



Office Building For Sale

Wesley Chapel Medical Office

2309 Crestover Ln, Wesley Chapel, FL 33544

For More Information:

813-254-6756 | EXT 26

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





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	5,000 SF
Year Built:	2019
Building Size:	5,000 SF
Zoning:	MPUD
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	76,000

PROPERTY OVERVIEW

5,000 SF medical office located in Cypress Ridge Professional Center just off SR 56 with 76,000 average vehicles per day. Surrounded by new residential development and an abundance of new retail, this 2019 constructed building has an 20+ seat waiting room with an attached ADA patient restroom, 5 station reception office and attached medical records file room. Four person nursing station with extensive supply cabinetry. One physician office adjacent to the nursing station. Additional open staff area could be converted to a private office or exam room. The building features a plumbed CT room and monitoring/control room with attached consultation room and a large open center vault with interior plumbing that could be repurposed as an operating room, conference room, or large procedure room. Three additional plumbed exam rooms, data room, and a large rear staff office with 7 work stations. Additional staff ADA restroom adjacent to the staff break room houses a storage closet with mop basin sink and water heater. The building was completed in 2019 with higher-end interior finishes as a radiation treatment center and has considerable 3 phase power capacity. Property will be deed restricted, prohibiting human radiation treatment for 10 years upon sale, but is well designed for a variety of medical uses. Animal radiation treatment will be allowable.

Quarterly Condo Fee: \$2,000 - Covers all common area expenses, garbage pickup, lawn care, landscaping maintenance, water (no individual building meters), electric, liability insurance, master association fees, management fees, common area repairs, parking lot maintenance; striping and sealing



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Available Spaces



LEASE RATE:

-

TOTAL SPACE:

-

LEASE TYPE:

-

LEASE TERM:

-

SPACE

SPACE USE

LEASE RATE

LEASE TYPE

SIZE (SF)

TERM

COMMENTS



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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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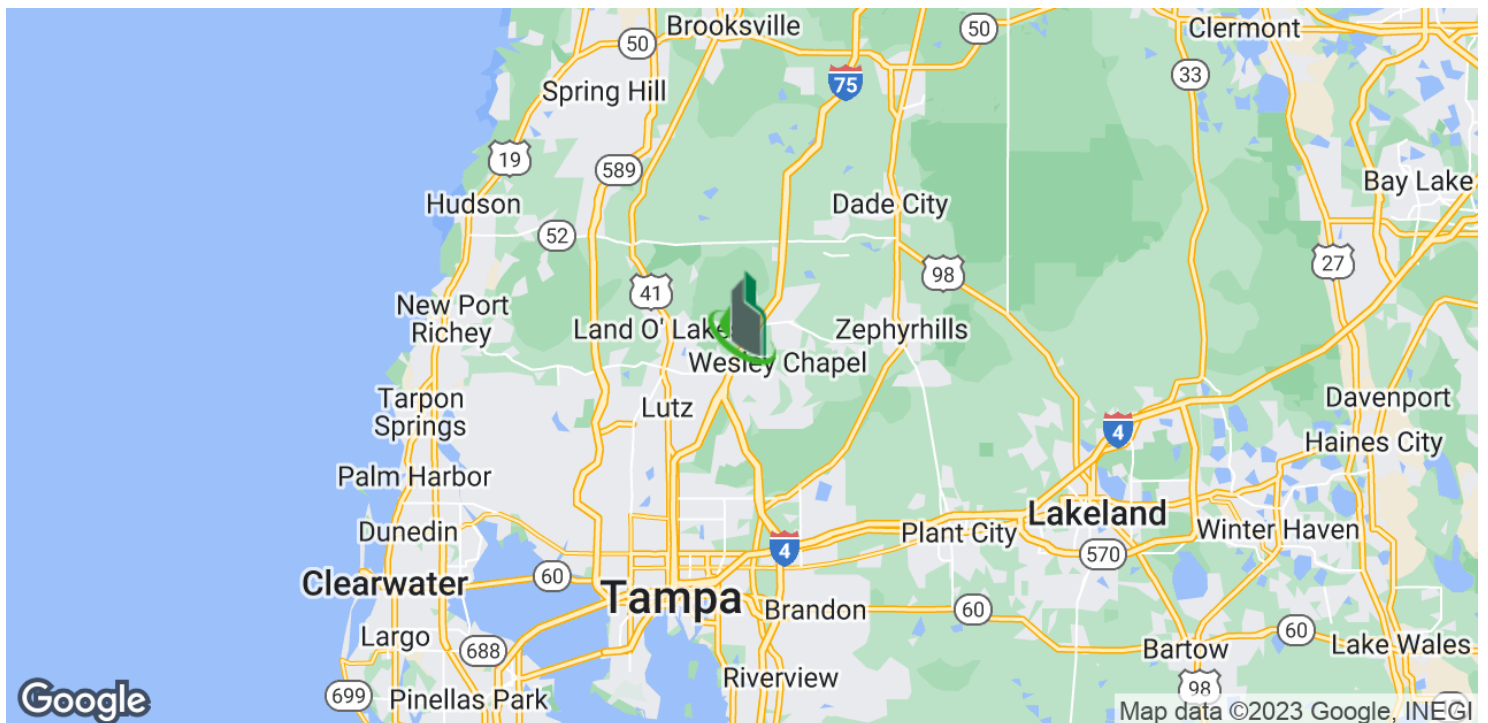
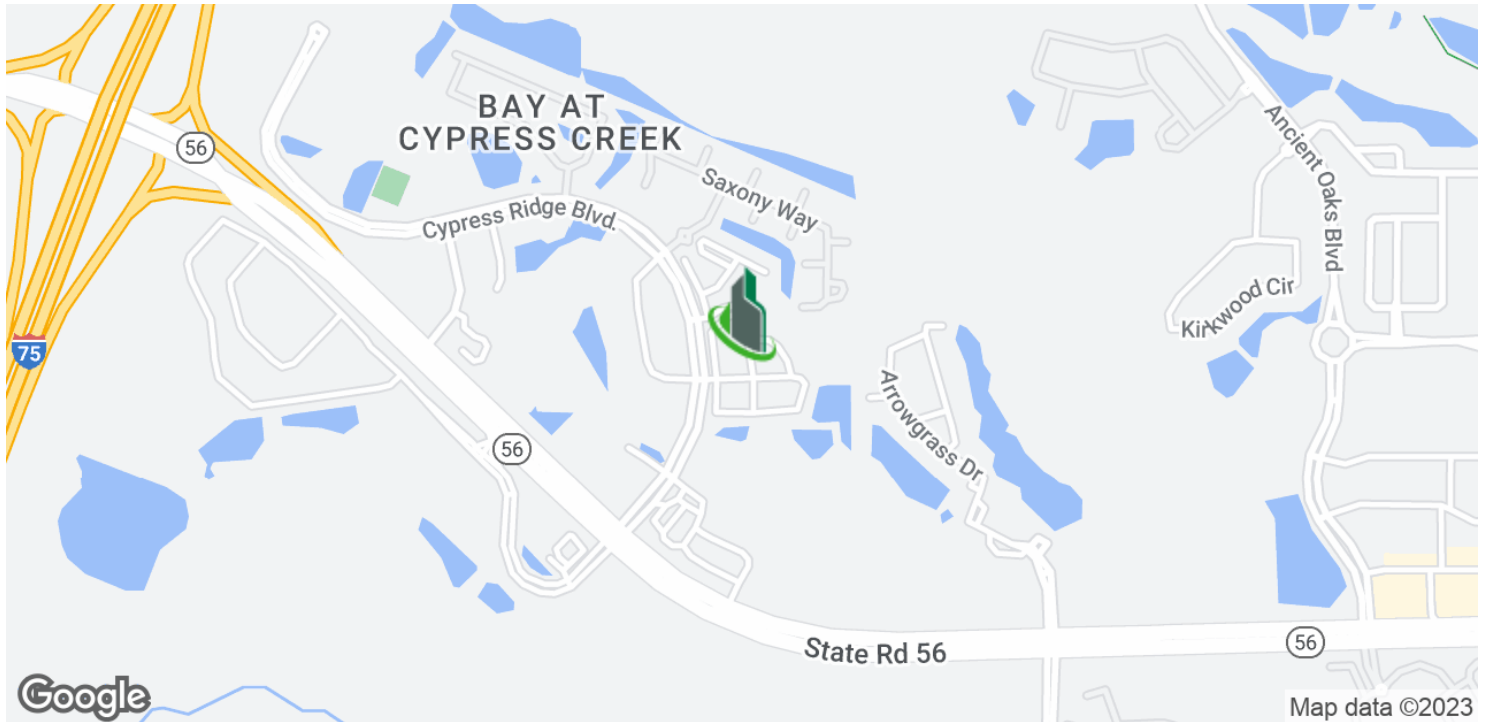




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Location Map

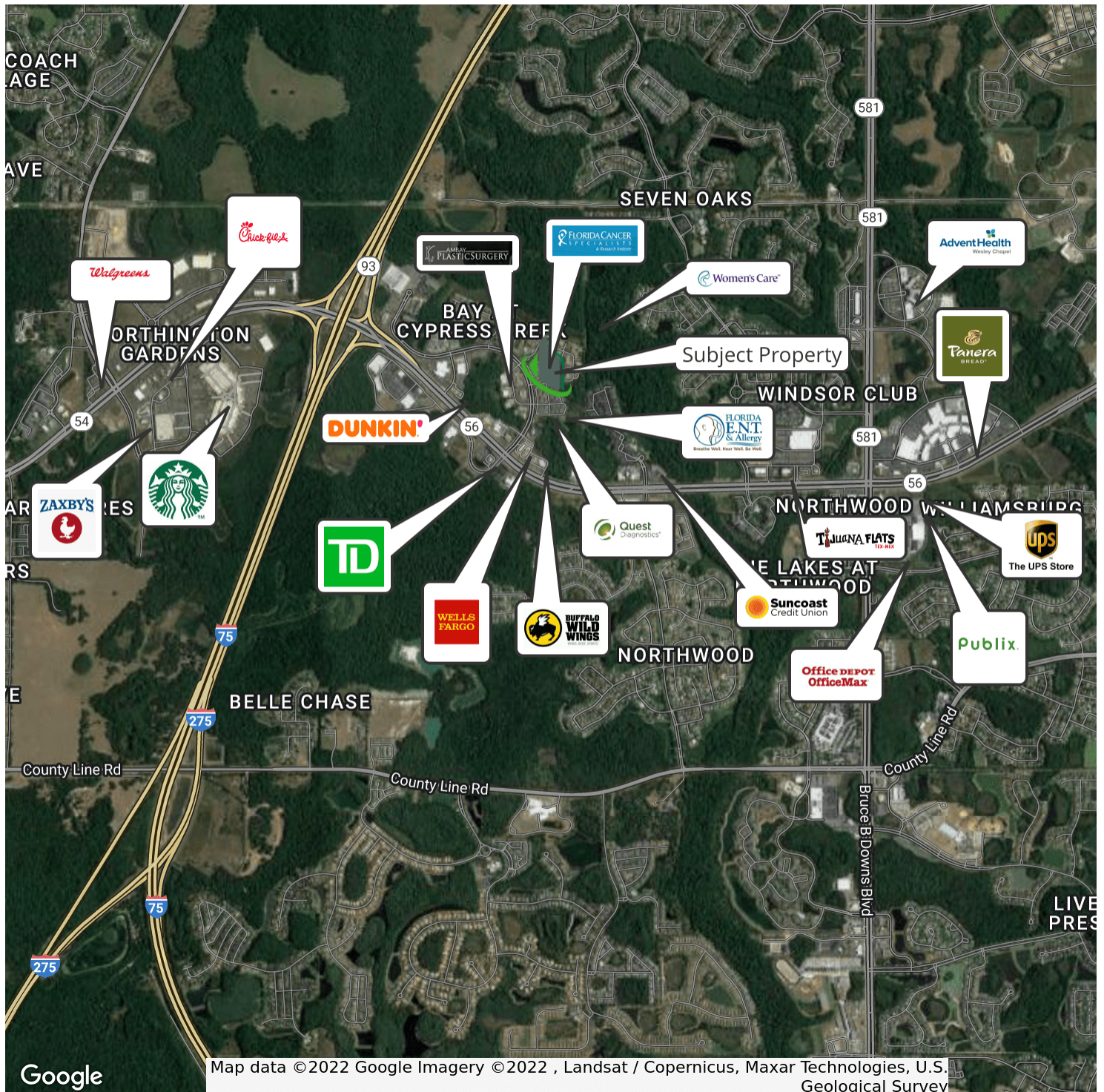




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Retailer Map



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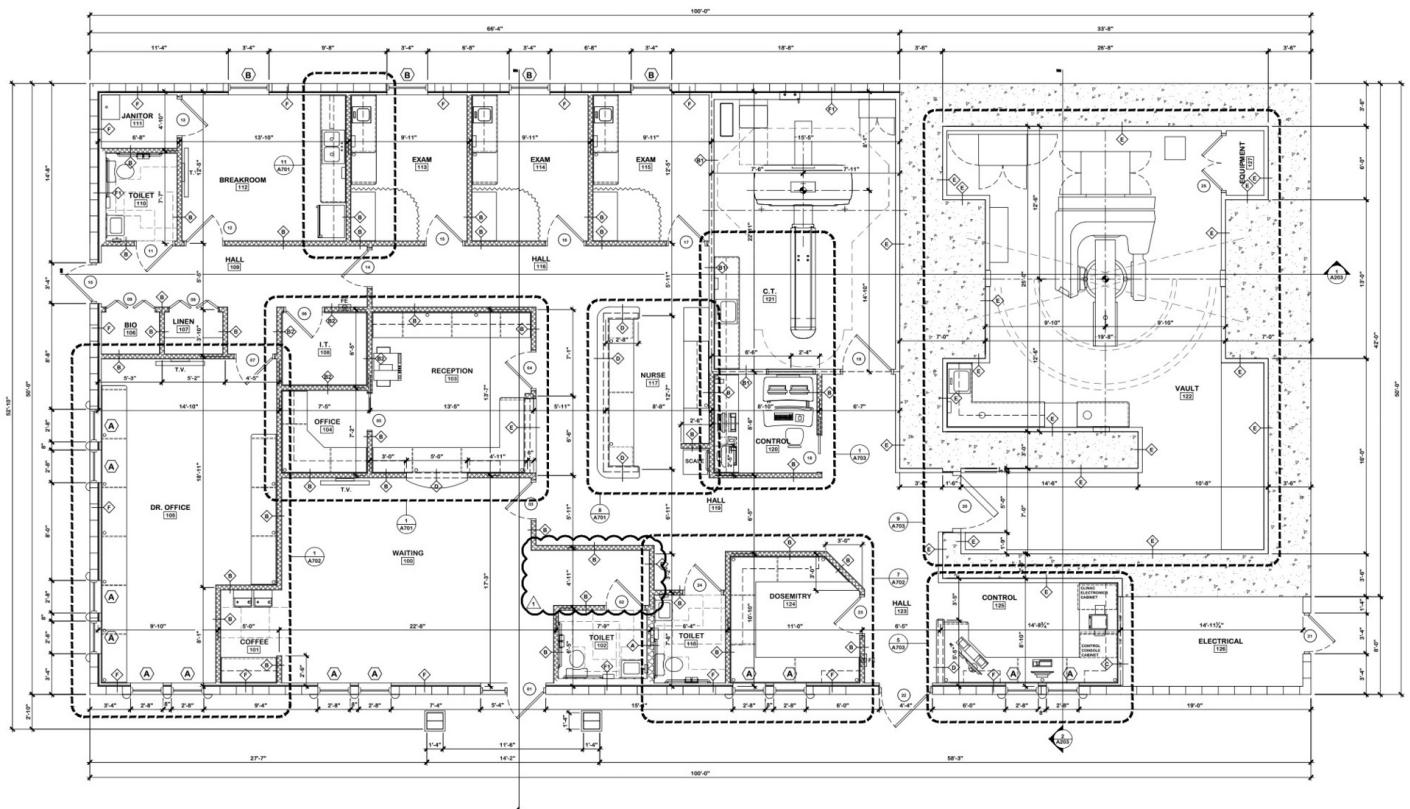


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Floor Plan

VIDEO TOUR

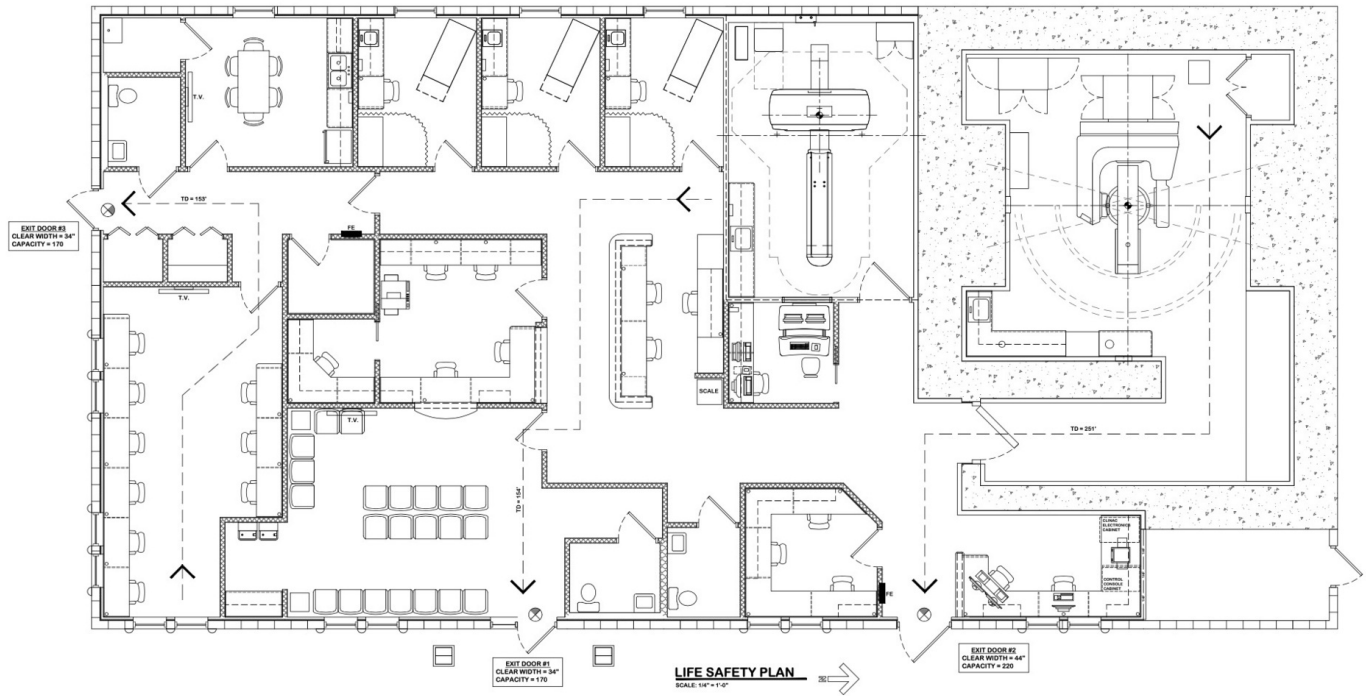




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Life Safety Plan



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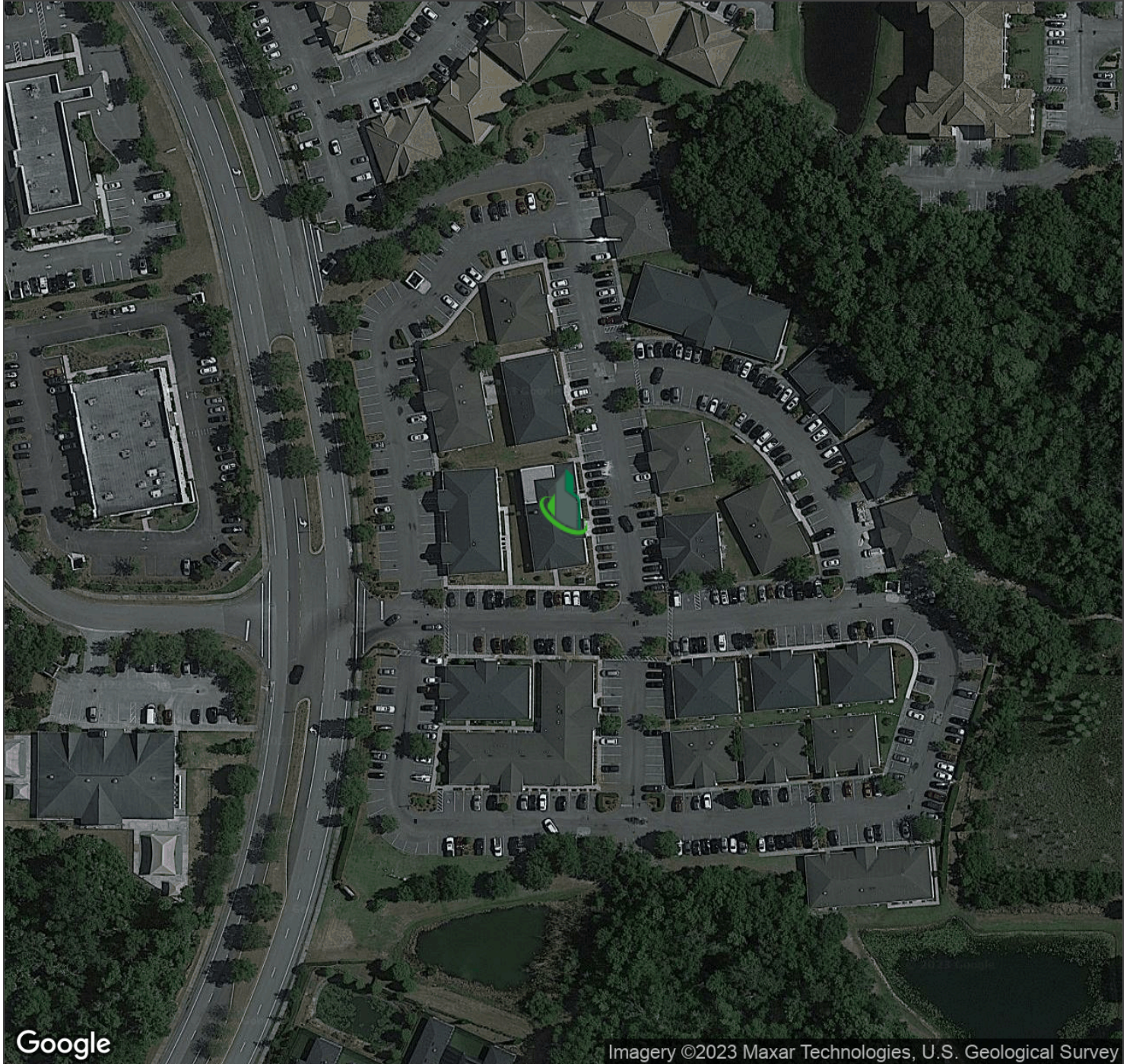
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Aerial Map

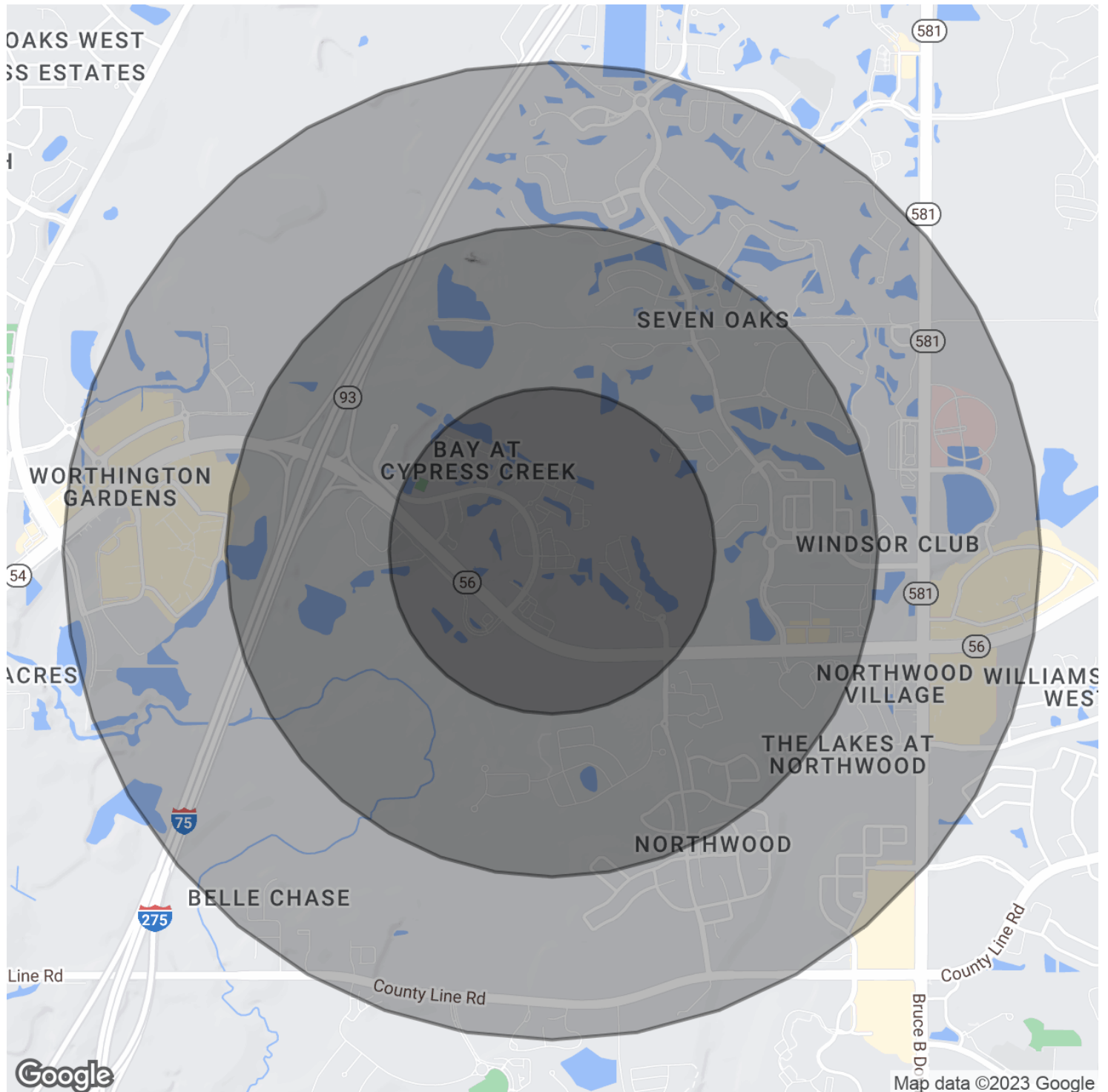




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,722	6,392	11,908
Average Age	36.2	35.9	36.1
Average Age (Male)	37.3	35.8	35.1
Average Age (Female)	36.4	36.7	37.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	670	2,378	4,349
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$113,349	\$110,024	\$108,517
Average House Value	\$344,595	\$327,975	\$309,460

ETHNICITY (%)

	0.5 MILES	1 MILE	1.5 MILES
Hispanic	28.5%	27.0%	23.9%

RACE

	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,278	4,659	8,685
% White	74.2%	72.9%	72.9%
Total Population - Black	134	456	870
% Black	7.8%	7.1%	7.3%
Total Population - Asian	75	519	1,105
% Asian	4.4%	8.1%	9.3%
Total Population - Hawaiian	1	8	14
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	2	17	31
% American Indian	0.1%	0.3%	0.3%
Total Population - Other	64	247	408
% Other	3.7%	3.9%	3.4%

TRAFFIC COUNTS

Crestover Ln & Cypress Ridge Blvd	76,000/day
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** Demographic data derived from 2020 ACS - US Census*

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