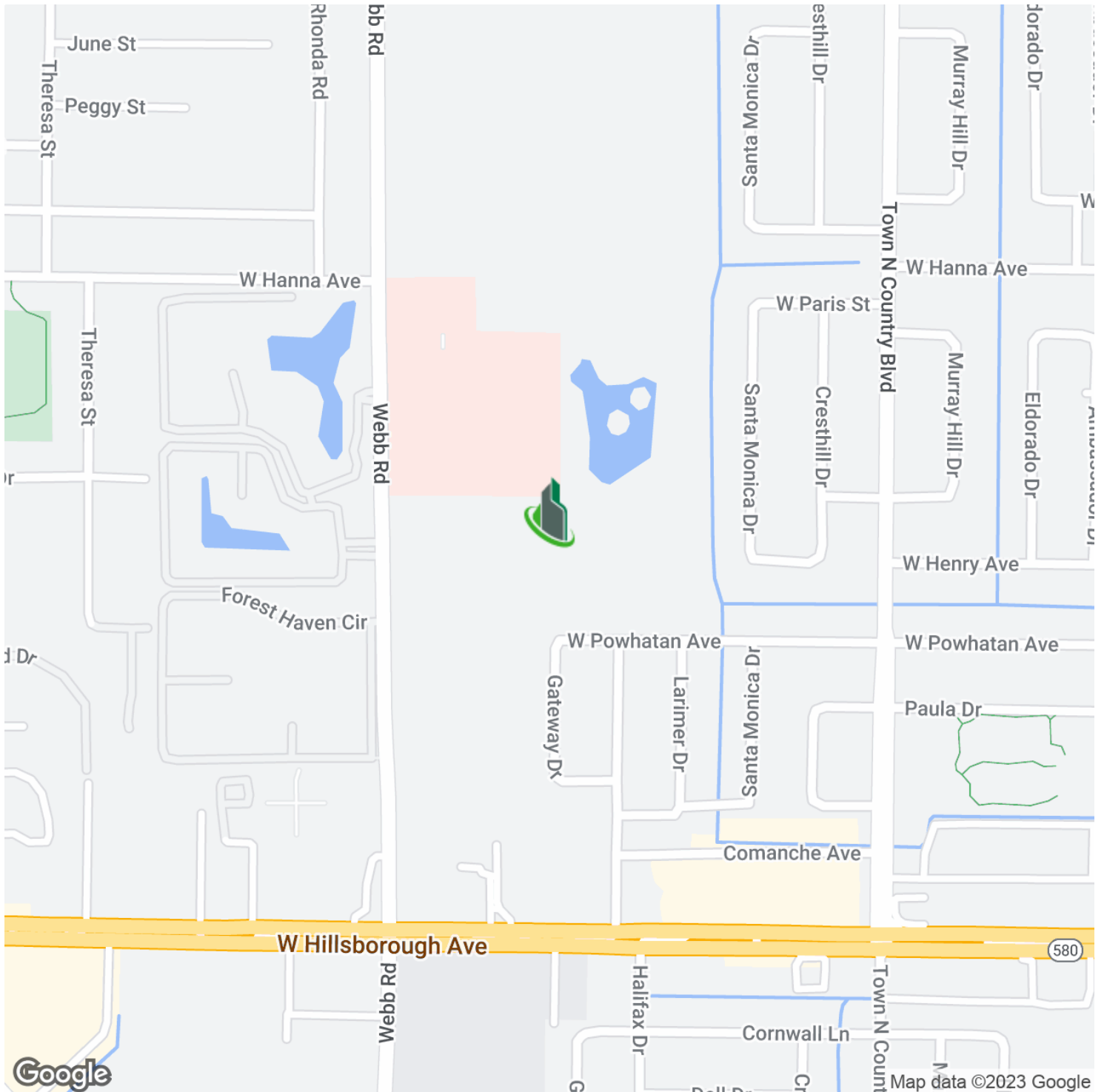




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7

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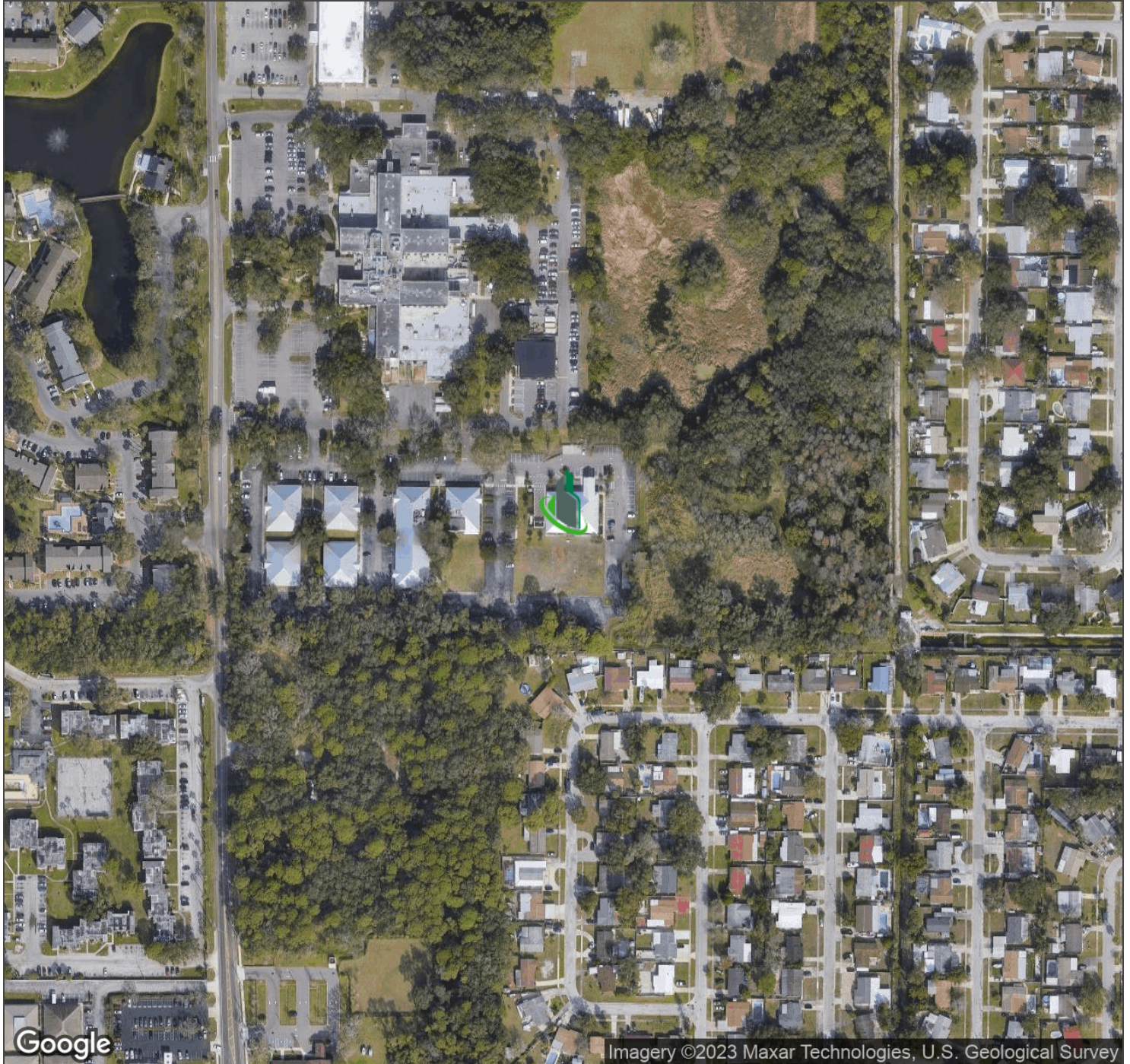




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Aerial Map



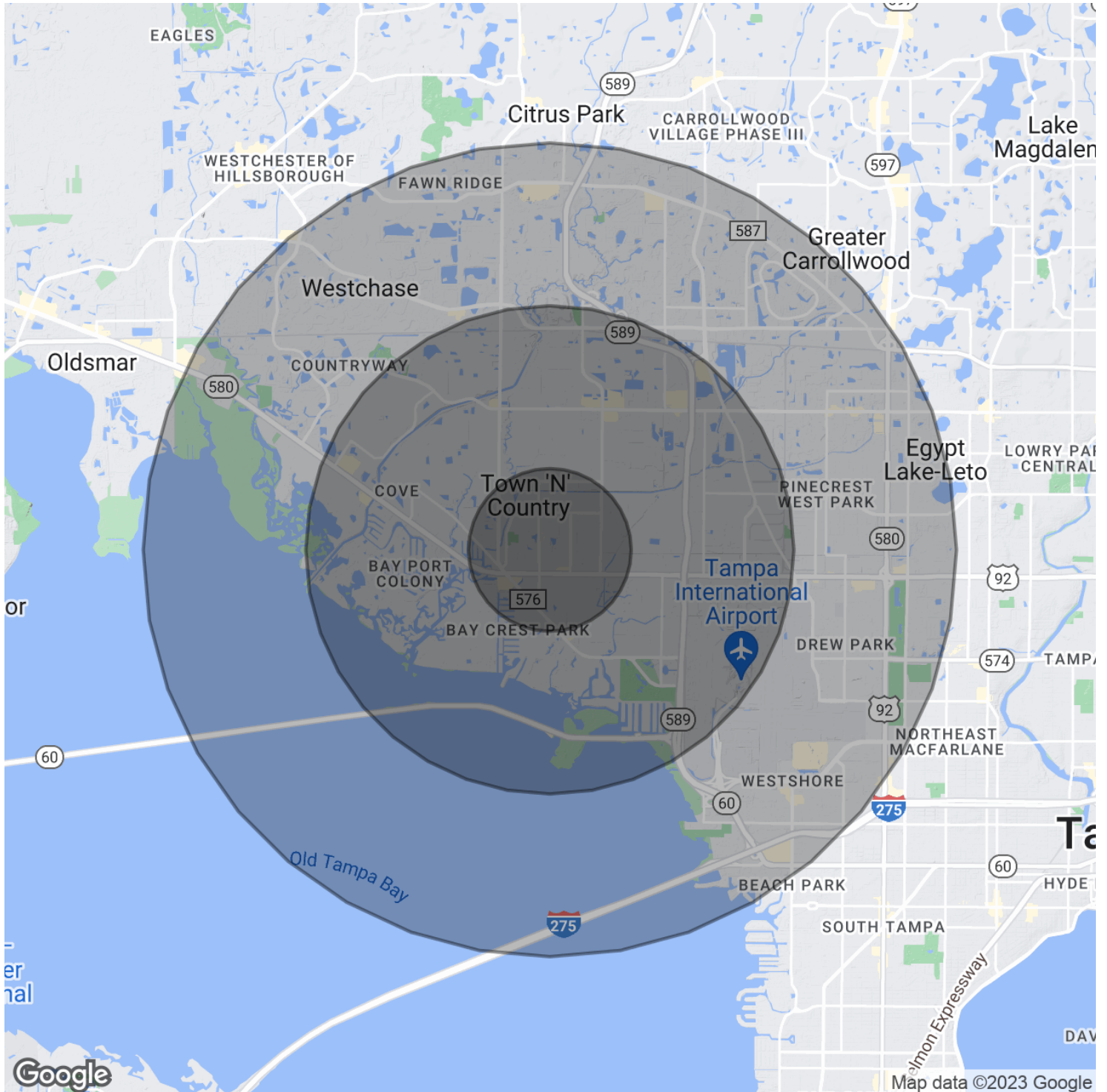




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Demographics Map & Report



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9

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## Town 'n' Country Medical Office

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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,170	76,089	158,060
Average age	35.4	35.2	35.3
Average age (Male)	34.0	34.7	33.9
Average age (Female)	36.8	35.9	36.4

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,529	30,691	62,082
# of persons per HH	2.6	2.5	2.5
Average HH income	\$57,522	\$58,733	\$62,452
Average house value	\$227,061	\$214,673	\$221,669

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	40.4%	40.2%	40.4%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,127	59,192	123,442
% White	78.5%	77.8%	78.1%
Total Population - Black	1,610	8,360	16,742
% Black	11.4%	11.0%	10.6%
Total Population - Asian	395	2,276	6,012
% Asian	2.8%	3.0%	3.8%
Total Population - Hawaiian	0	0	41
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	84	634	953
% American Indian	0.6%	0.8%	0.6%
Total Population - Other	576	3,909	7,108
% Other	4.1%	5.1%	4.5%

#### TRAFFIC COUNTS

Webb Rd & W Hillsborough Ave	53,500/day
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*\* Demographic data derived from 2020 ACS - US Census*

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Floor Plans



It turns out, you don't have any Plans Published!

(be sure to add floor plans in the [Property Edit Form](#))





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Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))