



Office Building For Sale

Town 'n Country Medical Office
5929 Webb Rd, Tampa, FL 33615

For More Information:

813-254-6756 | EXT

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





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Executive Summary



OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	N/A
Year Built:	2006
Building Size:	1,464 SF
Zoning:	PD - Planned Development

PROPERTY OVERVIEW

This beautiful, 1,464 SF Town 'n' Country Medical Office Condo is located in the Medical Professional Center adjacent to Tampa Community Hospital. The space has a 12 to 15 person waiting room, a reception office with two workstations and additional cabinetry, as well as a staff office adjacent to reception office that contains three more workstations. To the rear of the reception office is a medical storage closet and filing room. As you enter through the hallway from from the waiting room, there is a patient restroom immediately to the right, as well as 4 plumbed exam rooms and a lab area as you proceed down the hallway. The private practitioners office is at the rear of the space and has its own en suite restroom and sits adjacent to a staff break room and an additional private staff restroom. The developers of this well managed association spared no expense as the buildings were built with concrete block, metal roofs, and the grounds are well manicured. This center has ample parking and is ideal for the high traffic medical user in a densely populated demographic area surrounded by a host of other complementary medical practitioners.

Monthly Condo Fee: \$526.26

*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

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Property Webpage: www.properties.baystreetcommercial.com/890977-lease

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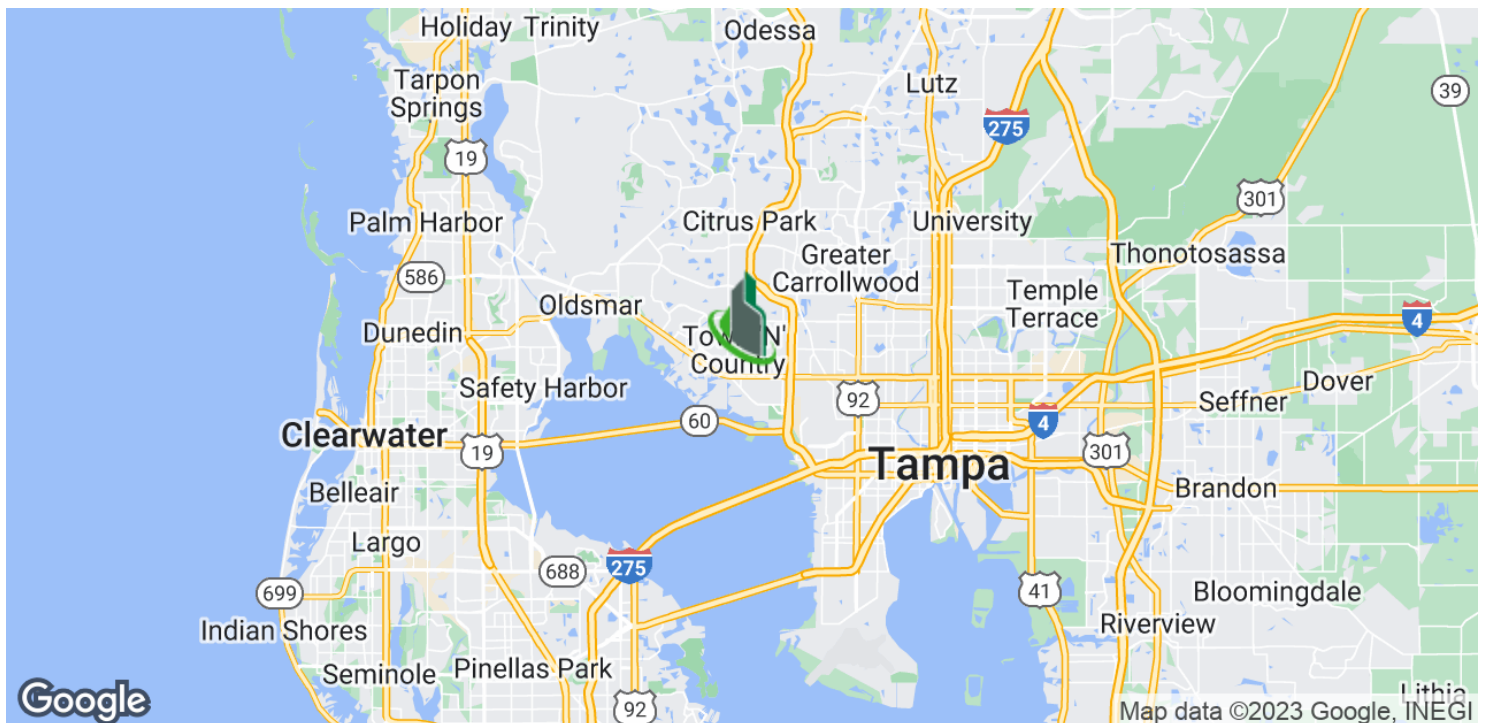




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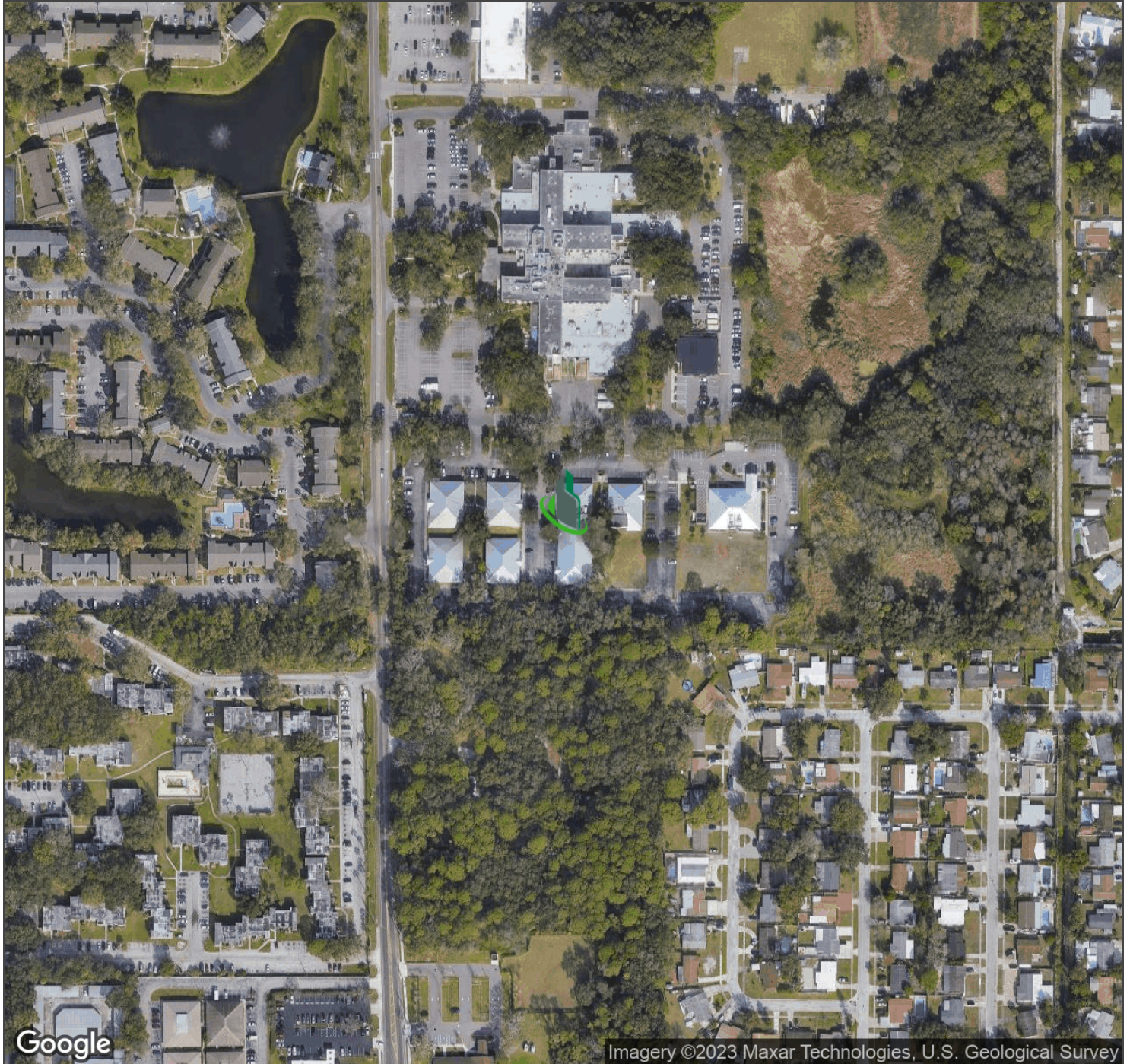




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Aerial Map

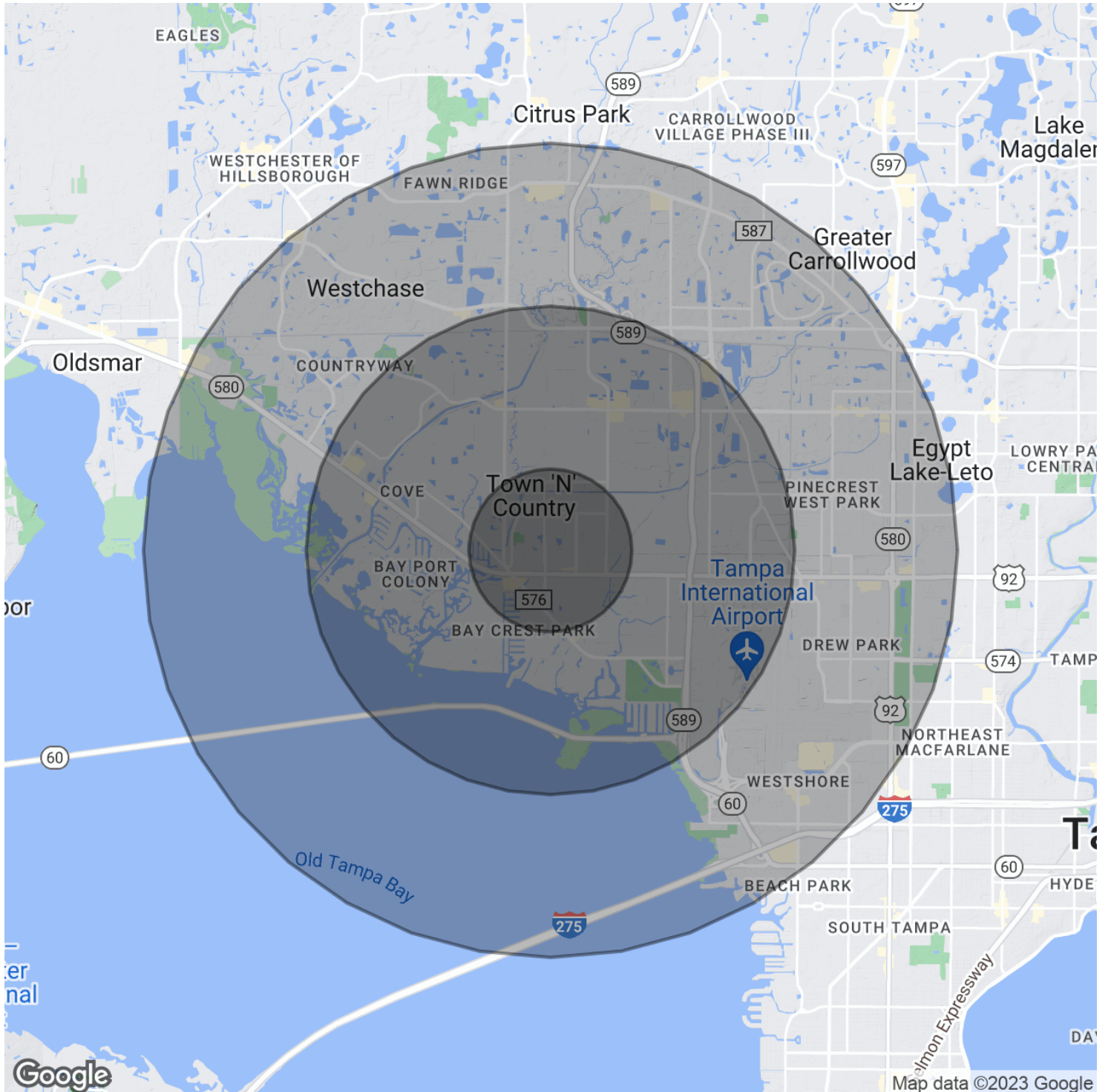




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Demographics Map & Report





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,797	76,547	155,945
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	5,760	30,839	61,104
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$57,517	\$59,206	\$62,916
Average House Value	\$230,682	\$216,115	\$223,545

ETHNICITY (%)

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

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,645	59,631	121,938
% White	78.7%	77.9%	78.2%
Total Population - Black	1,672	8,358	16,521
% Black	11.3%	10.9%	10.6%
Total Population - Asian	419	2,326	5,934
% 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	639	884
% American Indian	0.6%	0.8%	0.6%
Total Population - Other	597	3,862	6,989
% 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*