



For Sale or Lease

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2301 W. Dr. MLK Jr. Blvd. Tampa, FL 33607

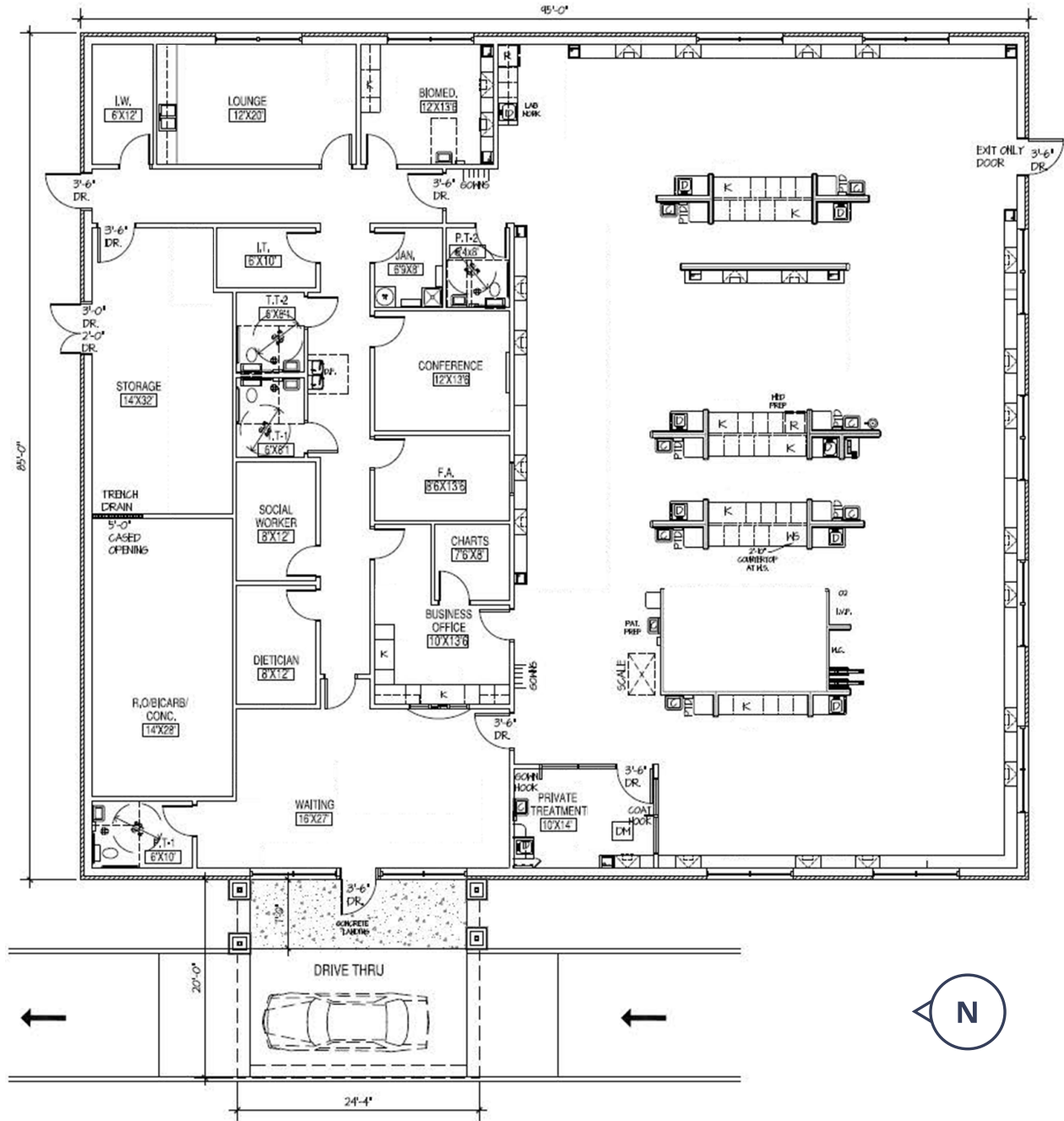
8,000-SF Class A, Vacant Former Dialysis Center

- 6.13:1,000 SF parking ratio (49 surface spaces)
- Built 2015
- Zoned PD (Planned Development) per Hillsborough County
- Conference room
- 3 private offices
- Reception desk
- Guest waiting room (seats 25)
- Large breakroom
- Large storage room
- Filing room
- Biomedical room
- I.T. server room
- 3 restrooms

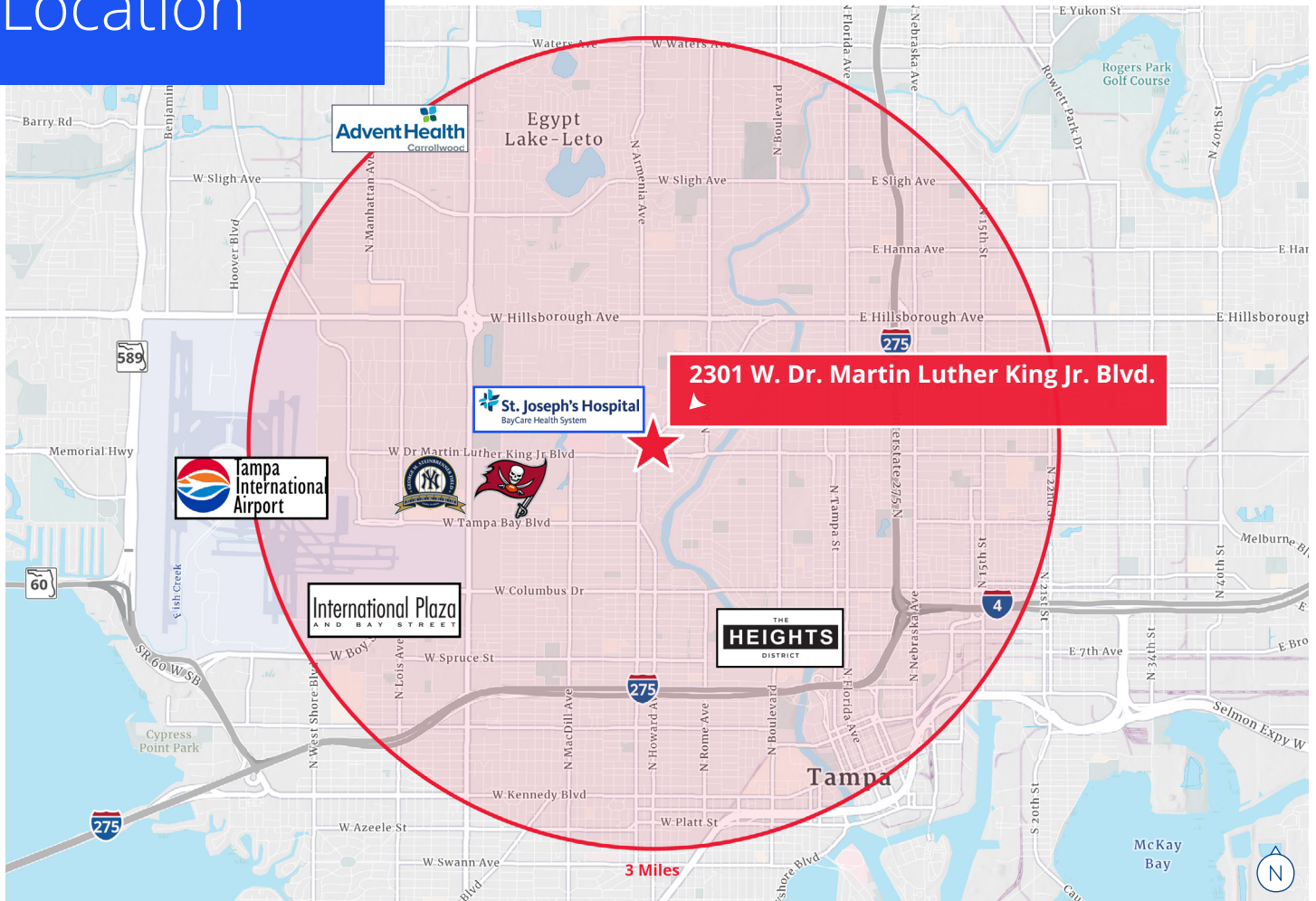
Sale Price: \$3,500,000

Floor Plan

8,000 SF



Location



Physician Demand

Encompassing a five-mile radius of 2301 W. Dr. Martin Luther King Jr. Boulevard, Advisory Board's analytics show the projected additional providers needed within five years for the following specialties.

Specialty Category	Five-Year Pop. Growth Implied Change
Advanced Practitioner	175.1
Cardiovascular	13.7
Dentistry	29.3
Emergency Medicine	15.7
Endocrinology, Diabetes & Metabolism	1.2
ENT	3.0
Gastroenterology	3.8
General Surgery	13.9
Hospitalist	11.9
Nephrology	2.9
Neurosciences	9.8
Obstetrics & Gynecology	12.5

Specialty Category	Five-Year Pop. Growth Implied Change
Oncology & Hematology	6.0
Orthopedics	7.8
Other Specialties	50.5
Pathology & Laboratory Medicine	7.7
Pediatrics & Neonatology	16.0
Physical Medicine & Rehabilitation	32.1
Primary Care	42.3
Psychiatry, Psychology & Social Services	46.0
Pulmonology	4.4
Radiology	7.7
Rheumatology	1.1
Urology	3.6

Property Gallery



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