

COMMERCIAL MEDICAL OFFICE

Offering Memorandum



**13045 Summerfield Square Dr
Riverview, FL 33578**

OFFERING PRICE

\$625,000

Property Type	Building Size	Year Built	Zoning
Medical Office	2,000 SF±	2007±	Commercial / Medical

Exclusively Listed By:



DALTON WADE
LUXURY

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Executive Summary

■ PRIME OWNER-USER OPPORTUNITY — FULLY BUILT-OUT MEDICAL OFFICE ■

Dalton Wade Real Estate Group is pleased to present the exclusive opportunity to acquire a **fully built-out, move-in ready medical/professional office condominium** located at **13045 Summerfield Square Dr, Riverview, FL 33578**. Offered at **\$625,000**, this asset represents a rare chance for a physician, specialist, or healthcare operator to own their clinical space in one of Tampa Bay's fastest-growing suburban corridors.

The subject property is a **standalone medical office condo** with existing medical-grade interior finishes, including built-in cabinetry, granite countertops, exam room infrastructure, and a physician's workspace — ready for immediate occupancy. Positioned within a well-maintained professional plaza featuring prominent monument and facade signage, the property offers exceptional street visibility along a high-traffic arterial corridor.

Investment Highlights

- ✓ **Turnkey Medical Build-Out** — Cabinets, granite counters, exam room layout & physician workstation in place
- ✓ **Owner-User Ideal** — Eliminate rent expense; build equity in your own practice space
- ✓ **High-Growth Submarket** — Riverview / Hillsborough County among Florida's top-expanding communities
- ✓ **Prominent Signage** — Lighted facade + monument signage; strong brand visibility
- ✓ **Ample Parking** — Surface lot with ADA-compliant spaces directly in front of suite
- ✓ **Institutional-Quality Plaza** — Tile roof, stucco facade, professional co-tenancy in Summerfield Square
- ✓ **Flexible Use** — Ideal for pediatrics, family medicine, dental, behavioral health, urgent care & more
- ✓ **Strong SBA 504 Financing Potential** — As low as 10% down for qualifying owner-occupants

Property Details

Property Address	13045 Summerfield Square Dr, Riverview, FL 33578
County	Hillsborough County, Florida
Property Type	Medical / Professional Office Condominium
Building Size	Approximately 2,000 SF
Year Built	2007 ± (Summerfield Square Professional Plaza)
Zoning	Commercial / Medical Office — Hillsborough County
Parking	Surface lot — ample spaces including ADA
Offering Price	\$625,000
Price Per SF	\$313 per SF
Ownership Structure	Fee-Simple Condominium Interest
Tenancy	Vacant — Available for Immediate Owner Occupancy
Utilities	All public utilities available
HVAC	Individual unit HVAC
Signage	Lighted facade sign + monument signage in place

Interior Photo

The interior features a fully built-out medical workspace with warm cherry cabinetry, granite countertops along dual walls, a central physician workstation, pass-through window, and hardwood-style luxury vinyl plank flooring — ALL MOVE-IN READY.



Floor Plan /Layout



Location & Market Overview

Riverview, Florida — A Healthcare Demand Hotspot

Riverview is one of the most rapidly growing communities in the entire state of Florida, situated in southeastern Hillsborough County within the greater Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area. With a population exceeding 100,000 and consistent double-digit annual growth, demand for healthcare services in the submarket has never been higher.

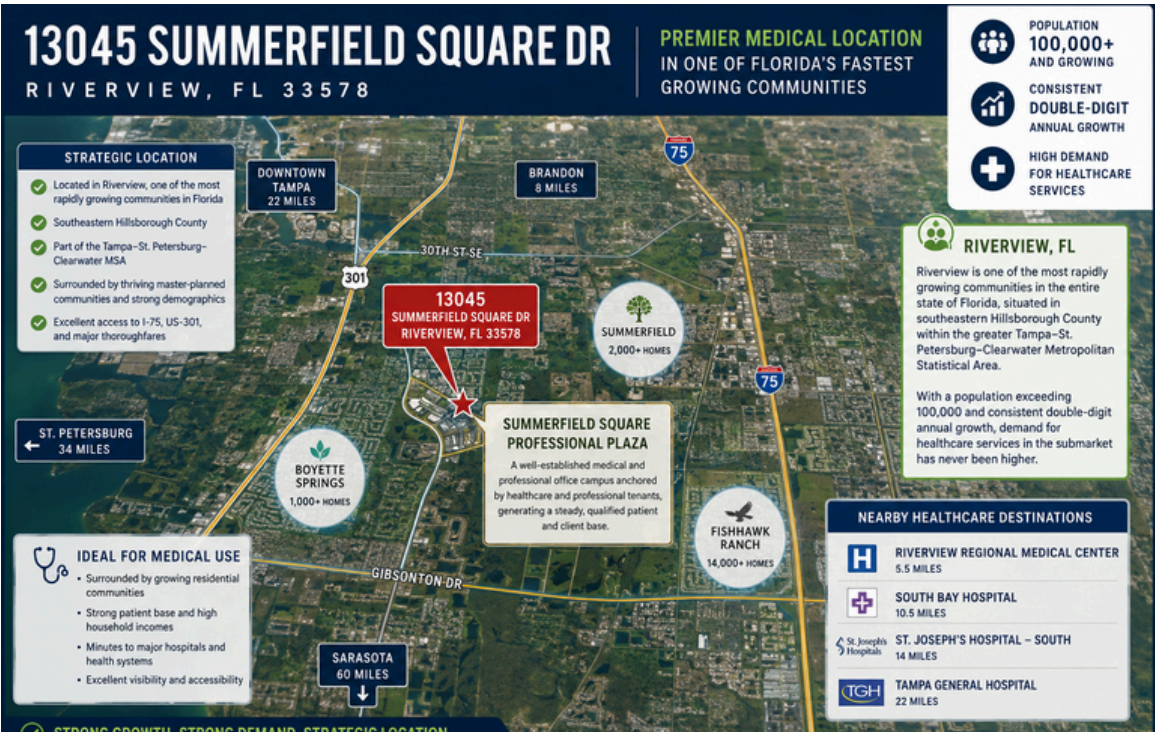
The subject property sits within **Summerfield Square Professional Plaza**, a well-established medical and professional office campus serving the surrounding master-planned communities of Summerfield, Boyette Springs, and FishHawk Ranch. The plaza is anchored by healthcare and professional tenants, generating a steady, qualified patient and client base.

Key Demographics (5-Mile Radius)

Metric	1-Mile	3-Mile	5-Mile
Population	12,400±	58,000±	108,000±
Avg. HH Income	\$82,000±	\$88,000±	\$91,000±
Median Age	34	35	36
HH w/ Children	38%	40%	41%

Area Demand Drivers

- Minutes from I-75 interchange — regional accessibility for patients across South Hillsborough
- Adjacent to Summerfield residential communities — 8,000+ rooftops within 2 miles
- Strong pediatric & family medicine demand — high concentration of young families
- Limited competing medical office inventory in immediate submarket
- Proximity to major hospital systems — HCA Brandons and Florida South Shore, St. Joseph's Hospital South, Advent Hospital
- Tampa Bay's population growth driving healthcare absorption at record rates



Financing Overview & Owner-User Advantage

SBA 504 Financing: Own Your Space for As Little as 10% Down

For qualifying healthcare owner-occupants, **SBA 504 financing** provides an exceptional pathway to ownership with below-market fixed rates, long amortization periods, and minimal equity requirements. Owning your medical office eliminates rent escalations, provides tax-advantaged depreciation, and builds long-term equity that renting can never offer.

Scenario	Down Payment	Est. Loan Amount	Est. Monthly Pmt*
SBA 504 (10% DN)	\$62,500	\$562,500	\$3,200–\$3,600/mo
Conv. 25% Down	\$156,250	\$468,750	\$2,650–\$3,000/mo
All Cash	\$625,000	N/A	N/A

**Estimates only. Rates subject to market conditions. Consult your lender for qualification.*

Why Buy vs. Lease?

Factor	OWNING (This Property)	LEASING
Monthly Payment	Fixed principal + interest	Escalates every 1–3 years
Equity Building	YES — 100% accrues to you	NO — 100% to landlord
Depreciation	Tax deduction available	None
Tenant Improvement	Your investment stays	Landlord may reclaim
Control	Full control of your space	Subject to lease terms
Exit Strategy	Sell or lease to others	Walk away at lease end

■ Contact Lessie Reyes Today — Qualified Buyers Will Move Fast

Listing Agent	Lessie Reyes
Brokerage	Dalton Wade Real Estate Group
Offering Price	\$625,000
Property	13045 Summerfield Square Dr, Riverview, FL 33578

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