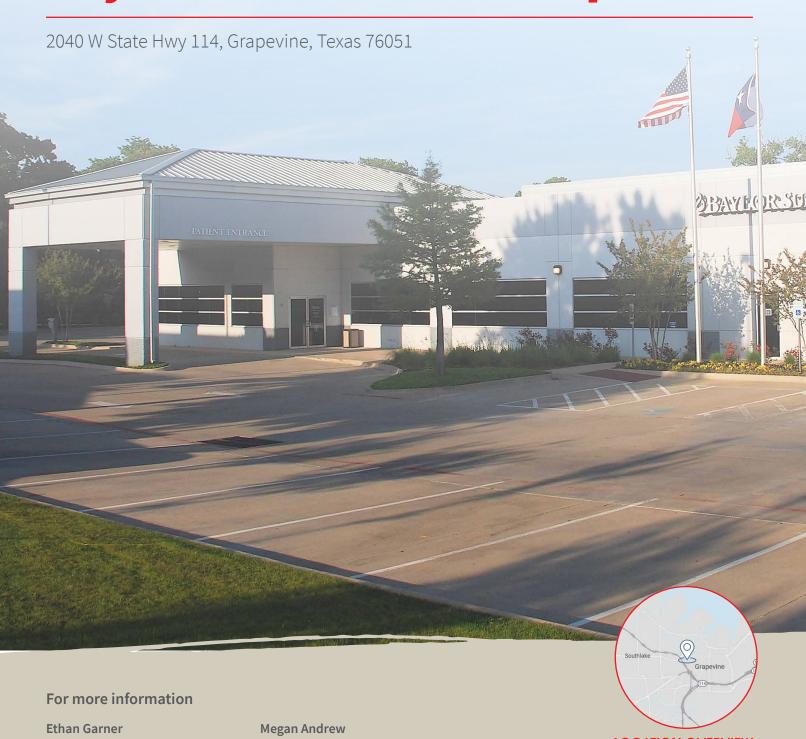


Licensed, Turn-key Ambulatory Surgery Center for Lease

Baylor Scott & White Grapevine



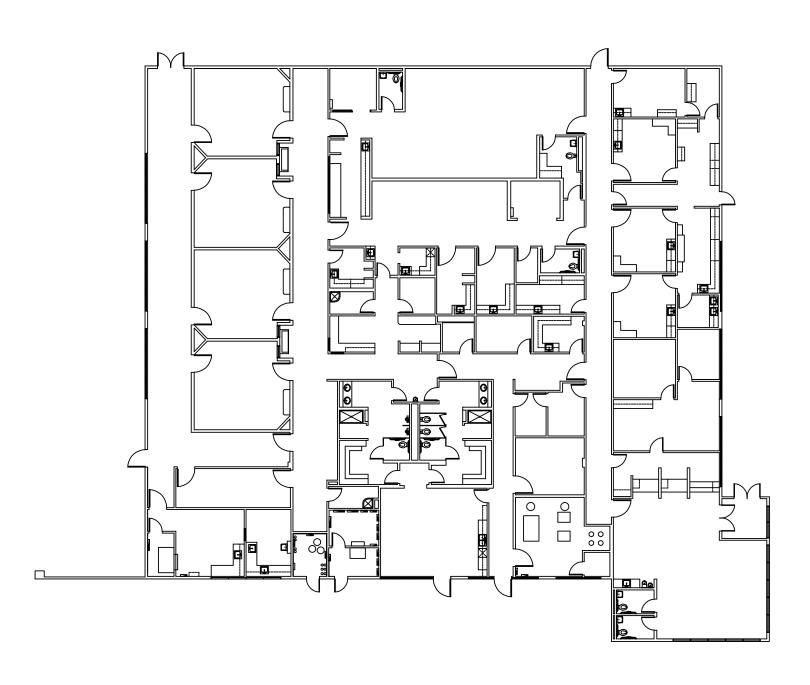
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LOCATION OVERVIEW



Floor Plan

16,220 SF single story



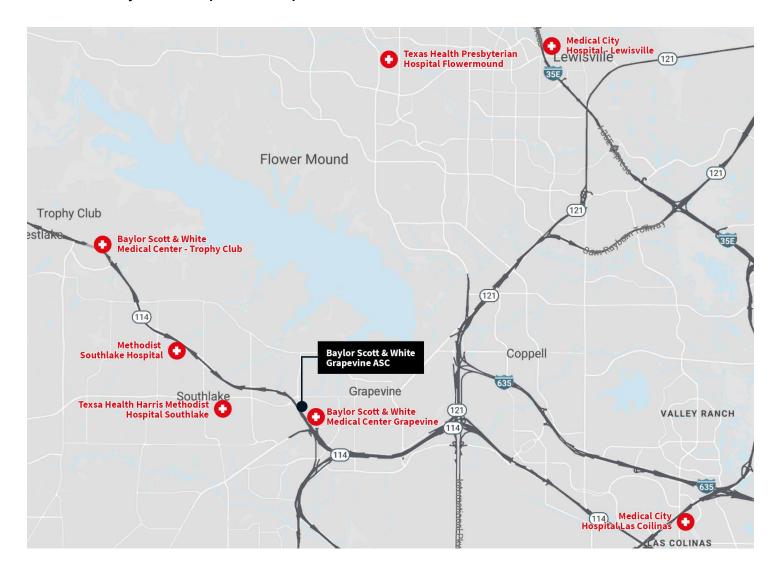


Property Highlights

Single story ambulatory surgical center with direct access to State Highway 114

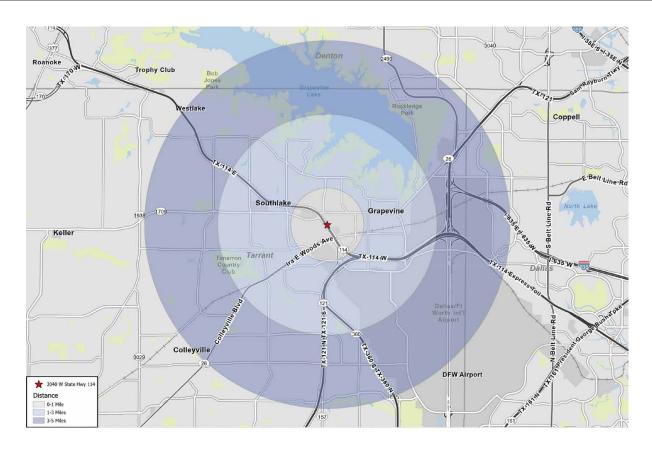
- 4 operating rooms
- 15 pre-operation beds
- 10 post post-anesthesia care unit bays
- One private room in PACU
- Covered patient drop off

Surrounded by the area's premier hospitals:



Demographics





Population	1 MILE	3 MILES	5 MILES	
Total population	6,705	52,593	117,022	
Median age	41.6	39.9	41.1	
Median age (Male)	39.1	38.6	40.3	
Median age (Female)	43.9	41.0	41.8	
Household & Income	1 MILE	3 MILES	5 MILES	
Total households	2,620	19,448	42,582	
# of persons per HH	2.5	2.7	2.7	
Average HH income	\$111,923	\$134,459	\$158,446	
Average house value	\$300,688	\$427,551	\$486,169	

^{*} Demographic data derived from 2010 US Census

For more information

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