

# For Sale

Healthcare, Medical & Office

Access road entitlements received

15451 Commercial Way  
Weeki Wachee, FL 34614

- 60,000 SF available
- **In permitting; permit(s) transferable to Buyer**
- 19,000 new rooftops have been permitted with high end and commercial development
- Traffic count estimated 94,140 AADT day (projected) (county data not updated)
- No access road required - direct approved access to/from property **Access frontage road entitlements received**
- This is a turn-key solution to any prospective buyer
- Includes 46 condo units with high income in addition to the new commercial development
- Is one of Florida's Premier fastest-growing markets in Central Florida
- Ready for development with C-2 zoning in place



*Conceptual Rendering of Possible Use*

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Accelerating success.

# Market Overview

## Physician Demand

Encompassing a 10-mile radius, Advisory Board's analytics show the projected additional providers needed per 100k population within the next five years for the following specialties.

Specialty Category	5-YR Pop Growth Implied Change
Advanced Practitioner	31.0
Cardiovascular	4.0
Dentistry	5.5
Emergency Medicine	5.7
Endocrinology, Diabetes & Metabolism	0.2
ENT	0.2
Gastroenterology	1.5
General Surgery	1.9
Hospitalist	4.5
Nephrology	0.0
Neurosciences	0.4
Obstetrics & Gynecology	1.1
Oncology & Hematology	2.1
Orthopedics	2.8
Other Specialties	10.4
Pathology & Laboratory Medicine	0.4
Pediatrics & Neonatology	0.4
Physical Medicine & Rehabilitation	14.4
Primary Care	22.5
Psychiatry, Psychology & Social Services	10.0
Pulmonology	0.8
Radiology	3.8
Rheumatology	0.6
Urology	1.1

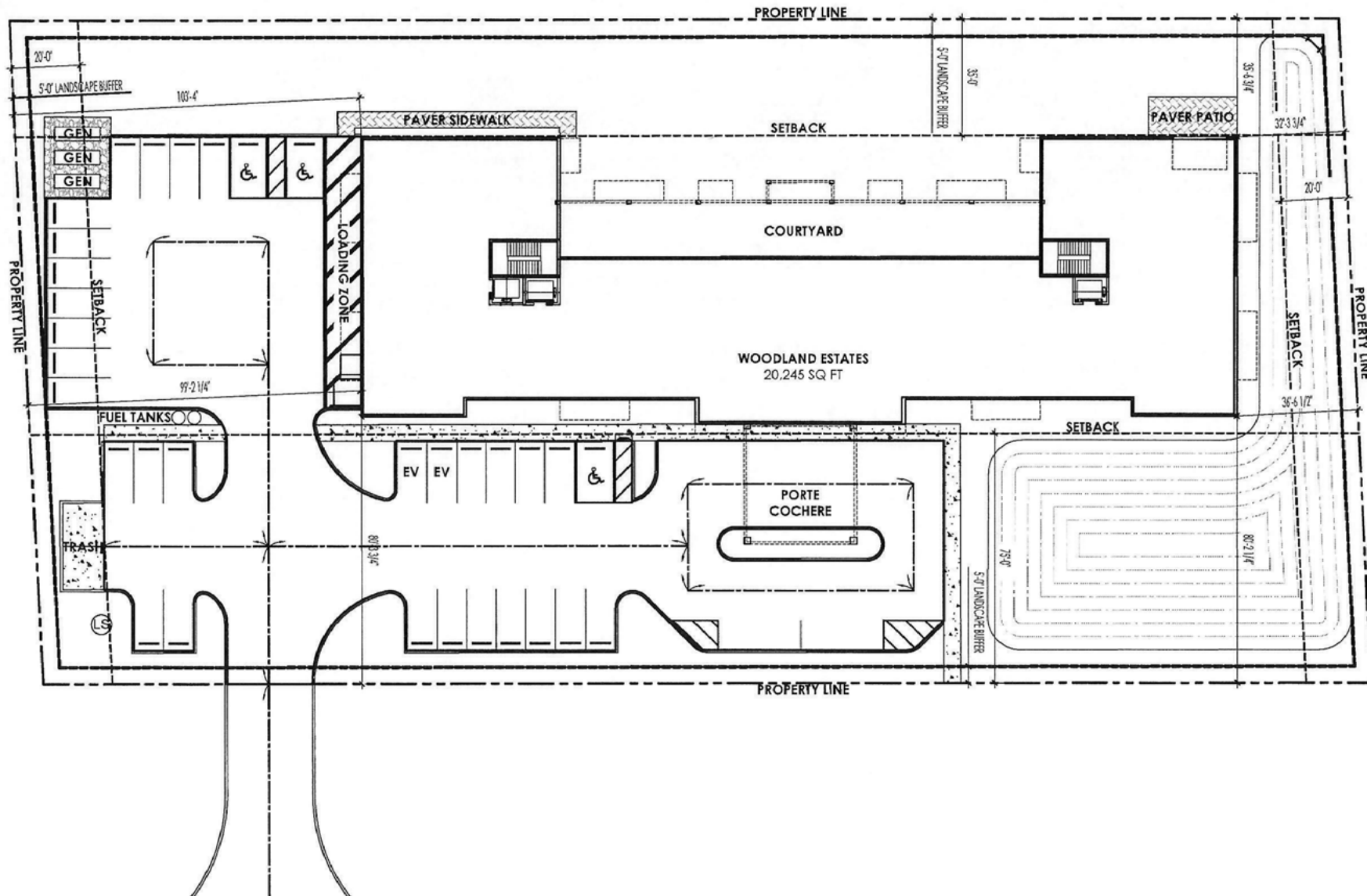
## Outpatient Demand

The following illustrates the 5- and 10-year estimate for patient volumes and growth rates within a 10-mile radius.

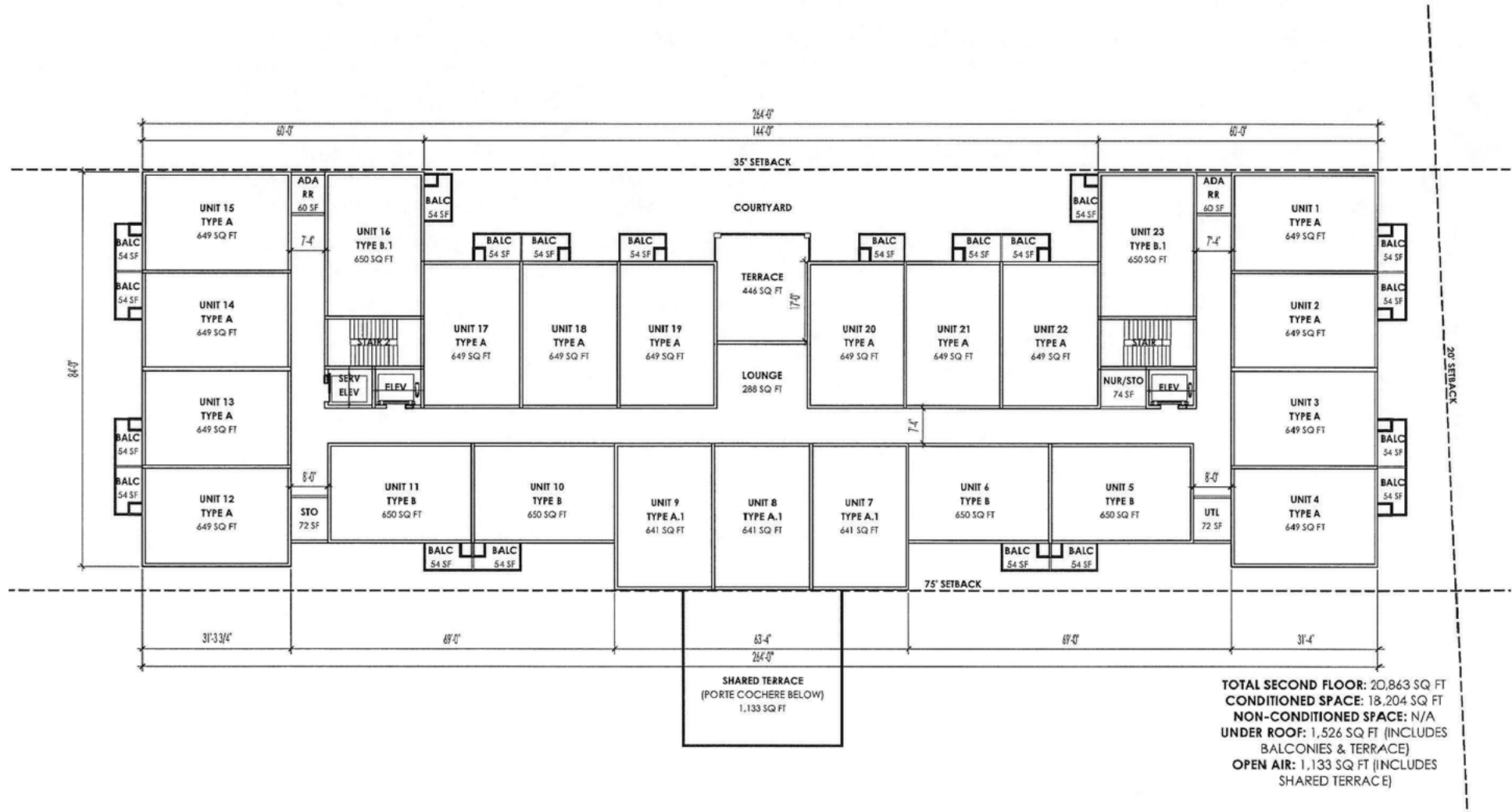
Service Line	2028 Volume	2033 Volume	5-YR Growth	10-YR Growth
Cardiology	39,418	48,358	29.2%	58.4%
Cosmetic Procedures	1,766	2,148	20.3%	46.3%
Dermatology	13,194	15,902	23.2%	48.4%
Endocrinology	653	864	40.8%	86.2%
ENT	8,087	10,219	28.0%	61.7%
Evaluation and Management	297,408	368,418	27.7%	58.2%
Gastroenterology	7,862	9,150	17.4%	36.6%
General Surgery	1,767	2,133	21.1%	46.2%
Gynecology	1,900	2,363	20.5%	49.8%
Lab	146,449	182,961	29.6%	62.0%
Miscellaneous Services	67,363	85,869	28.9%	64.3%
Nephrology	1,799	2,162	22.6%	47.4%
Neurology	4,184	5,272	25.9%	58.7%
Neurosurgery	225	288	22.3%	56.2%
Obstetrics	541	643	13.4%	34.7%
Oncology	5,210	6,117	17.2%	37.6%
Ophthalmology	37,260	46,661	28.2%	60.5%
Orthopedics	10,099	13,059	29.4%	67.3%
Pain Management	4,163	5,085	25.8%	53.6%
Physical Therapy/Rehabilitation	68,044	94,632	32.2%	83.8%
Podiatry	7,658	9,461	27.1%	57.0%
Psychiatry	29,155	37,383	39.6%	79.0%
Pulmonology	3,576	3,931	13.6%	24.9%
Radiology	94,795	115,700	24.5%	52.0%
Spine	728	895	33.5%	64.1%
Thoracic Surgery	188	217	21.0%	39.8%
Trauma	2,522	3,112	26.4%	56.0%
Urology	3,622	4,243	16.1%	36.0%
Vascular	6,901	8,605	29.2%	61.1%



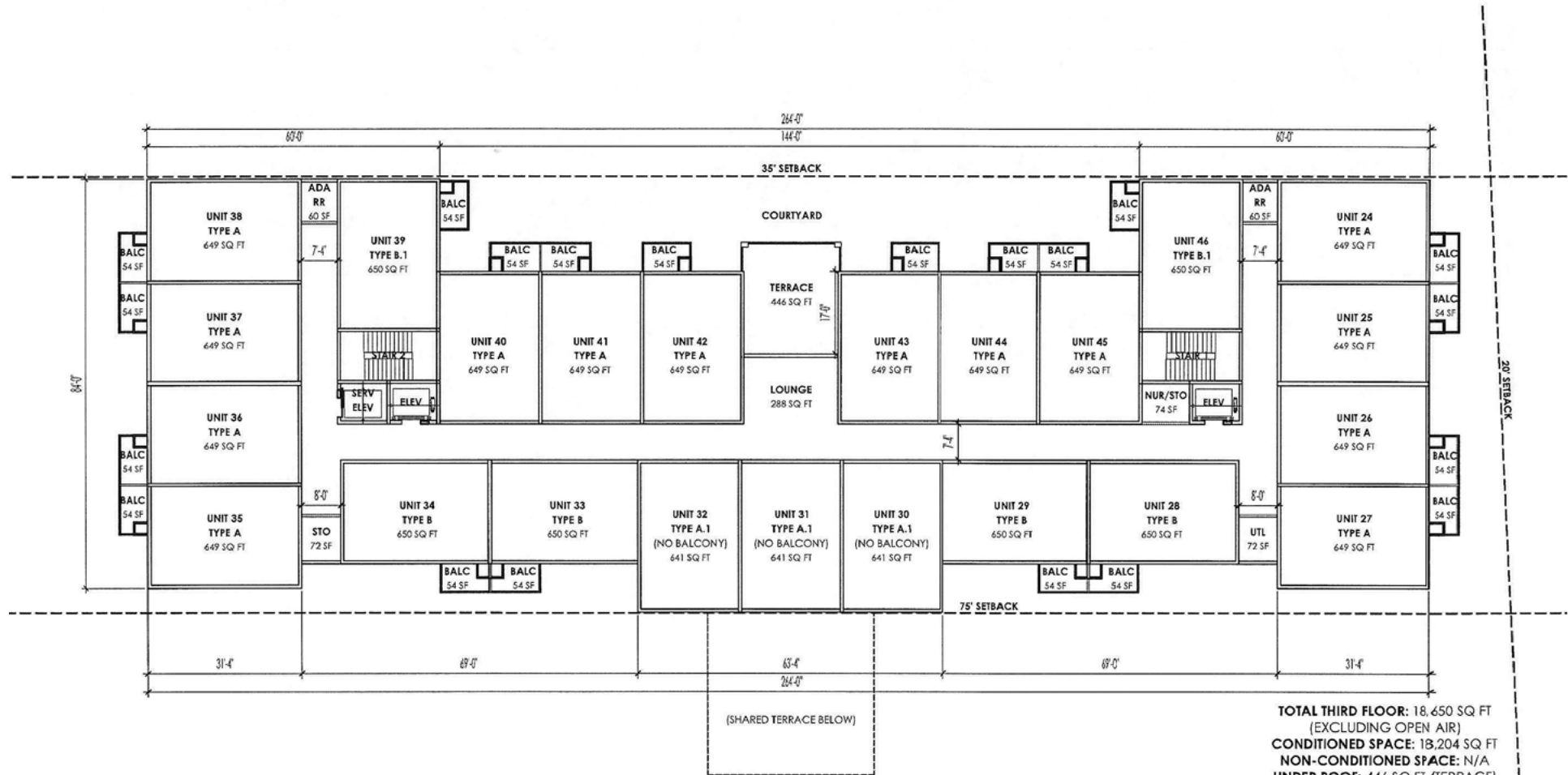
# Site Analysis Plan



# Second Floor



# Third Floor



**TOTAL THIRD FLOOR: 18,650 SQ FT**  
 (EXCLUDING OPEN AIR)  
**CONDITIONED SPACE: 18,204 SQ FT**  
**NON-CONDITIONED SPACE: N/A**  
**UNDER ROOF: 446 SQ FT (TERRACE)**  
**OPEN AIR: 1,080 SQ FT (INCLUDES**  
**BALCONIES W/O ROOF)**

# Market Overview



Current Population

164,298



5-Yr Projected Population

174,334



Ave. Home Value

\$387,874



Ave. Net Worth

\$1,105,942



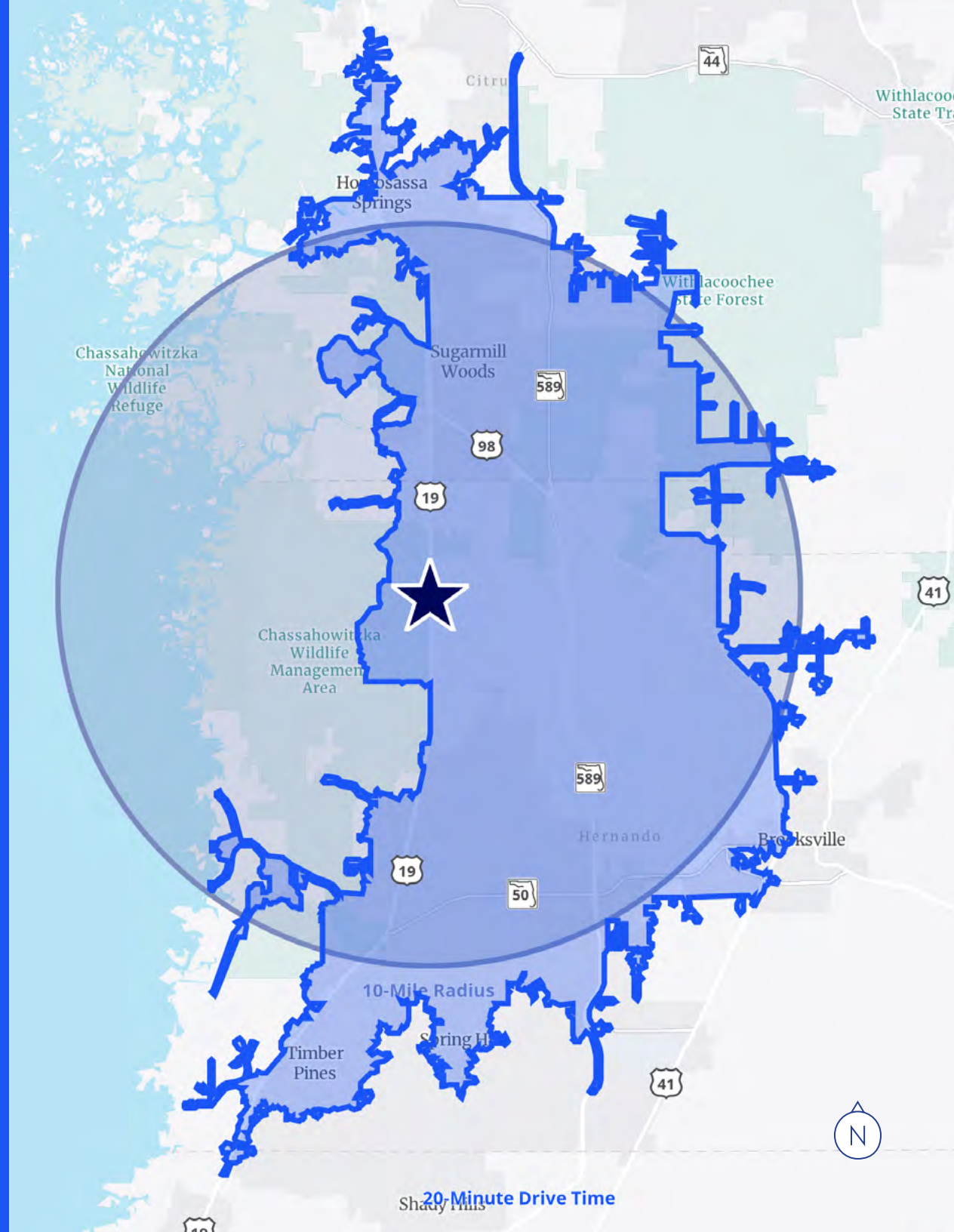
Ave. Disposable Income

\$69,979



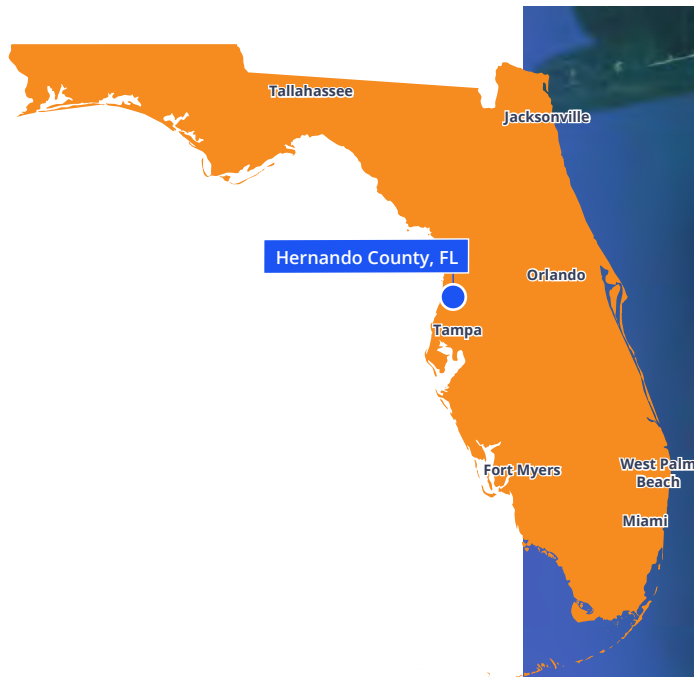
Ave. Healthcare Spending

\$7,500





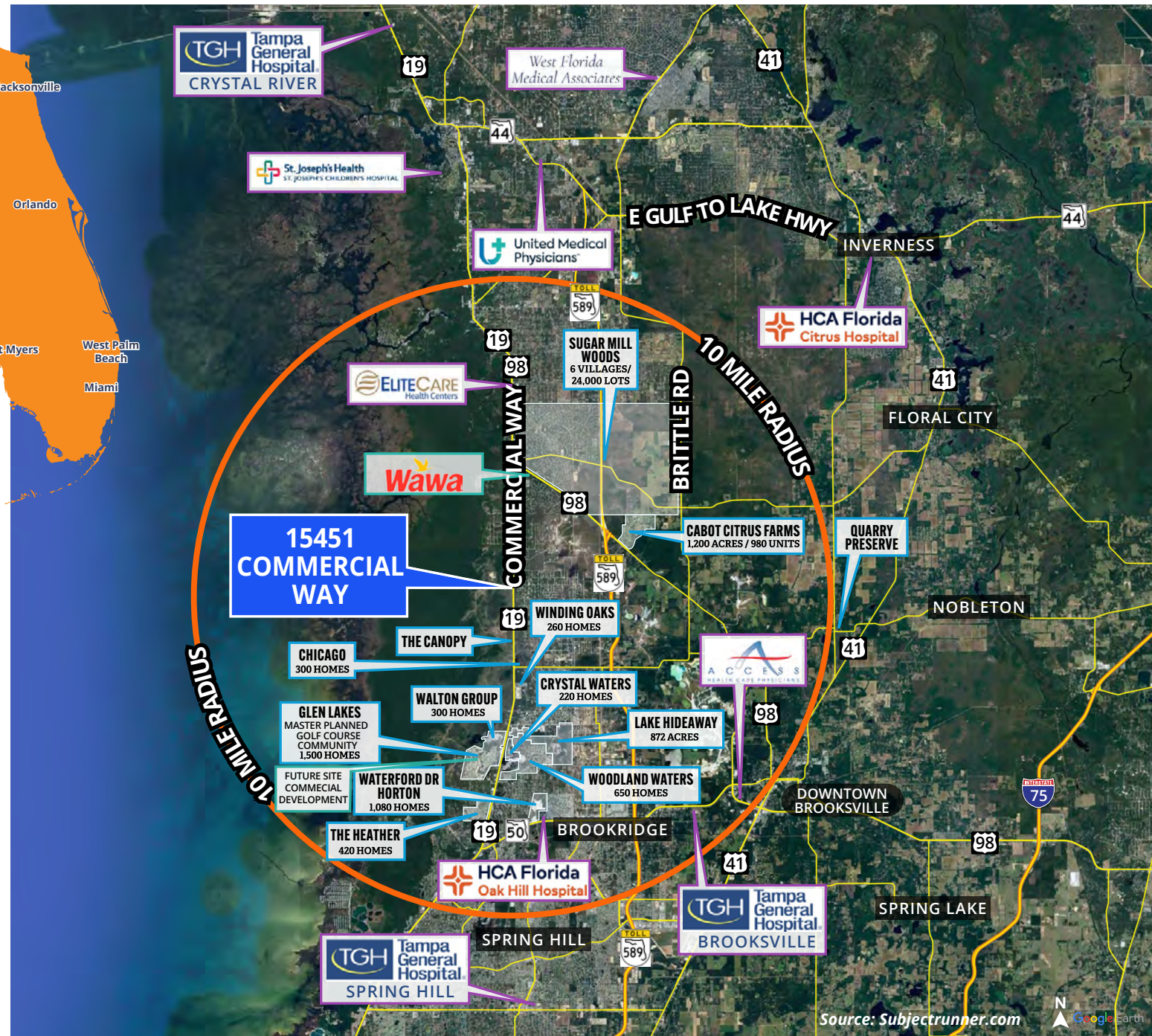
# Area Overview



## Why Hernando County?

Hernando County is located on the central-west coast of Florida. Businesses are drawn to this location because of its affordability, accessibility and abundant space to relocate or expand. It's a place where community and commerce thrive.

As of 2023, the leading industries in Hernando County are Healthcare and Social Services, Retail, Other Services-Repair, and Personal Care.



Source: [Subjectrunner.com](http://Subjectrunner.com)





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