



Office Building For Sale

Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

For More Information:

813-254-6756 | EXT

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

Scott Shimberg | scott@baystreetcommercial.com





Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	3,200 SF
Year Built:	2007
Building Size:	3,000 SF
Zoning:	MPUD - Master Planned Unit Development
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	33,500

PROPERTY OVERVIEW

LOCATION OVERVIEW

Located in Wesley Chapel just west of Bruce B. Downs Blvd, east of I-75 and north of SR 56, offering easy access to surrounding areas.



Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

3

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com





Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

4

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com

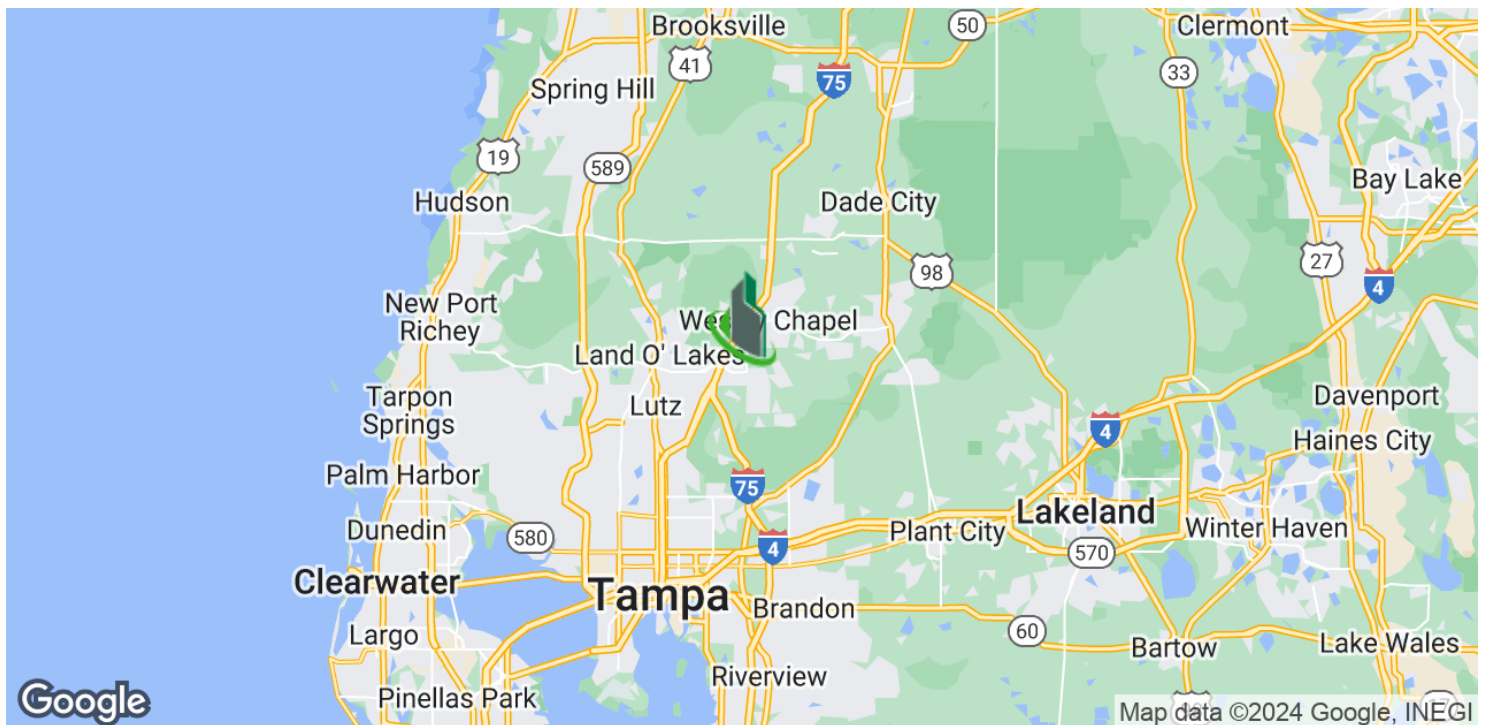




Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Location Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

5

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com

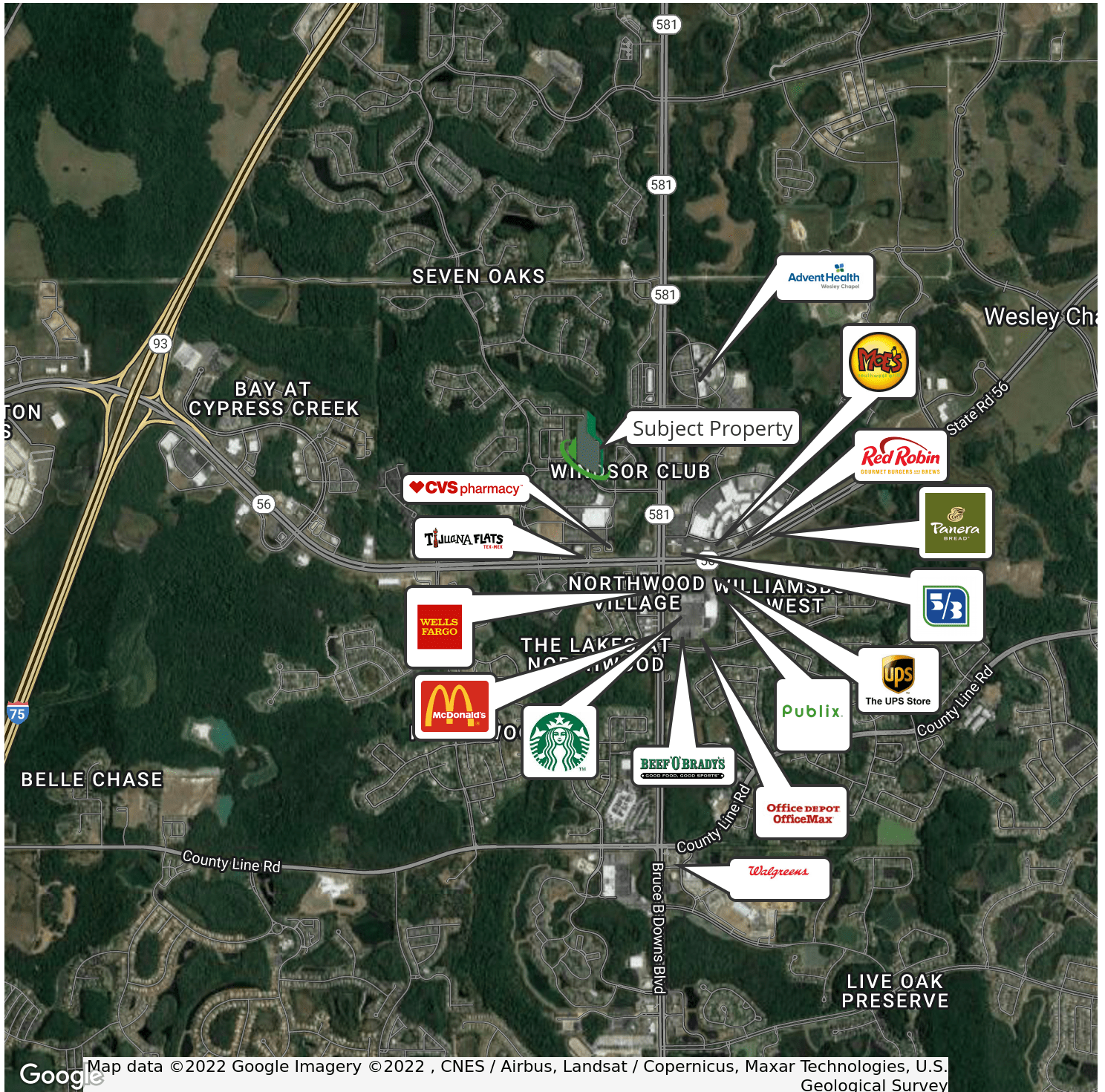




Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Retailer Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

6

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com

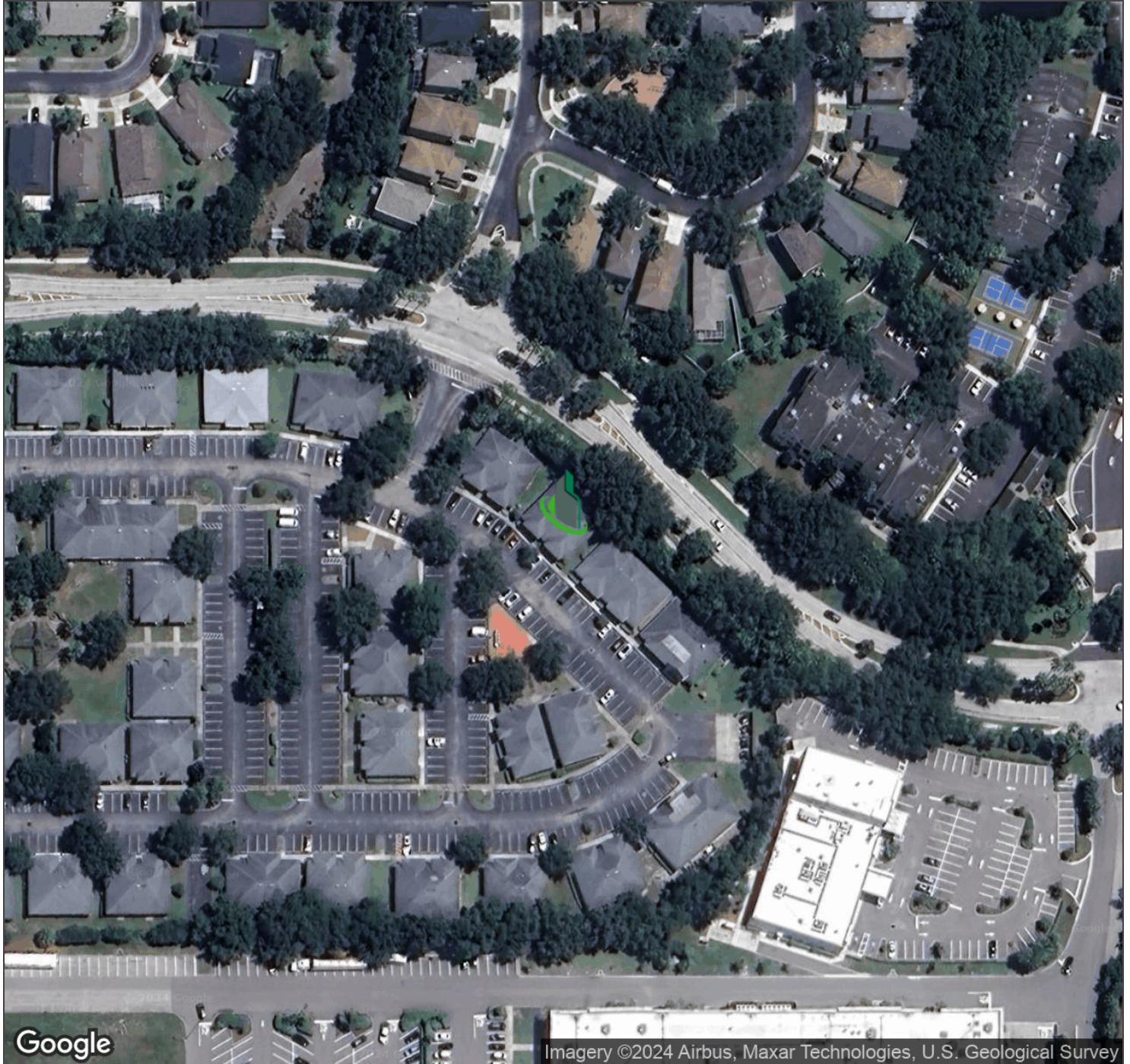




Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Aerial Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

7

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com

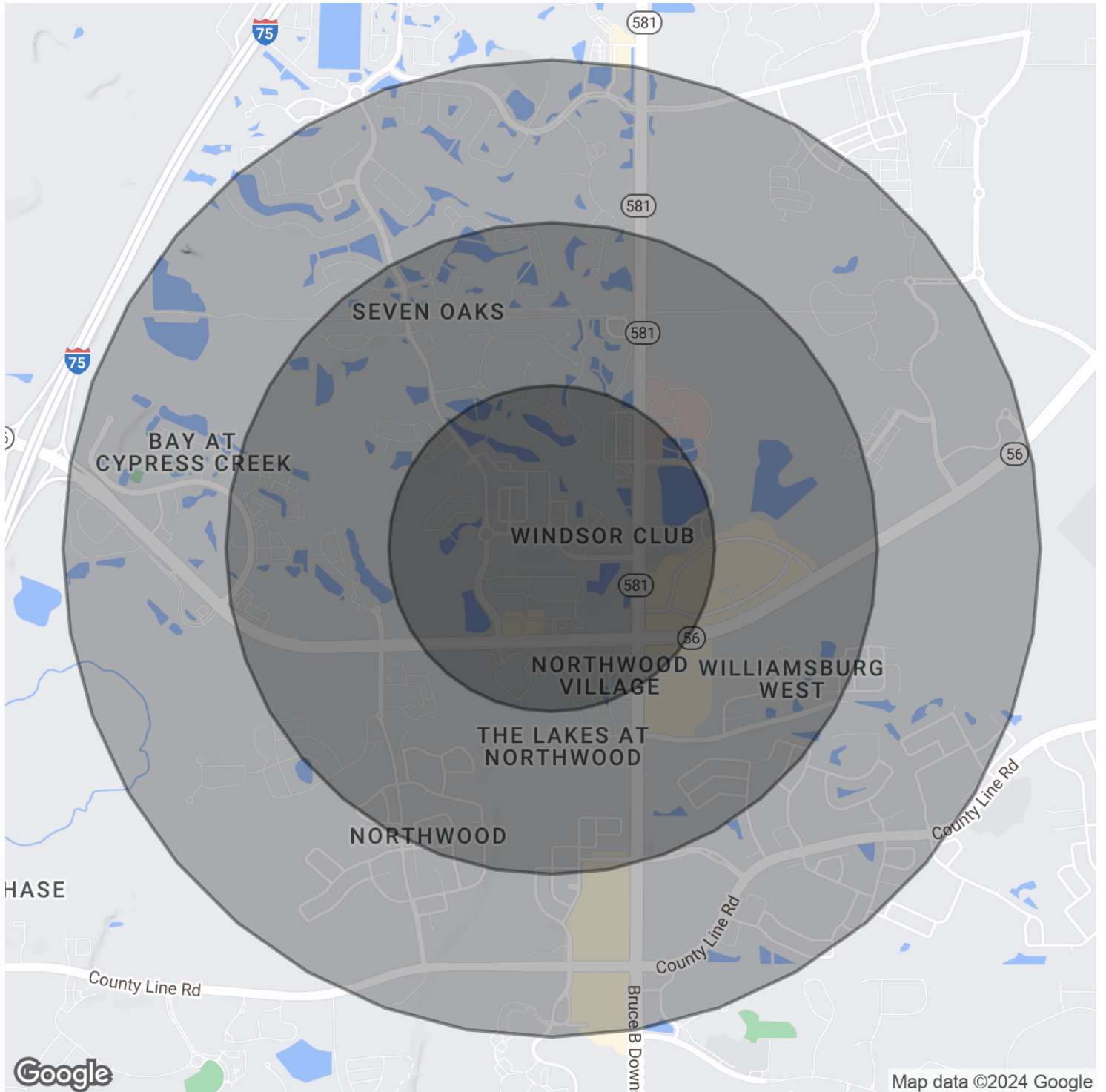




Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Demographics Map & Report





Wesley Chapel Professional / Medical Office

27724 Cashford Cir, Wesley Chapel, FL 33544

Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,438	5,815	12,105
Average Age	36.0	36.2	36.4
Average Age (Male)	37.2	36.0	35.4
Average Age (Female)	36.3	37.3	37.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	563	2,172	4,438
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$114,177	\$110,522	\$108,289
Average House Value	\$1,006,070	\$543,143	\$531,780

ETHNICITY (%)

	0.5 MILES	1 MILE	1.5 MILES
Hispanic	28.3%	25.6%	23.2%

RACE

	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,058	4,259	8,749
% White	73.6%	73.2%	72.3%
Total Population - Black	125	457	1,024
% Black	8.7%	7.9%	8.5%
Total Population - Asian	48	413	1,038
% Asian	3.3%	7.1%	8.6%
Total Population - Hawaiian	0	5	10
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	1	11	21
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	48	189	343
% Other	3.3%	3.3%	2.8%

TRAFFIC COUNTS

Cashford Cir & Bruce B Downs Blvd	33,500/day
-----------------------------------	------------

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

For More Information:

813-254-6756 | EXT

Property Webpage: www.properties.baystreetcommercial.com/1082283-lease

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

Scott Shimberg | scott@baystreetcommercial.com