



Office Building For Sale

Citrus Park Medical / Dental Office

6538 Gunn Hwy, Tampa, FL 33625

For More Information:

813-531-7468 | EXT

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

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$539,000
Price / SF:	\$180.57
Lot Size:	2,873 SF
Year Built:	2002
Building Size:	2,985 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

This one story, 2,985 sf medical / dental office is located in the highly desirable Citrus Park area. Currently home to an orthodontist, the building includes a 20 person waiting room and children's game room, a patient restroom, a 5-station reception and nursing island, a triage / billing office adjacent to reception area, a private doctor's office with private restroom, kitchen / break room with staff restroom, x-ray room, compressor & equipment room, 5 station open operatories, lab area, storage / data closet with finished attic space, 1 oversized consultation room, and 1 plumbed operatory / sedation room.

LOCATION OVERVIEW

Located in the Citrus Park area of Tampa, just east of the on-ramp to Veterans Expressway (589) and Sheldon Road, offering quick access to all areas surrounding Tampa.



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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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Additional Photos





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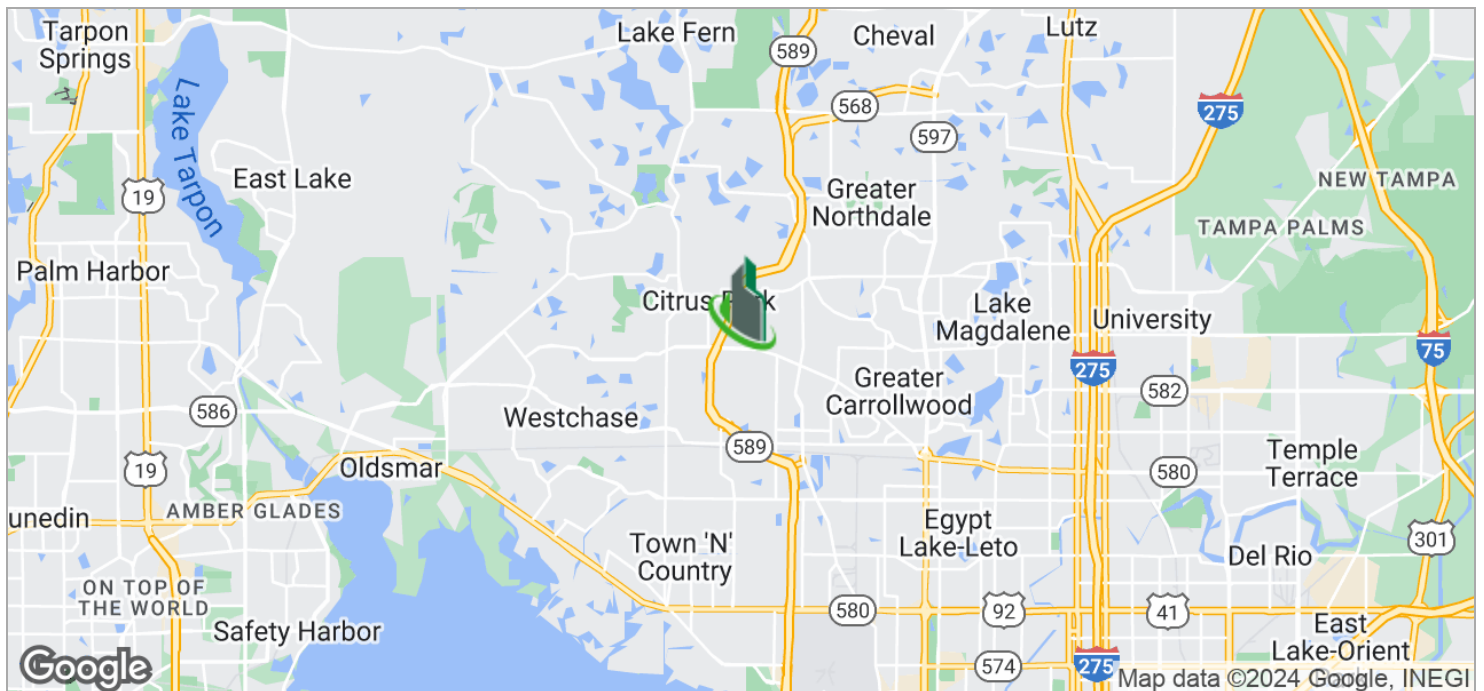
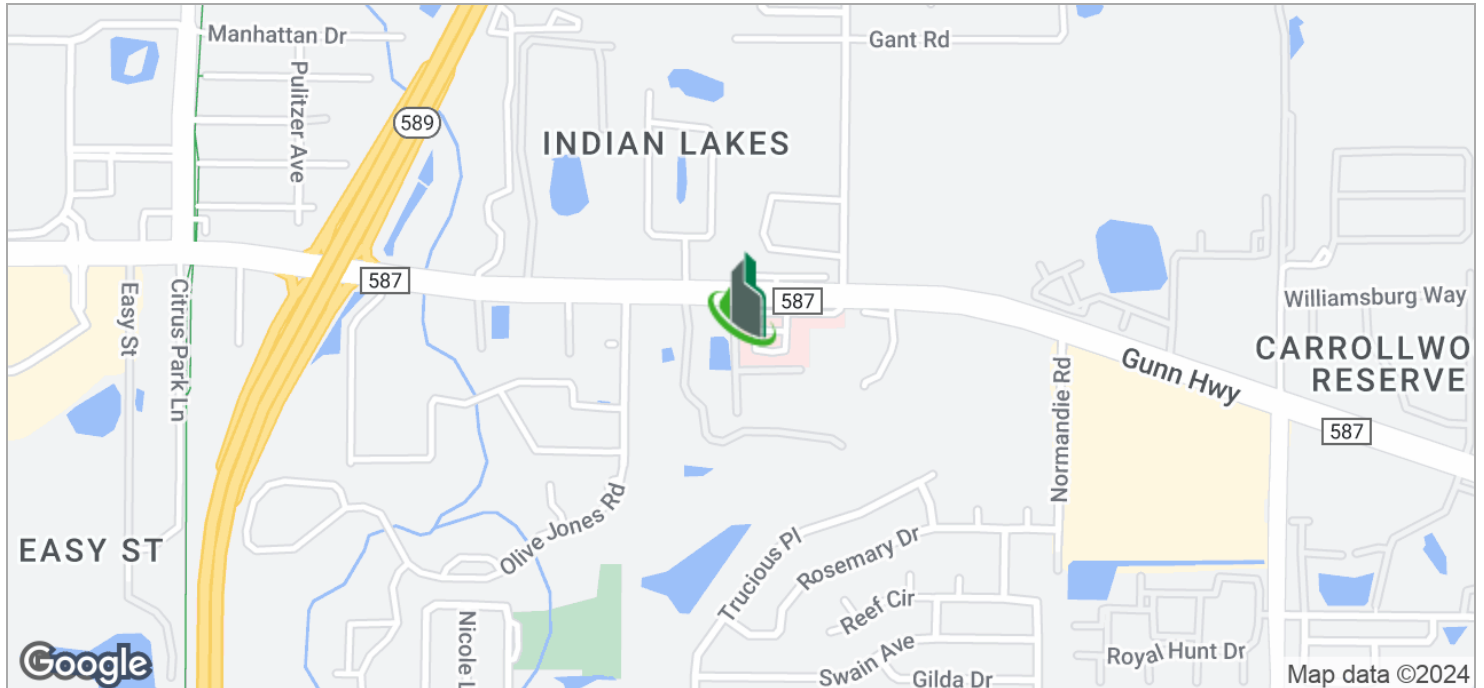




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Location Maps



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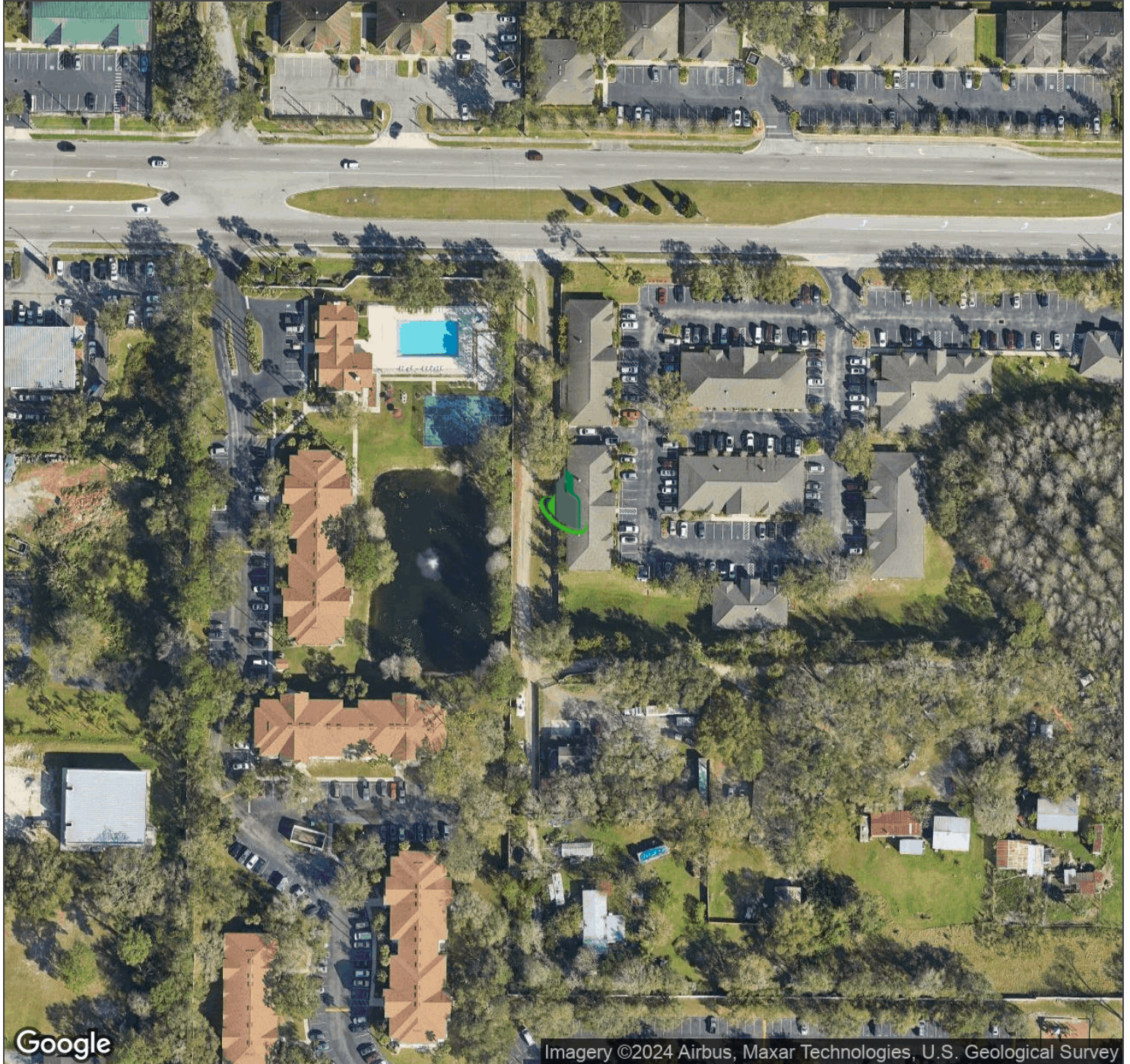




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Aerial Map



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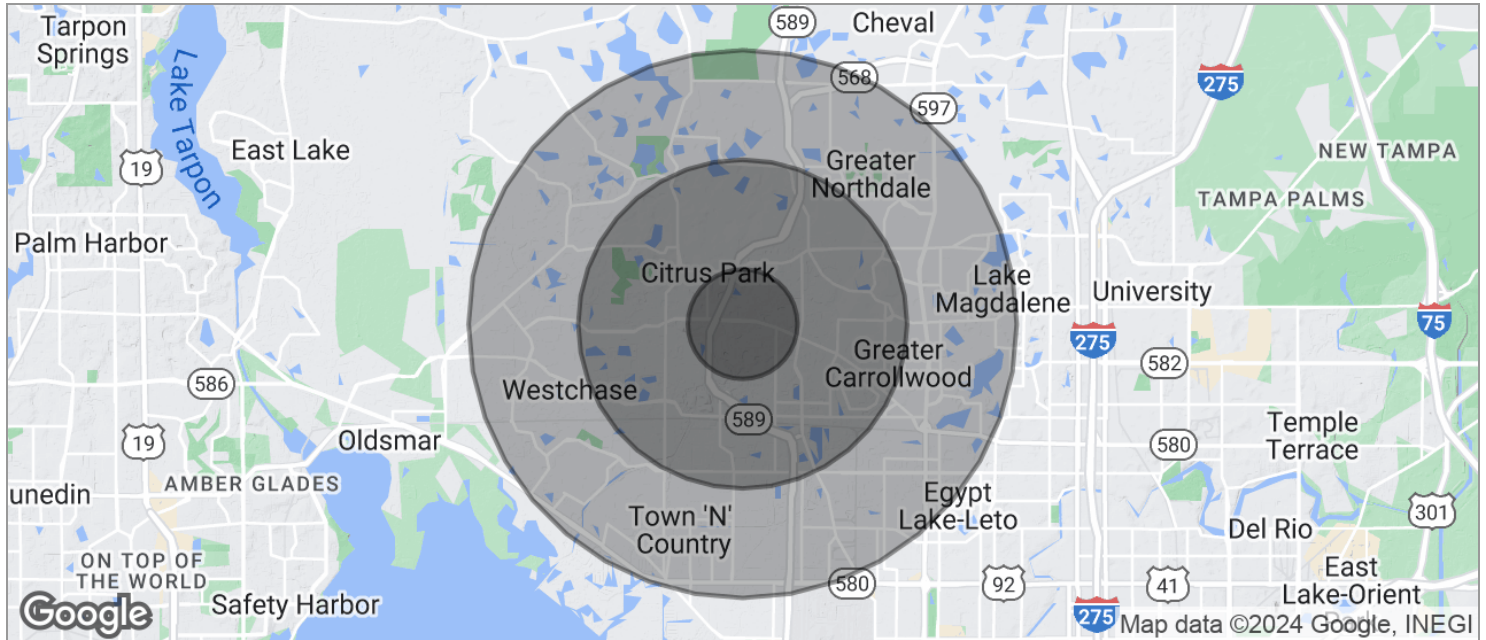




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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,163	77,090	205,488
MEDIAN AGE	32.8	36.9	37.0
MEDIAN AGE (MALE)	29.9	35.5	35.5
MEDIAN AGE (FEMALE)	35.0	38.4	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,529	29,278	78,923
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$62,583	\$72,086	\$72,455
AVERAGE HOUSE VALUE	\$209,720	\$271,384	\$256,205

RACE

	1 MILE	3 MILES	5 MILES
% WHITE	78.1%	80.8%	81.2%
% BLACK	10.6%	9.1%	8.7%
% ASIAN	3.5%	3.8%	4.0%
% HAWAIIAN	0.6%	0.2%	0.1%
% INDIAN	0.3%	0.3%	0.5%
% OTHER	3.3%	3.5%	3.5%

ETHNICITY

	1 MILE	3 MILES	5 MILES
% HISPANIC	36.4%	30.3%	32.2%

* Demographic data derived from 2020 ACS - US Census

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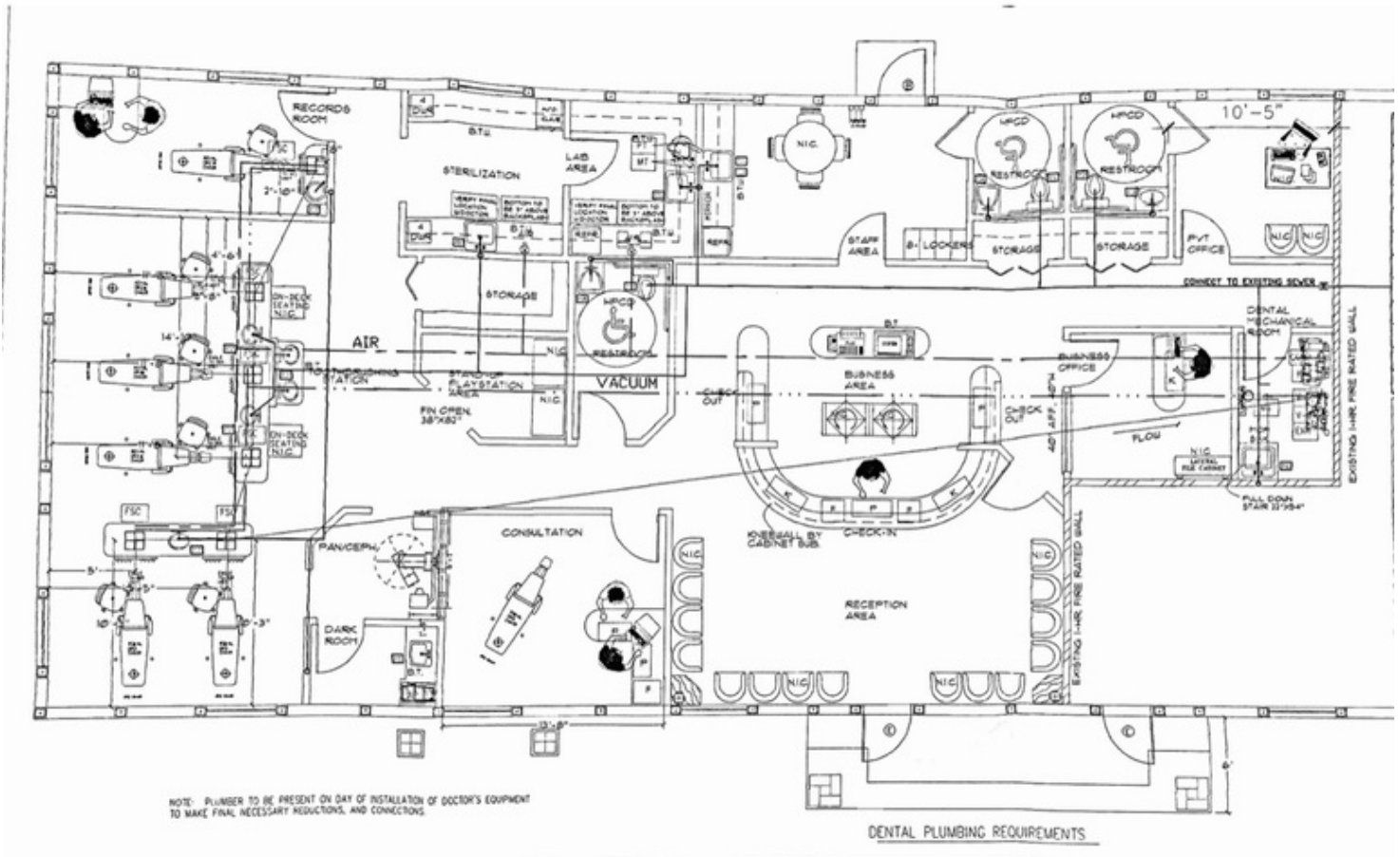
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Floor Plans





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Floorplan

