



**OFFERING MEMORANDUM**

10320 N 56<sup>TH</sup> ST SUITE 120, TEMPLE TERRACE FL 33617



# CONTENTS

- 01 Executive Summary
- 02 Location
  - Location Summary
- 03 Property Description
  - Property Features
- 04 Sale Comps
  - Comps
- 05 Demographics
  - Demographics
- 06 Additional Information
  - Floor Plans
- 07 Company Profile
  - Advisor Profile



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## 01 Executive Summary



# THE SPACE

## Address

10320 N 56th St Suite 120, Temple Terrace FL 33617

- This 1,807 sq. ft. (M.O.L.) medical office suite, previously a therapy center, is designed for functionality and convenience. The layout includes a check-in area with enhanced millwork, a unisex restroom, a storage room, and a private treatment room. A spacious, open treatment area, subdivided by medical privacy curtains, offers flexible space for patient care. Located on the first floor with direct access, the suite is adjacent to another medical practice. The building provides a 4.31/1,000 parking ratio and easy ingress/egress to 56th Street and Serena Drive, ensuring accessibility for staff and patients.



## HIGHLIGHTS

NearUSF MedicalCenter

••• Excellent Parking

1st Floor Access

Private Office

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,161	115,551	254,664

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,486	\$68,098	\$71,522

### NUMBER OF HOUSEHOLDS

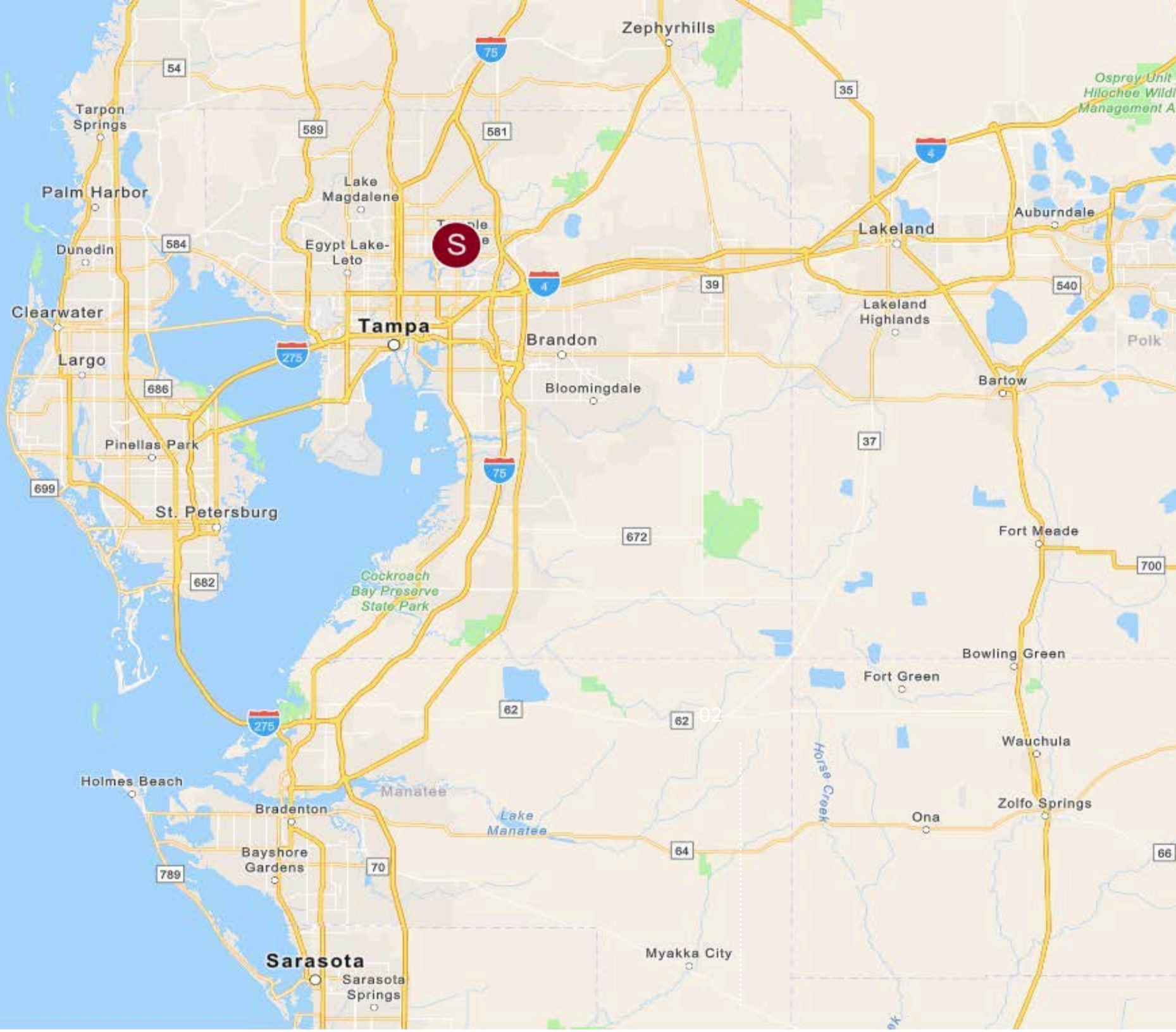
1.00 MILE	3.00 MILE	5.00 MILE
6,462	43,970	97,261



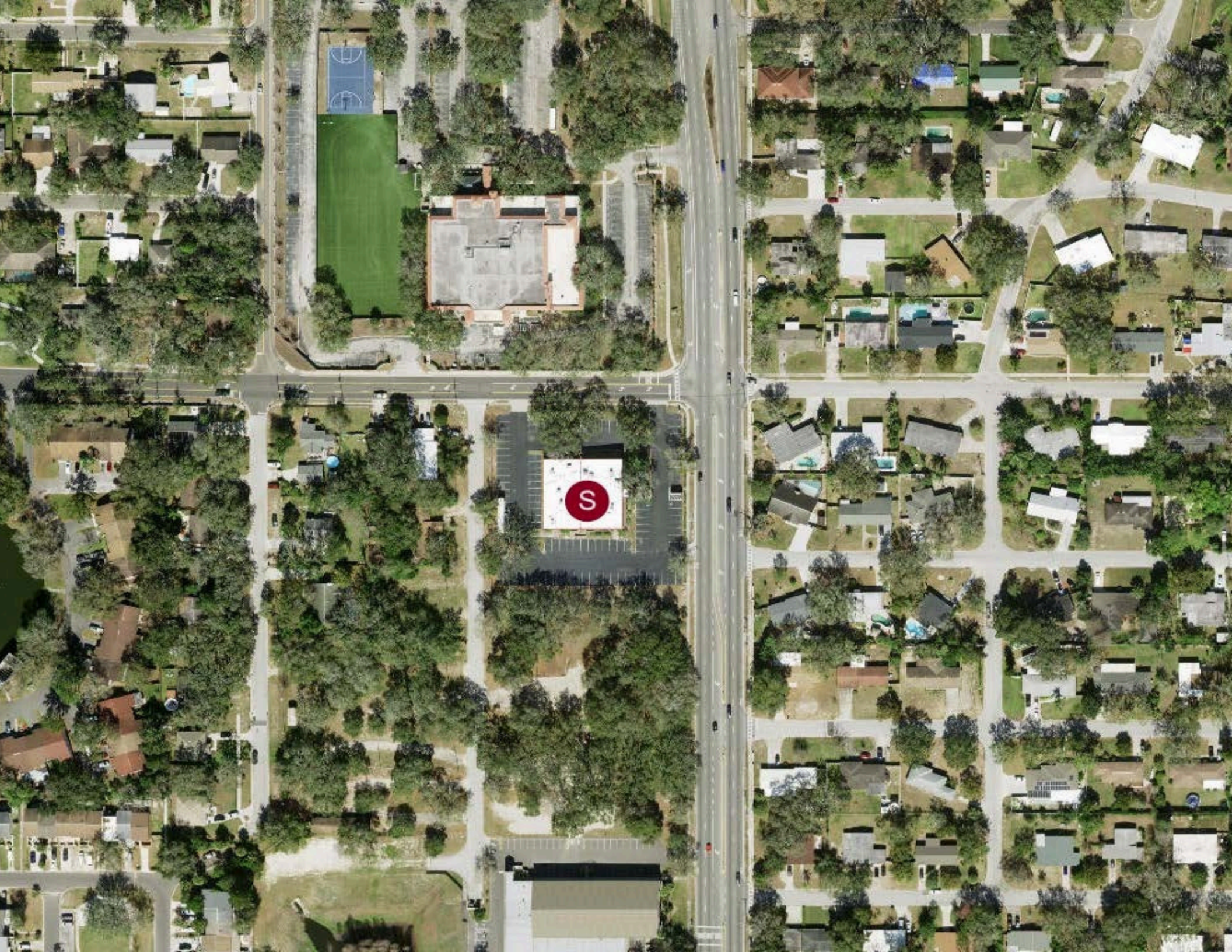




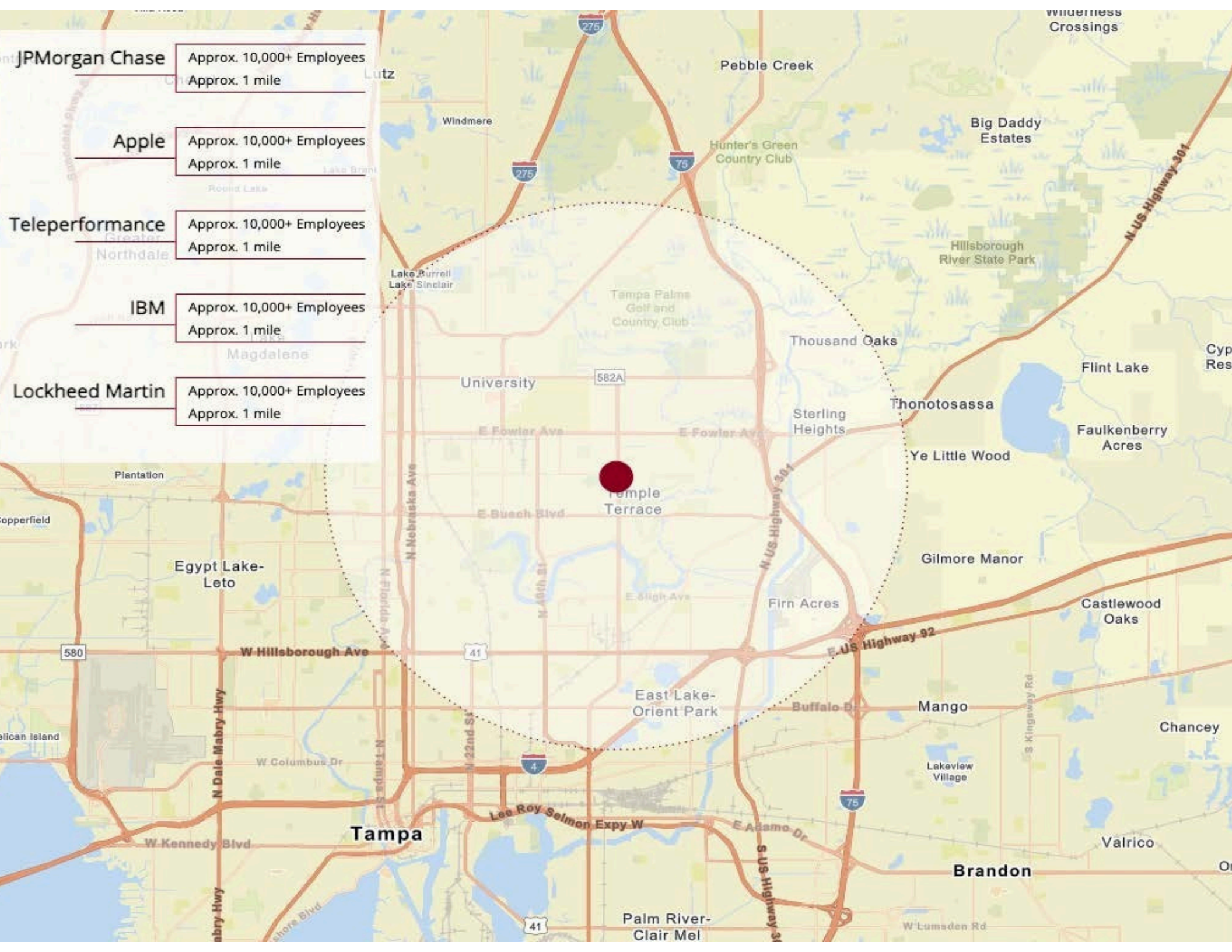
10320 N 56 St Suite 120 | Location











- JPMorgan Chase
  - Approx. 10,000+ Employees
  - Approx. 1 mile
- Apple
  - Approx. 10,000+ Employees
  - Approx. 1 mile
- Teleperformance
  - Approx. 10,000+ Employees
  - Approx. 1 mile
- IBM
  - Approx. 10,000+ Employees
  - Approx. 1 mile
- Lockheed Martin
  - Approx. 10,000+ Employees
  - Approx. 1 mile





03 Property Description  
Property Features

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## PROPERTY FEATURES

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BUILDINGSF	1,807
LAND SF	100,624
LAND ACRES	2.31
YEAR BUILT	1972
ZONING TYPE	CO-Temple Terrace
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	75
PARKING RATIO	
	4.31 Spaces per 1,000 SF

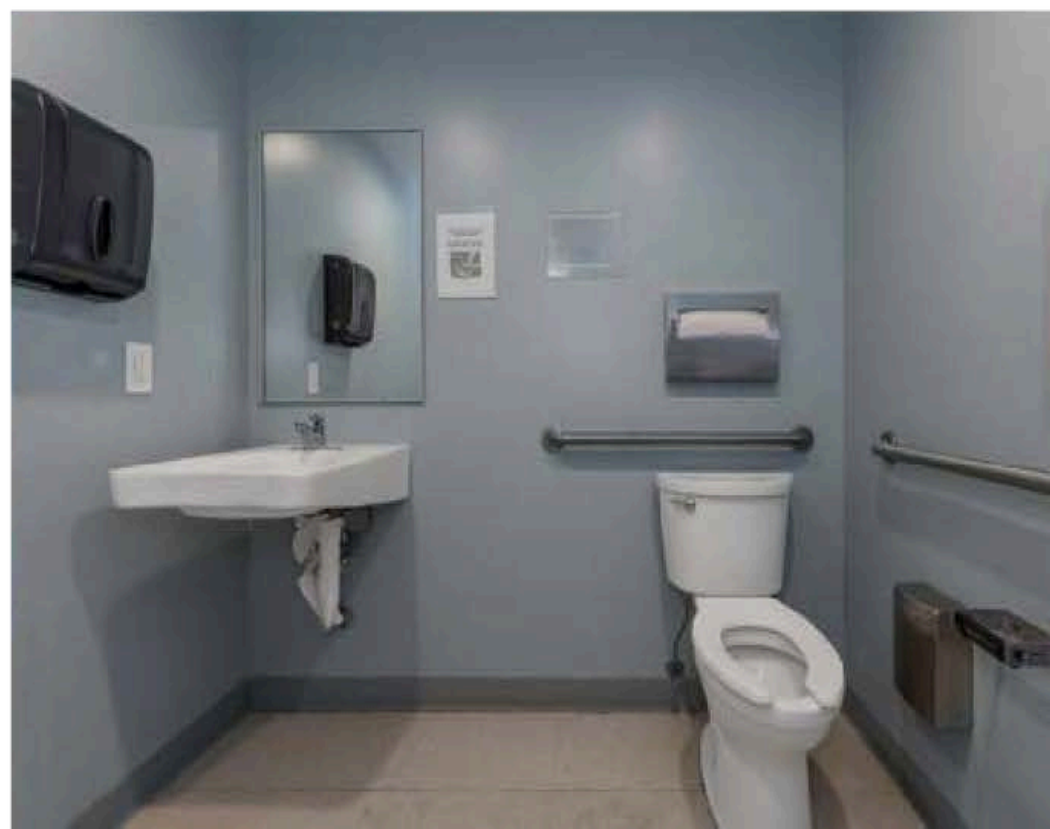
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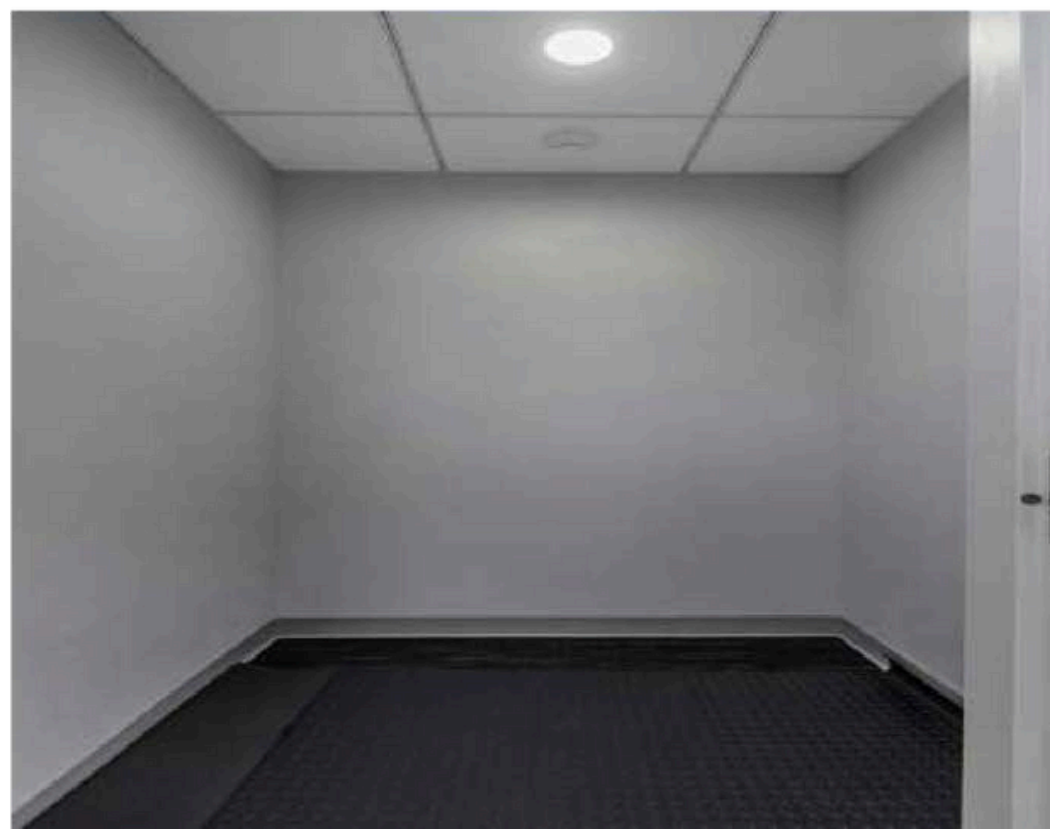














## Lease Comps Summary

### Lease Comps Report

Property Name - Address		Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	9800-9806 N 56th St	★ ★ ★ ★ ★	1,622	1st	7/15/2023	New Lease	\$1.75/nnn	Effective
2	9780 56th St N	★ ★ ★ ★ ★	1,350	1st	1/1/2023	New Lease	\$1.75/nnn	Starting
3	Terrace Professional Ce... 5212-5228 E Fowler Ave	★ ★ ★ ★ ★	1,633	1st	5/10/2022	New Lease	\$1.50/nnn	Asking





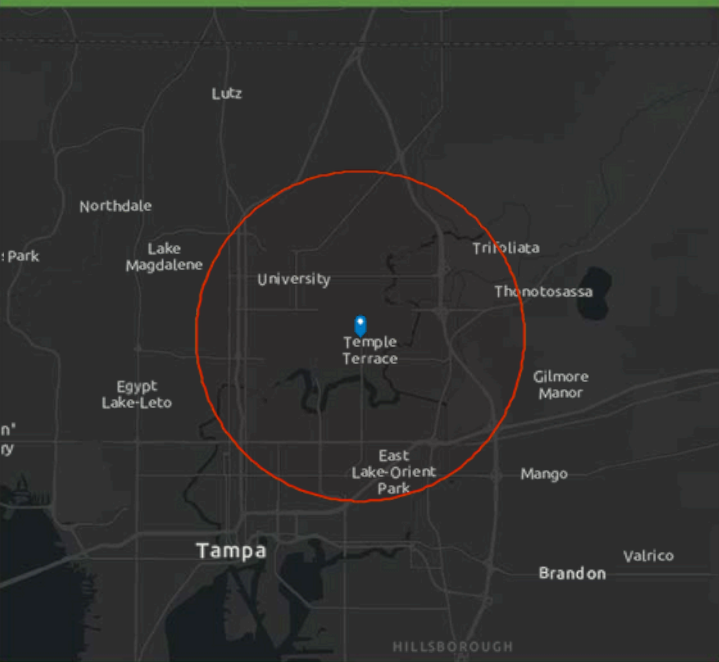
## 05 Demographics



# DEMOGRAPHIC PROFILE

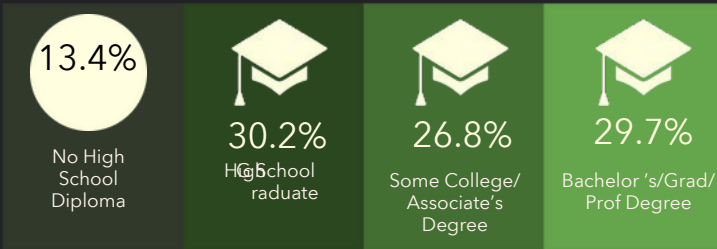
10320 N 56th St, Temple Terrace, Florida, 33617

Ring of 5 miles

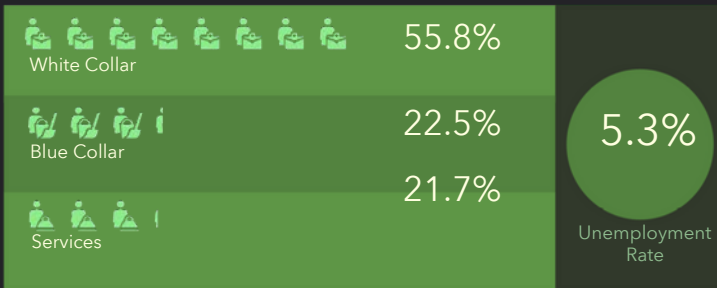


Source: This infographic contains data provided by Esri (2025, 2030).  
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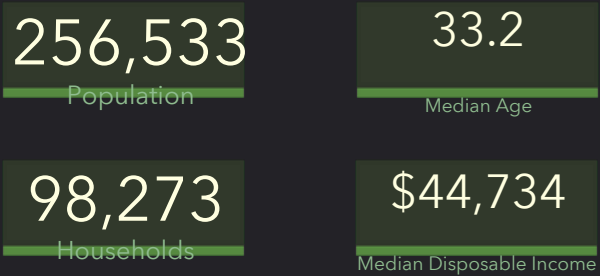
## EDUCATION



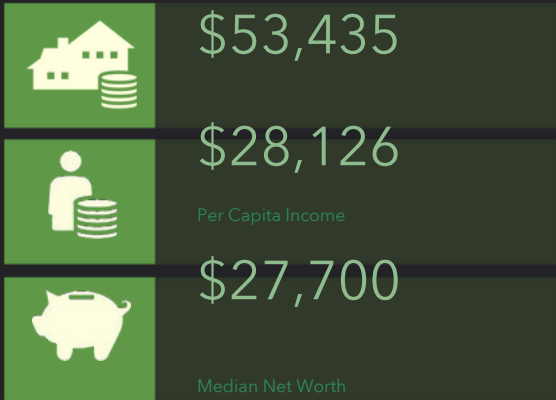
## EMPLOYMENT



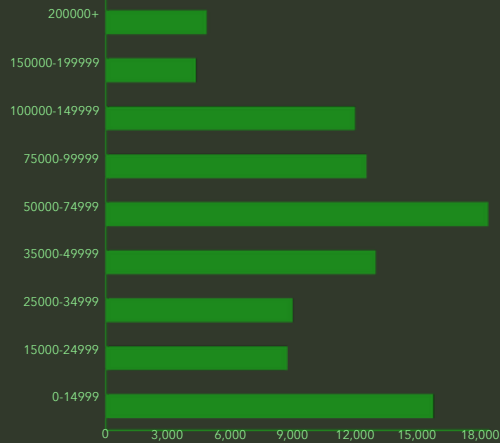
## KEY FACTS



## INCOME



## HOUSEHOLD INCOME (\$)







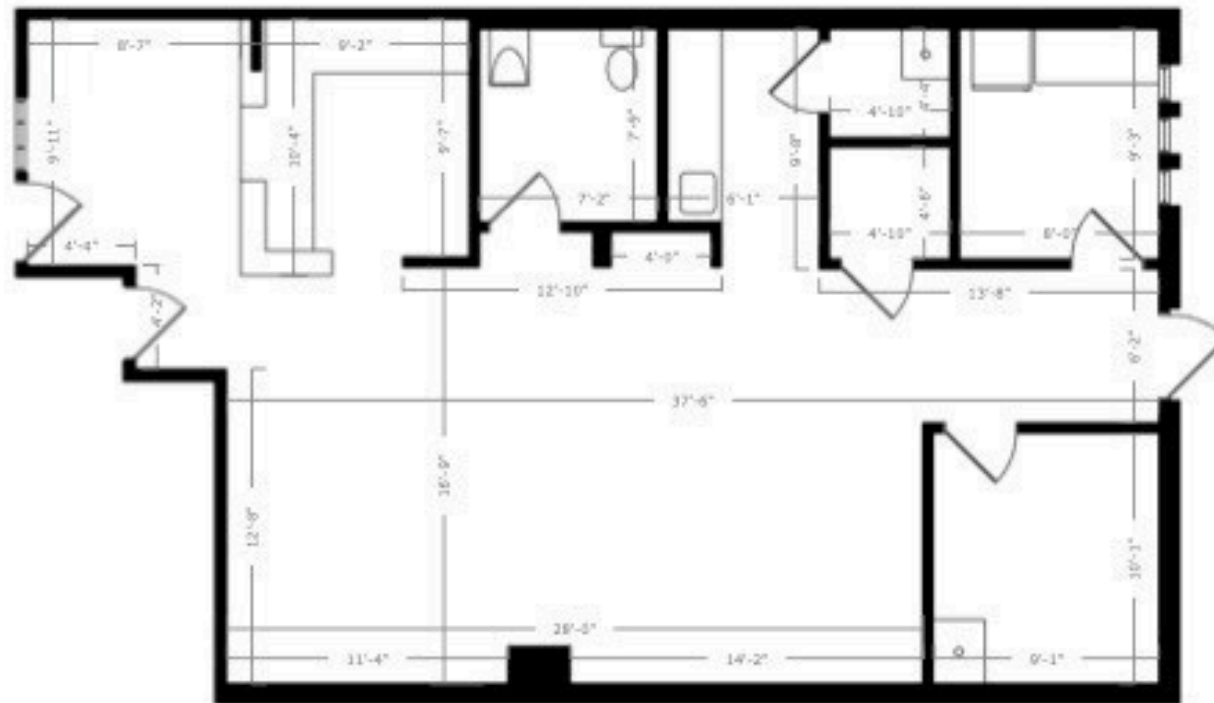
# 10320 N 56th St

Temple Terrace, FL 33617

0' 1' 5' 10' 15' 20'  
FEET

SCALE: 1" = 1/8"

120









Brad Meinck  
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.



Andrea Polizzi is the Chief Operating Officer for Asset and Key. Before joining Asset and Key, Andrea had a successful career in property management. She has also been integral to commercial transactions in Multi-Family, Office, Retail, and Land acquisition/disposition. Andrea has had support roles for a multi-specialty commercial team and is currently a licensed Realtor specializing in commercial leasing and sales.



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