

LEASE

CORNERSTONE CENTRE A MEDICAL BUILDING

3820 Tampa Rd Ste 202 Palm Harbor, FL 34684



PROPERTY DESCRIPTION

Located in the heart of Palm Harbor's East Lake Medical District this 3,815sf medical office space would be ideal for any new or established practice. The office has recently been updated with new luxury vinyl flooring throughout, it's equipped with a large waiting area, 10 exam rooms, 4 offices, 3 bathrooms, conference room, a central admin station, and tons of shared parking.

PROPERTY HIGHLIGHTS

- Located in a Highly Populated Area
- Very Functional Lay-out
- Abundance of Exam Rooms & Offices
- Great Parking
- Easy Access

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,815 SF
Lot Size:	37,553 SF
Building Size:	3,815 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	977	1,892	6,593
Total Population	1,841	3,668	13,268
Average HH Income	\$69,837	\$77,329	\$95,849

Garrick Sims
(813) 474-8505

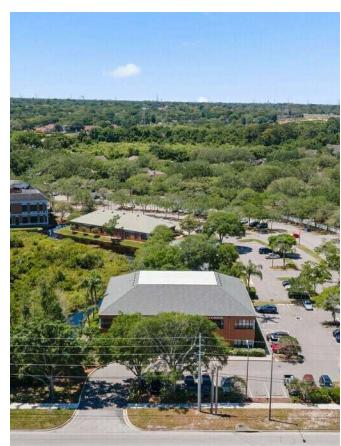
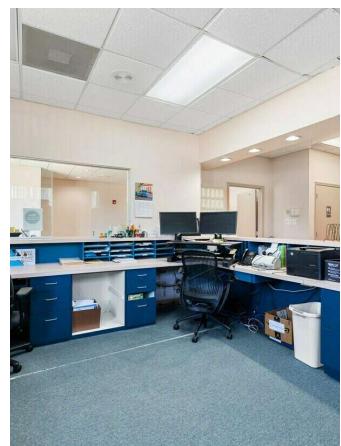


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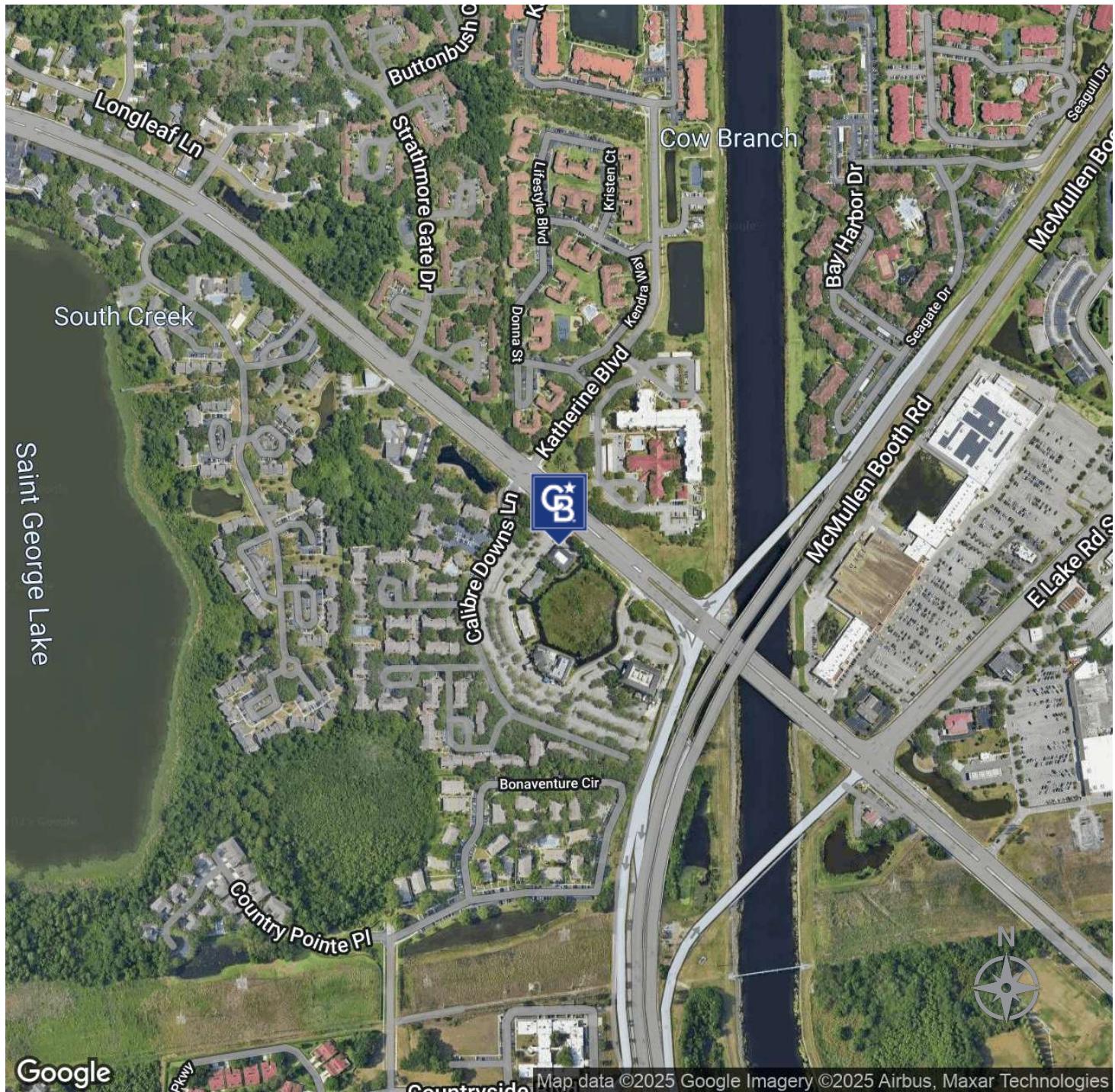


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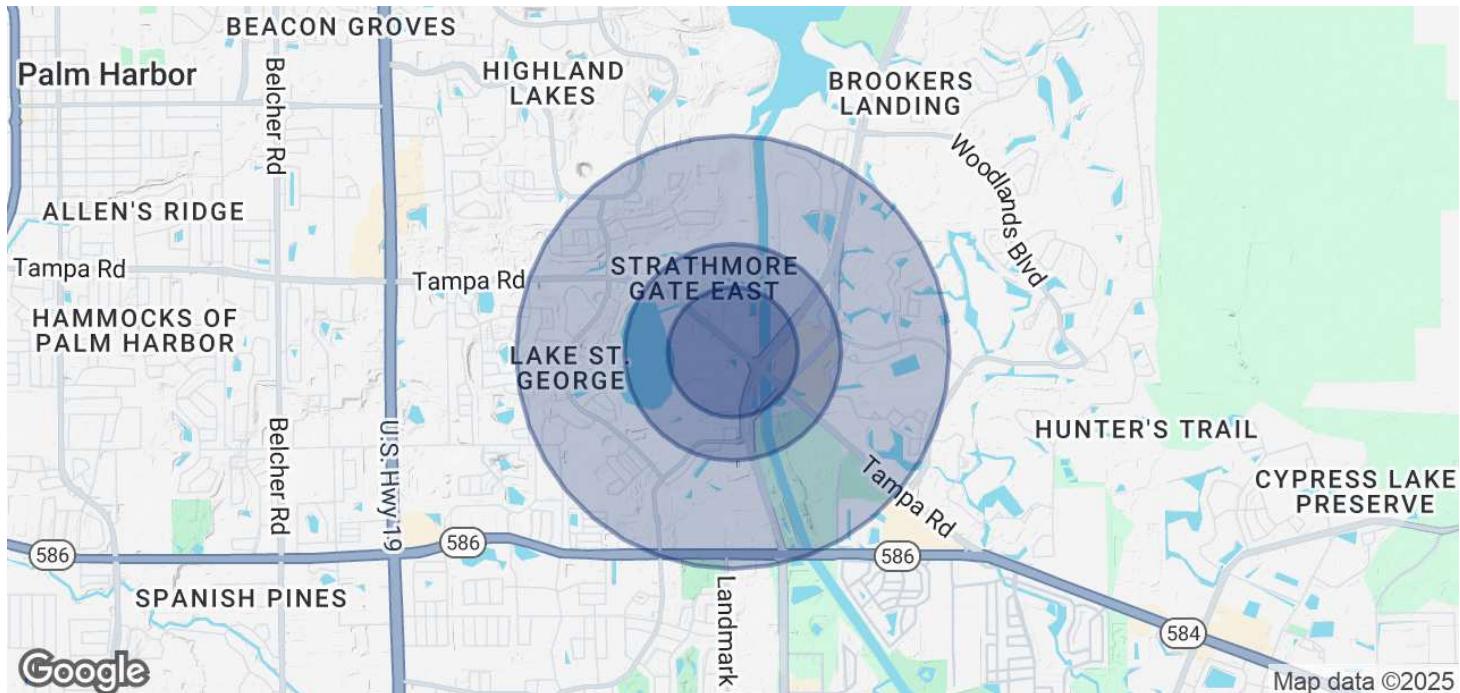


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,841	3,668	13,268
Average Age	47	46	49
Average Age (Male)	44	44	47
Average Age (Female)	49	48	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	977	1,892	6,593
# of Persons per HH	1.9	1.9	2
Average HH Income	\$69,837	\$77,329	\$95,849
Average House Value	\$276,115	\$334,857	\$388,361

Demographics data derived from AlphaMap

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