



FOR LEASE

Medical Office Space for Lease

**6499 38TH AVE N
SAINT PETERSBURG, FL 33710**

Directly across from HCA Florida St. Petersburg Hospital and just 3 miles from Bay Pines VA, this building offers up to 4,004 SF of medical office space across three suites—shell and built-out options available. Ideal for primary care, specialists, outpatient clinics, or therapy use.

Full exterior renovation underway. TI allowance and rent abatement offered. Completion expected by end of 2025. Suites available now for pre-leasing.

High-visibility signage, including tower unit on 38th Ave N. Ample on-site parking for staff and patients.



County	Pinellas
Property Type	Medical Office
Building SqFt	19,750 SqFt
Lot Size (SF)	59,895.00 SqFt
Year Built/Renovated	1973/2025
Parking	80 common spaces

- Prime location across from HCA Florida St. Petersburg Hospital and 3 miles from Bay Pines VA – ideal for referrals and provider partnerships
- 2,762 SF and 4,004 SF shell units ready for custom medical buildout
- Tenant Improvement Allowance offered to qualified tenants
- 1,375 SF fully built-out medical suite – move-in ready
- Full exterior renovation in progress, completion expected by end of 2025



Gadinh Property Group

Fort Lauderdale, FL

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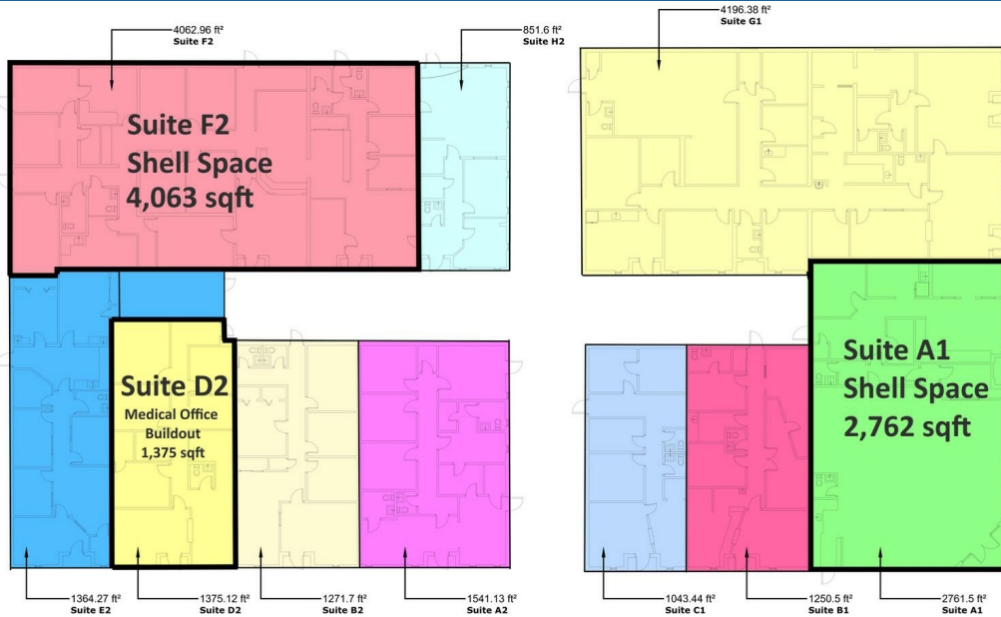
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#Suite A1 - Shell Space	Medical / Office	\$ 20.00 SF/Yr	NNN	2,762 SF	5 - 10 Yrs
#Suite D2 - Full Buildout	Medical / Office	\$ 20.00 SF/Yr	NNN	1,375 SF	Negotiable
#Suite F2 - Shell Space	Medical / Office	\$ 20.00 SF/Yr	NNN	4,063 SF	5 - 10 Yrs

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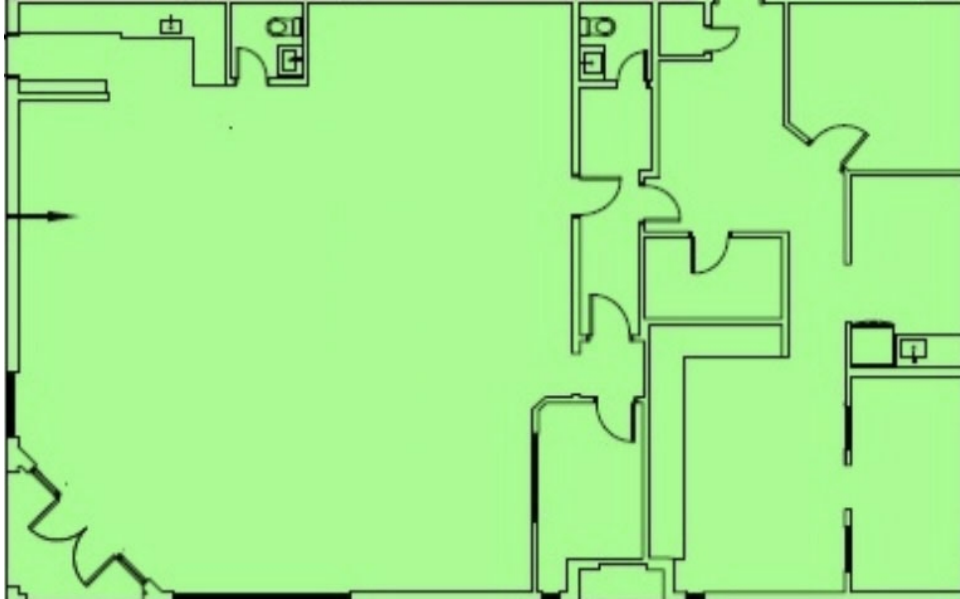
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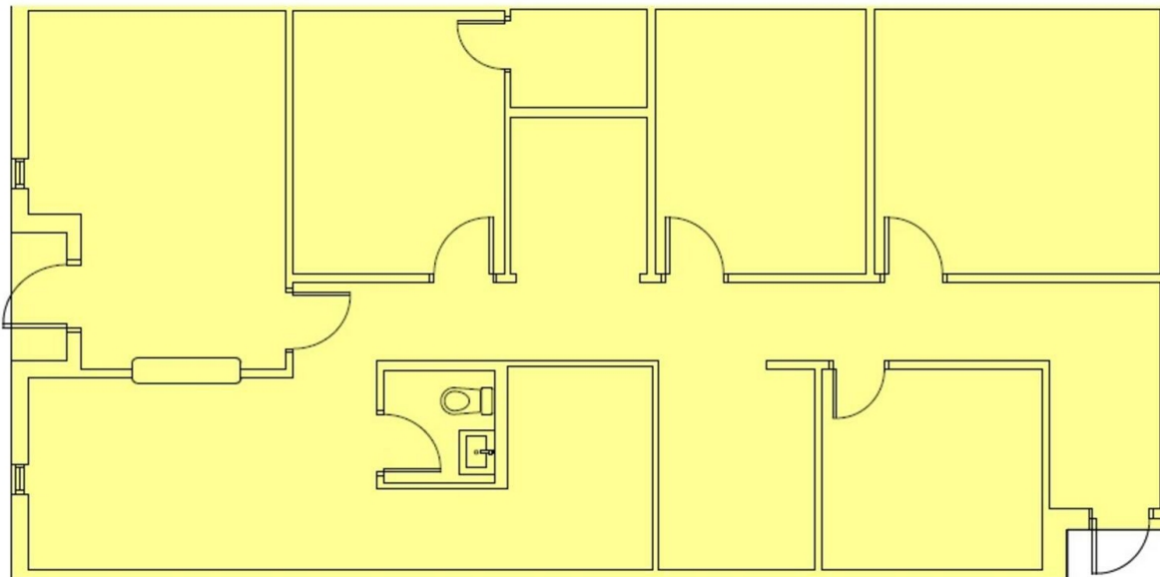
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Suite A1 - Shell Space



Suite D2 - Full Buildout



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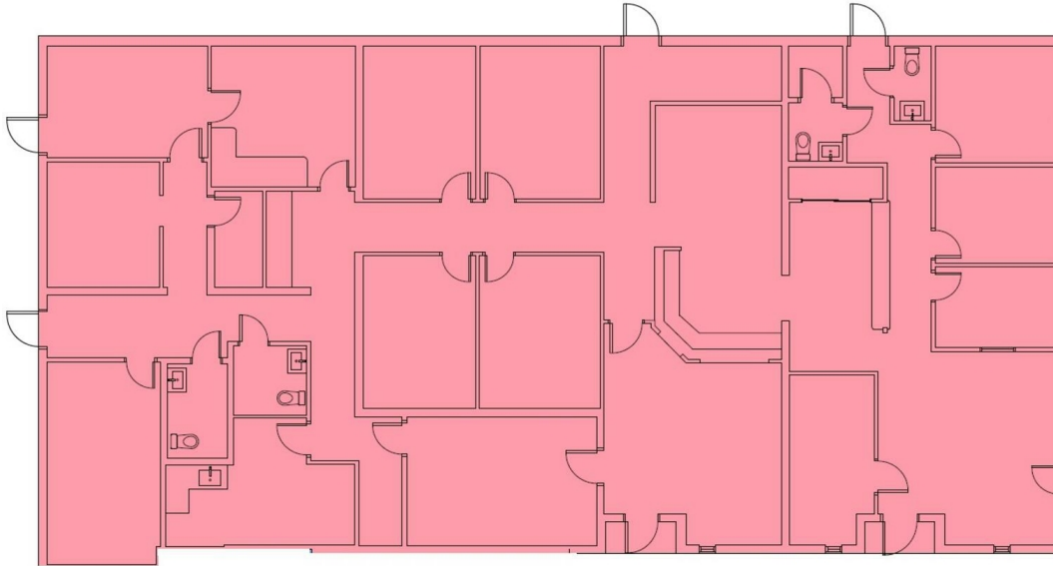
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Suite F2 - Shell Space



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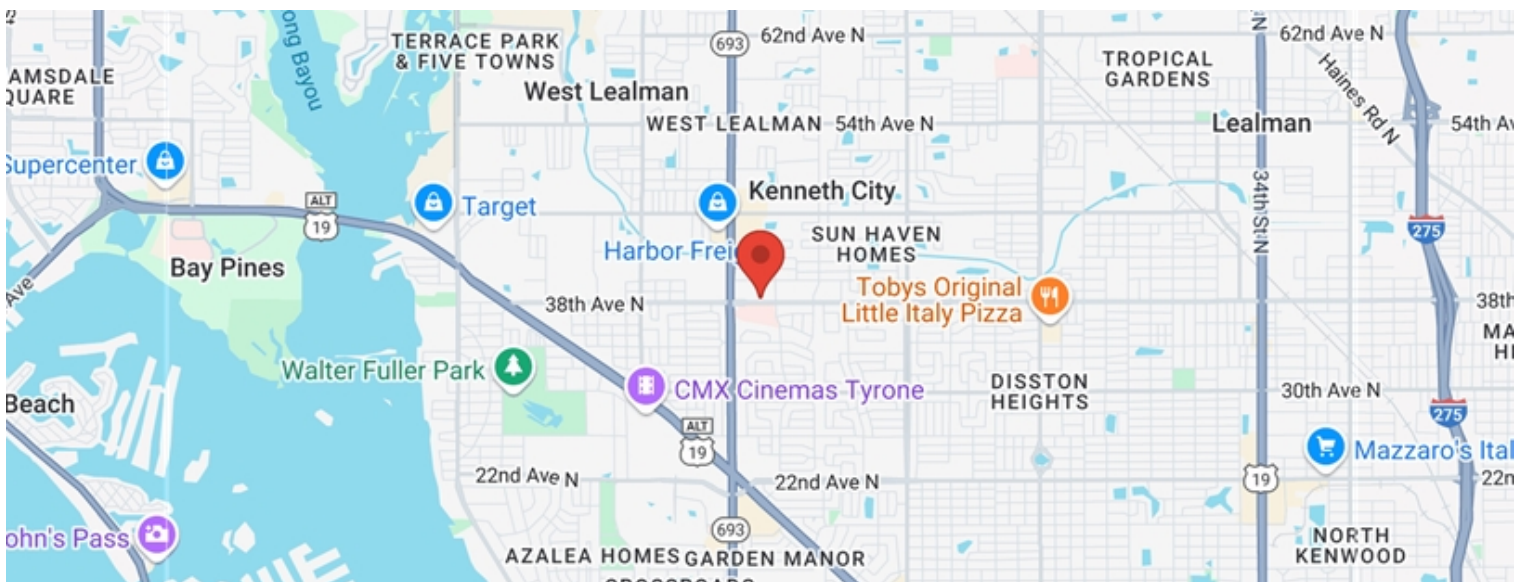
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,652	104,278	267,372
2010 Population	15,952	103,965	262,491
2025 Population	15,803	107,909	273,850
2030 Population	15,471	106,357	272,026
2025-2030 Growth Rate	-0.42 %	-0.29 %	-0.13 %
2025 Daytime Population	15,213	100,736	267,767

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	528	3,522	9,960
\$15000-24999	418	3,163	8,060
\$25000-34999	484	3,822	9,214
\$35000-49999	832	6,156	15,885
\$50000-74999	1,212	8,519	22,877
\$75000-99999	973	6,317	16,488
\$100000-149999	1,310	9,440	24,225
\$150000-199999	595	3,646	10,716
\$200000 or greater	422	3,539	10,846
Median HH Income	\$ 72,600	\$ 71,220	\$ 72,643
Average HH Income	\$ 93,735	\$ 95,057	\$ 99,472

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,607	45,449	120,049
2010 Total Households	6,558	44,568	117,317
2025 Total Households	6,774	48,125	128,271
2030 Total Households	6,710	47,953	128,999
2025 Average Household Size	2.26	2.2	2.1
2025 Owner Occupied Housing	5,188	34,924	88,573
2030 Owner Occupied Housing	5,332	36,333	92,343
2025 Renter Occupied Housing	1,586	13,201	39,698
2030 Renter Occupied Housing	1,378	11,620	36,656
2025 Vacant Housing	515	3,946	18,435
2025 Total Housing	7,289	52,071	146,706



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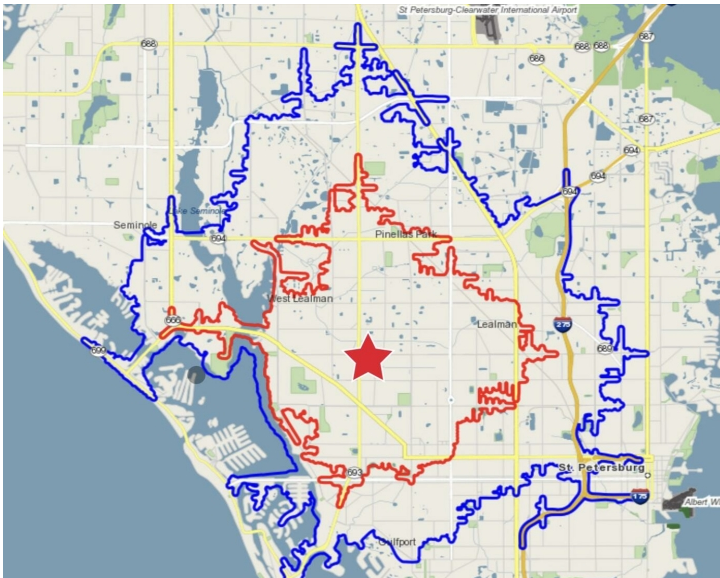
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ABOUT ST. PETERSBURG

St. Petersburg, located in Pinellas County, is a vibrant coastal city on Florida's Gulf Coast, known for its booming healthcare sector, sunny weather, and rapid population growth. Often referred to as "The Sunshine City" for its record-breaking days of sunshine,

St. Petersburg offers a unique blend of urban convenience, historic charm, and economic opportunity. The city has become a magnet for medical professionals, with proximity to top hospitals like HCA Florida St. Petersburg Hospital and a growing base of outpatient clinics, specialty providers, and medical support services.



CITY OF ST. PETERSBURG

COUNTY	PINELLAS
INCORPORATED	5/26/1703

AREA

CITY	555.6 SQ MI
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POPULATION

POPULATION	258,308
ESTIMATE (2022)	261,256
RANK	88
DENSITY	4,175.08 SQ MI
URBAN	2,441,770

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