



Office Building For Sale

Town 'n' Country Medical Office
5931 Webb Rd, Tampa, FL 33615

For More Information:

813-254-6756 | EXT 11

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	Negotiable
Lot Size:	o SF
Year Built:	2006
Building Size:	4,869 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	53,500

PROPERTY OVERVIEW

This 4,869 SF medical office condo is located in the Medical Professional Center adjacent to Tampa Community Hospital. The building features a large reception area and a waiting room capable of accommodating 20 patients with an adjoining patient restroom. There is a four person reception office and adjacent file room, as well as several plumbed exam rooms, private physicians offices, and a ventilated lab area / medical waste closet / cerrobend process room. To the rear of the space is a large staff breakroom and there is a centralized nursing station currently used for CAT scan / clinical cancer treatment and a film processing room, as well as a shielded "maze" which could be repurposed for exam rooms or additional staff office. The building has an abundance of power and the center has ample parking, ideal for the high traffic medical user.

*Also available for lease

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

3

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4

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5

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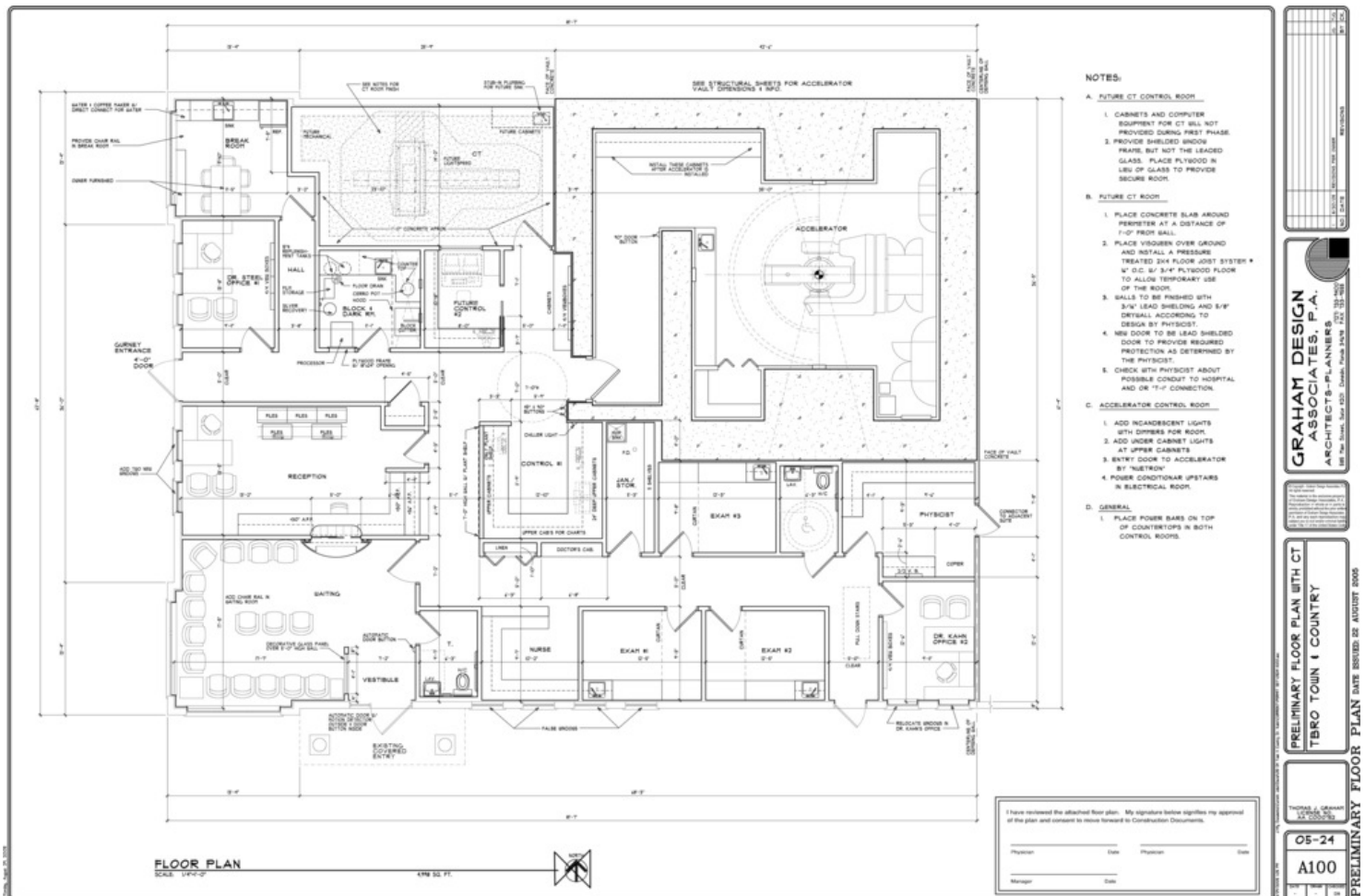




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Floor Plan



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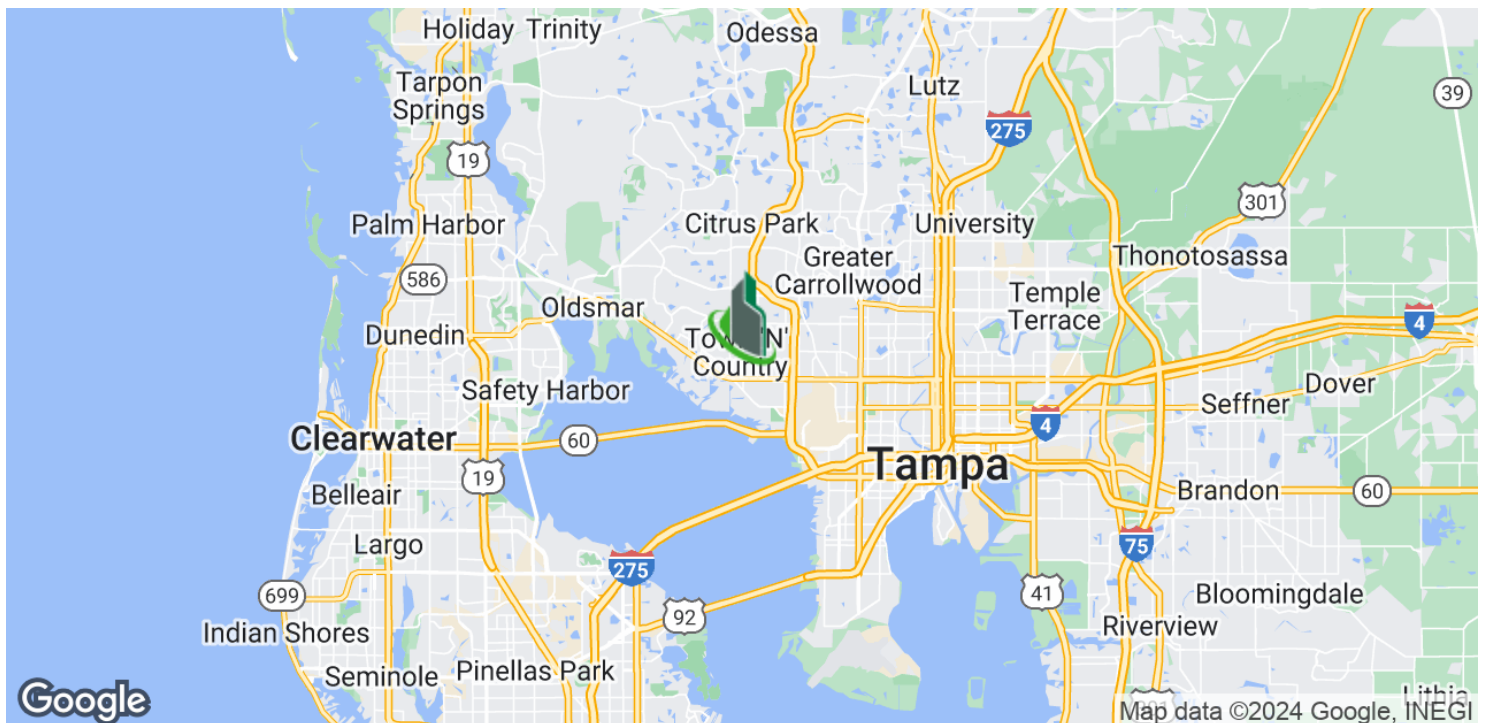
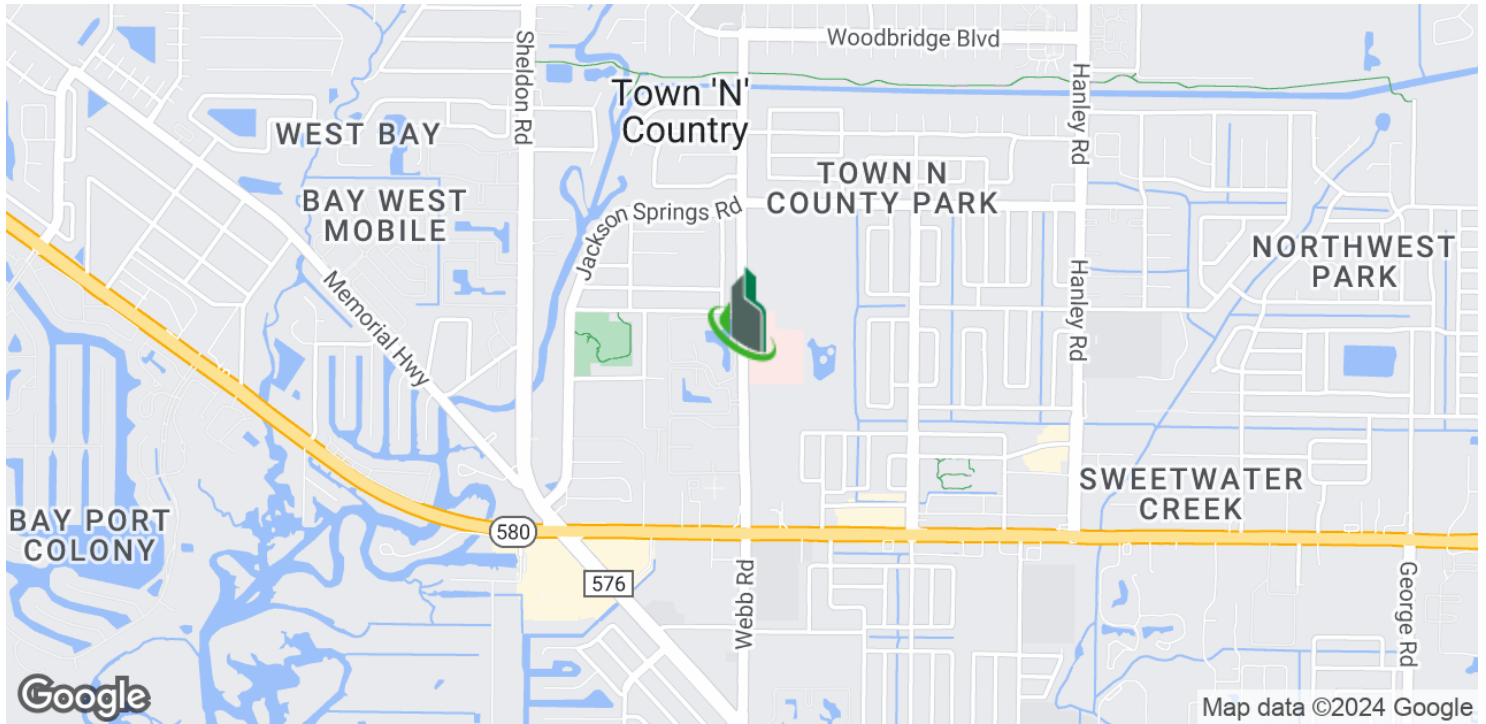
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Location Map



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7

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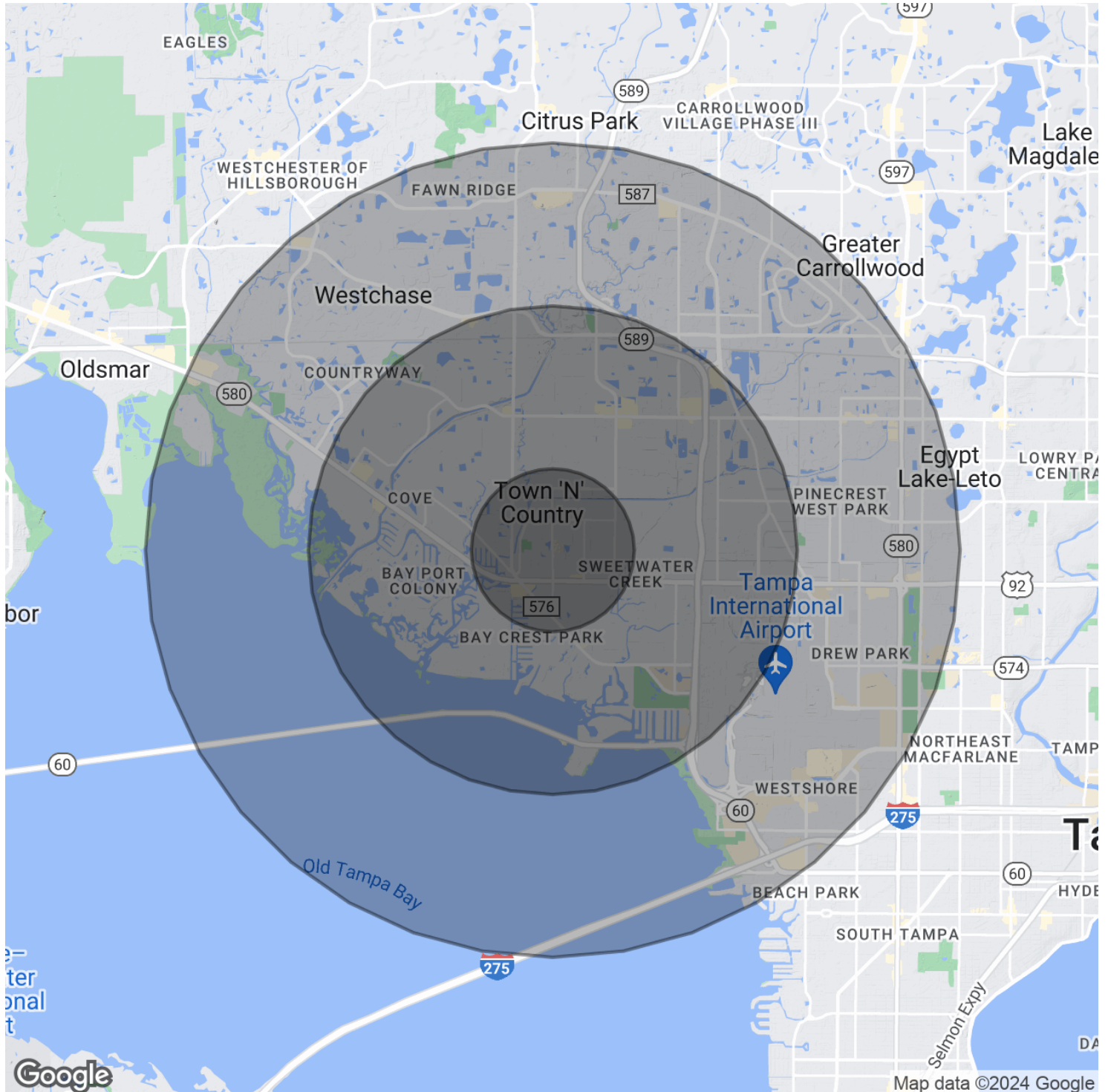




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Demographics Map & Report



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8

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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,804	76,581	155,993
Average age	35.4	35.2	35.3
Average age (Male)	34.5	34.6	34.0
Average age (Female)	36.4	36.0	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,761	30,861	61,124
# of persons per HH	2.6	2.5	2.6
Average HH income	\$57,495	\$59,247	\$62,914
Average house value	\$230,751	\$216,354	\$223,522

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	39.5%	39.8%	40.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,648	59,659	121,986
% White	78.7%	77.9%	78.2%
Total Population - Black	1,675	8,362	16,519
% Black	11.3%	10.9%	10.6%
Total Population - Asian	419	2,329	5,936
% Asian	2.8%	3.0%	3.8%
Total Population - Hawaiian	0	0	42
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	93	638	885
% American Indian	0.6%	0.8%	0.6%
Total Population - Other	598	3,861	6,988
% Other	4.0%	5.0%	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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