



Office Building For Sale

Big Bend / Southshore Medical Office / Pharmacy
13127 Kings Lake Dr, Gibsonton, FL 33534

For More Information:

813-254-6756 | EXT 34

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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Lot Size:	4,010 SF
Year Built:	2008
Building Size:	4,020 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

4,020 sf office located in Big Bend is currently built out as a sterile compounding pharmacy. The pharmacy buildout was completed in 2014 and was equipped with two clean rooms, a positive pressure and negative pressure room. The pharmacy has had recent alterations but was built to meet the USP 797 and the new USP 800 standards for Sterile Pharmacy and is very close to meeting the USP 800 standards for Compounding Pharmacy. There is a small 8 person waiting room, large reception office and 2 executive sized offices, breakroom, a large conference room, as well as a technician / nursing station. In the pharmacy section there is a prep room and a sterile room, as well as a compounding station and ample air conditioned storage area, which is easily converted to additional offices or bull pen area. There is a large access / loading door to the rear of the building capable of accommodating pallets of raw material and finished product for shipping. This site was designed and built for highly efficient large quantity production. The entire building is fire-sprinklered, making it available to a variety of assembly uses such as; academies, training centers, or fitness uses.

LOCATION OVERVIEW

Located along Big Bend Road, west of I-75 and 301.



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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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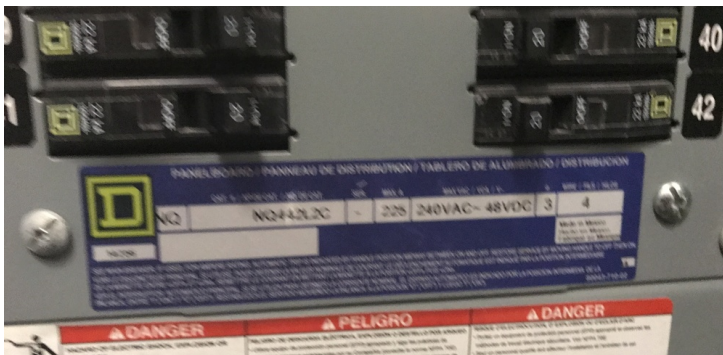
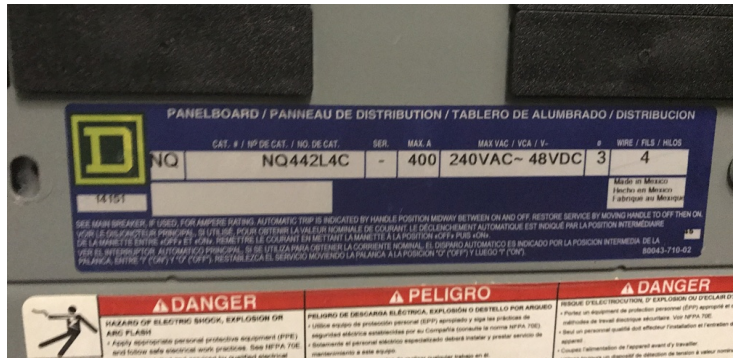




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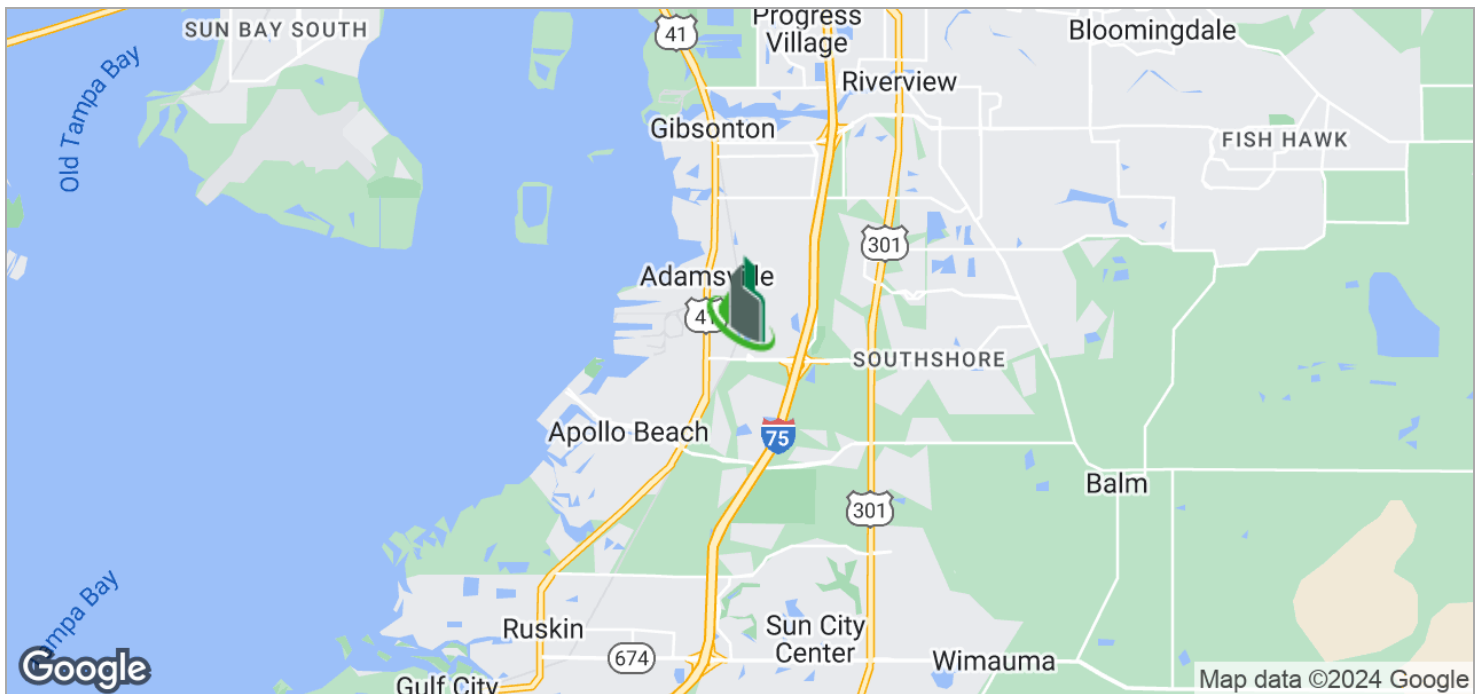
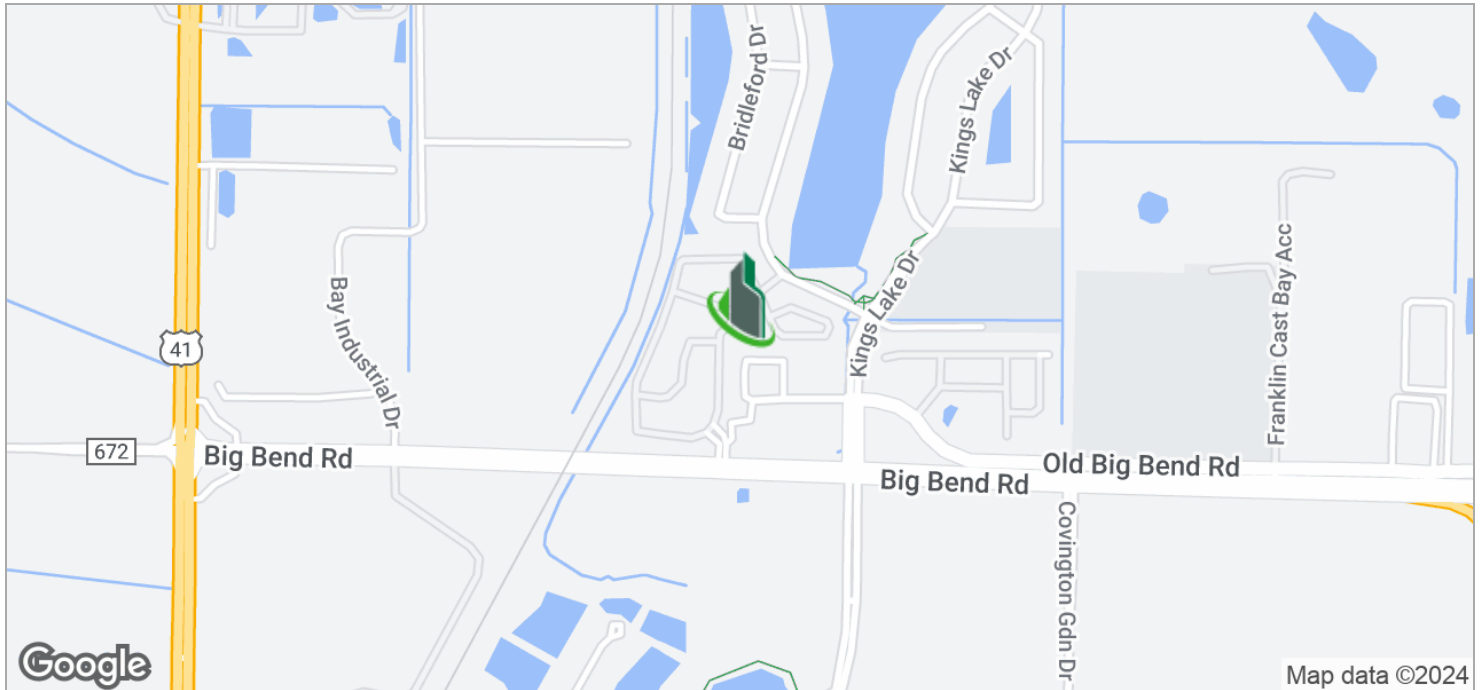




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Location Maps



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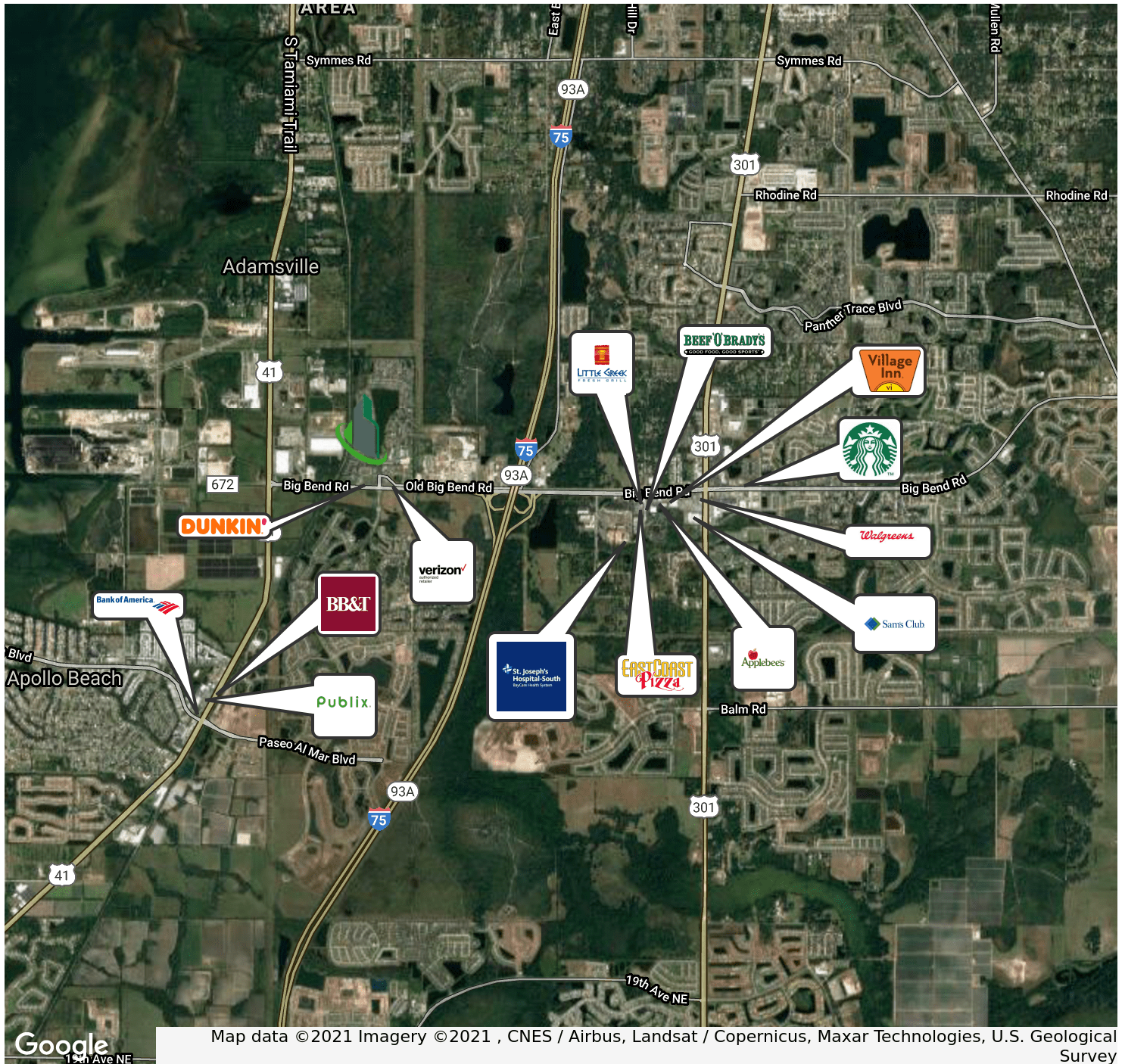




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Retailer Map



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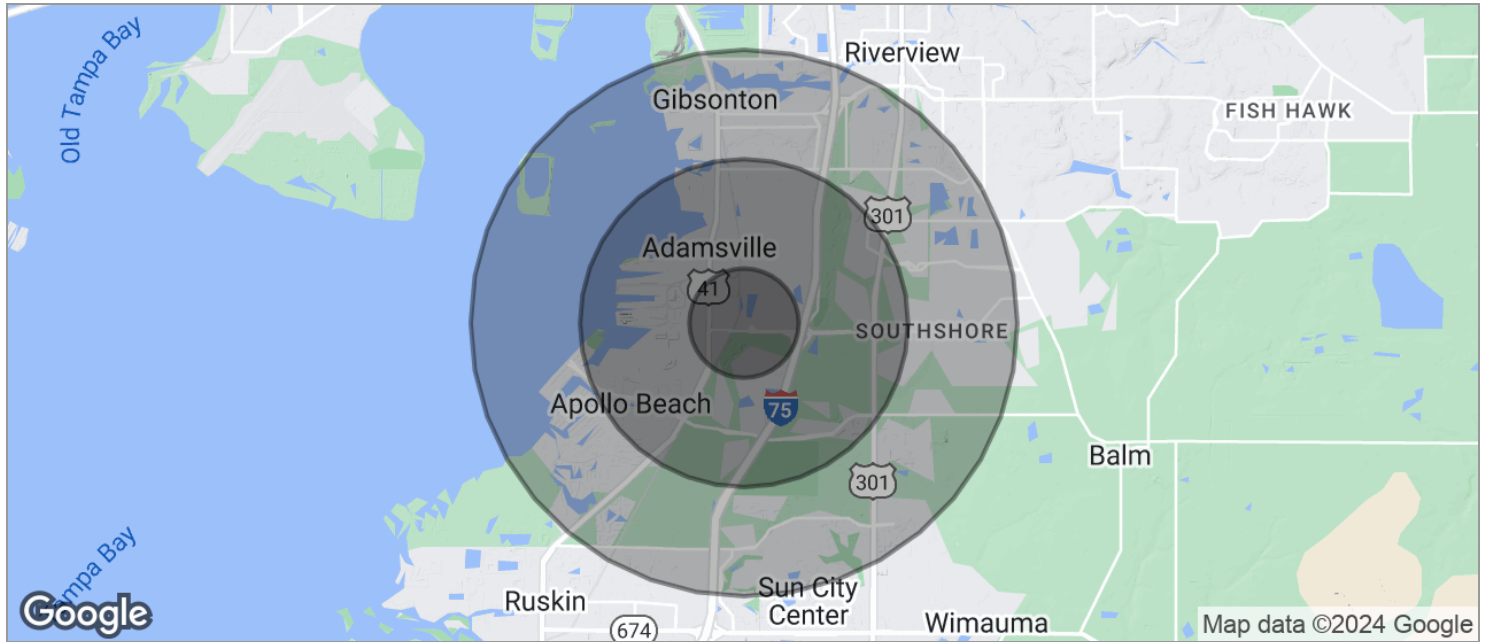
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,536	21,844	61,127
MEDIAN AGE	31.0	32.9	38.1
MEDIAN AGE (MALE)	30.5	32.1	37.4
MEDIAN AGE (FEMALE)	32.6	34.7	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	886	7,806	23,262
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$61,500	\$67,936	\$72,140
AVERAGE HOUSE VALUE	\$231,255	\$344,155	\$278,707
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.9%	78.1%	81.8%
% BLACK	15.5%	13.1%	11.0%
% ASIAN	2.5%	2.3%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	6.3%	5.0%	3.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	25.3%	23.2%	20.4%

* Demographic data derived from 2020 ACS - US Census

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