



Westchase Medical Opportunity 8525 N Montague

(Hard SW Corner of Waters Ave and Montague Street)



4,500 SF Westchase Medical ~ Ground Lease, Sale or Build to Suit



Parcel to hold a 4,500 SqFt Free-Standing Building



Ramos Companies is currently seeking a Medical Tenant to occupy a 4,500 sq ft building located adjacent to an 11,500 sq ft Lightbridge Academy.

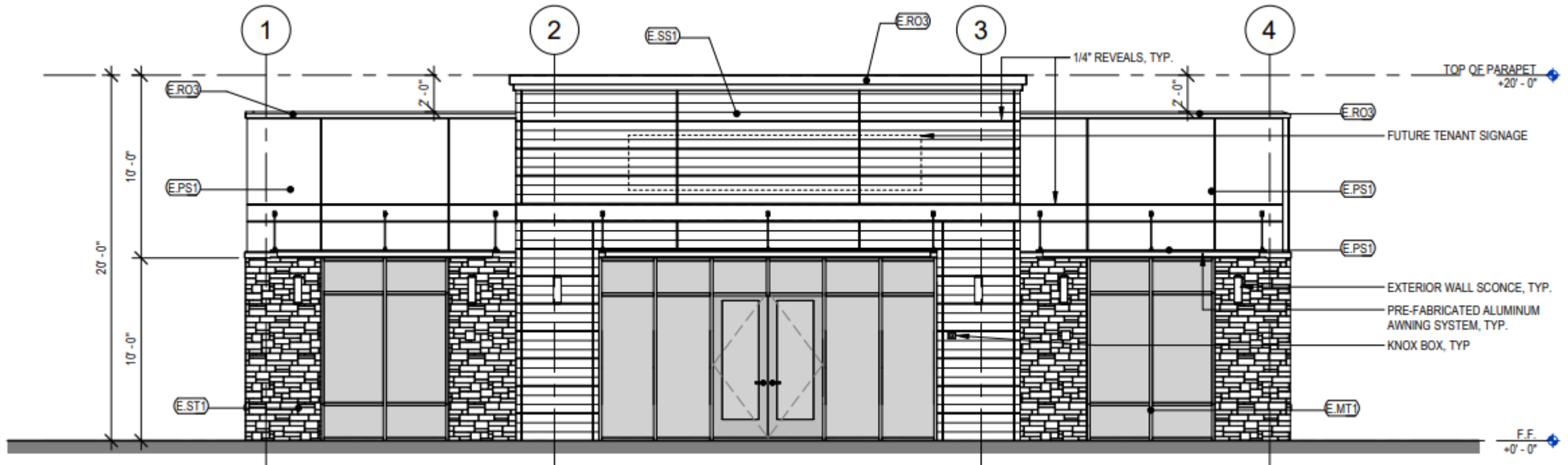
Lightbridge Academy is an Early Child Education Facility catering to 6 month old to 4 year old children. At Capacity there will be approximately 200 people in the school.

Offering a Ground Lease or Sale
Build to Suit Options Available

Medical Building (4,500 sq. ft)

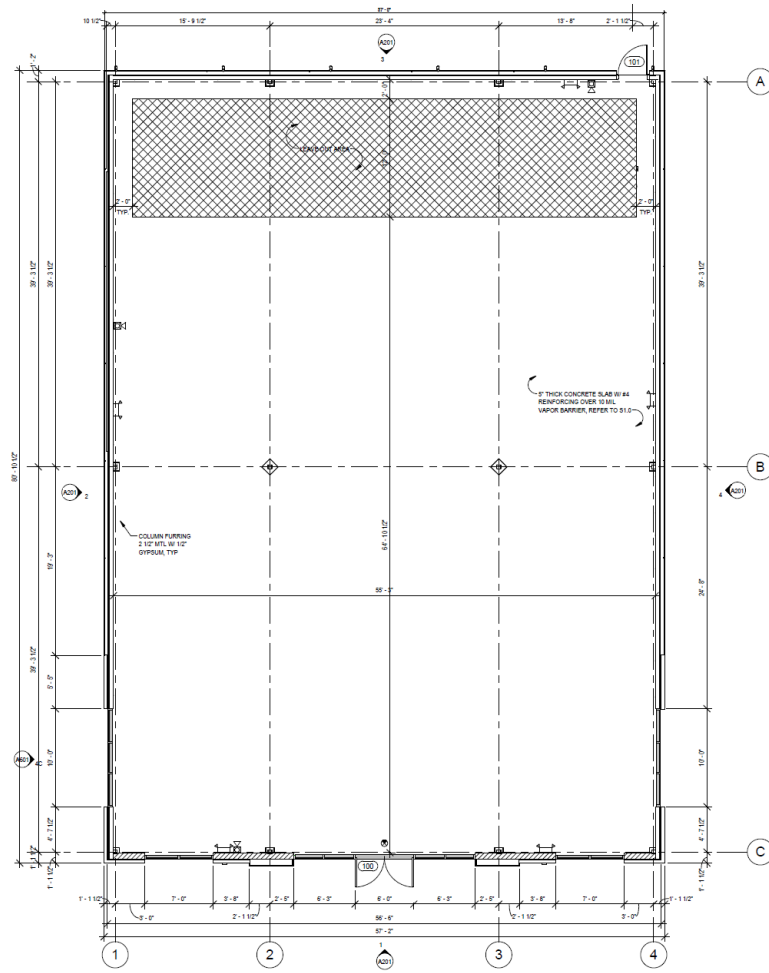


Medical Building – Existing Plan

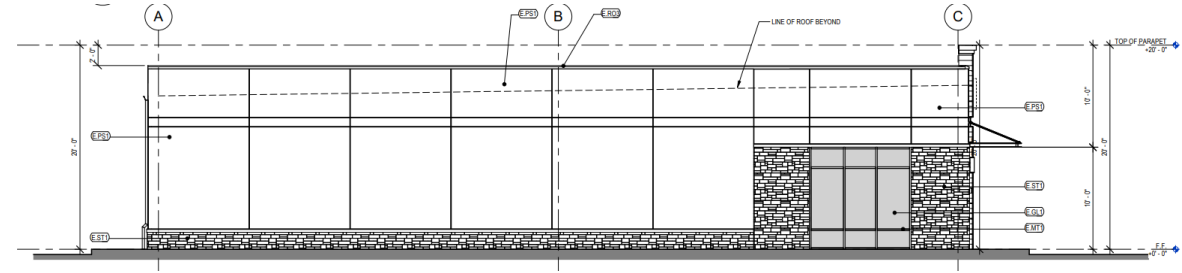


Medical Building – Floor Plan - Interior To Be Designed

Approx 56' Wide by 80' Deep



1 CONSTRUCTION PLAN
3/16" = 1'-0"



4 SIDE ELEVATION (EAST)
3/16" = 1'-0"

8525 Site Plan

PARKING REQUIREMENTS:

PARKING CALCULATION:

DAYCARE FACILITY: 3.2 SPACES PER 1,000 S.F. = 11,500 S.F. * 3.2 / 1000 S.F. = 36.8 SPACES

MEDICAL FACILITY: 5 SPACES PER 1,000 S.F. = 4,500 S.F. * 5 = 22.5 SPACES

TOTAL PARKING REQUIRED: 60 SPACES

PROPOSED PARKING: 45 SPACES (9'X18')

12 COMPACT SPACES (8'X18')

3 HANDICAP SPACES (12'X18')

TOTAL PROPOSED PARKING: 60 SPACES

60 Parking Spaces in Total

DayCare Requires 37 spaces

Medical Requires 23

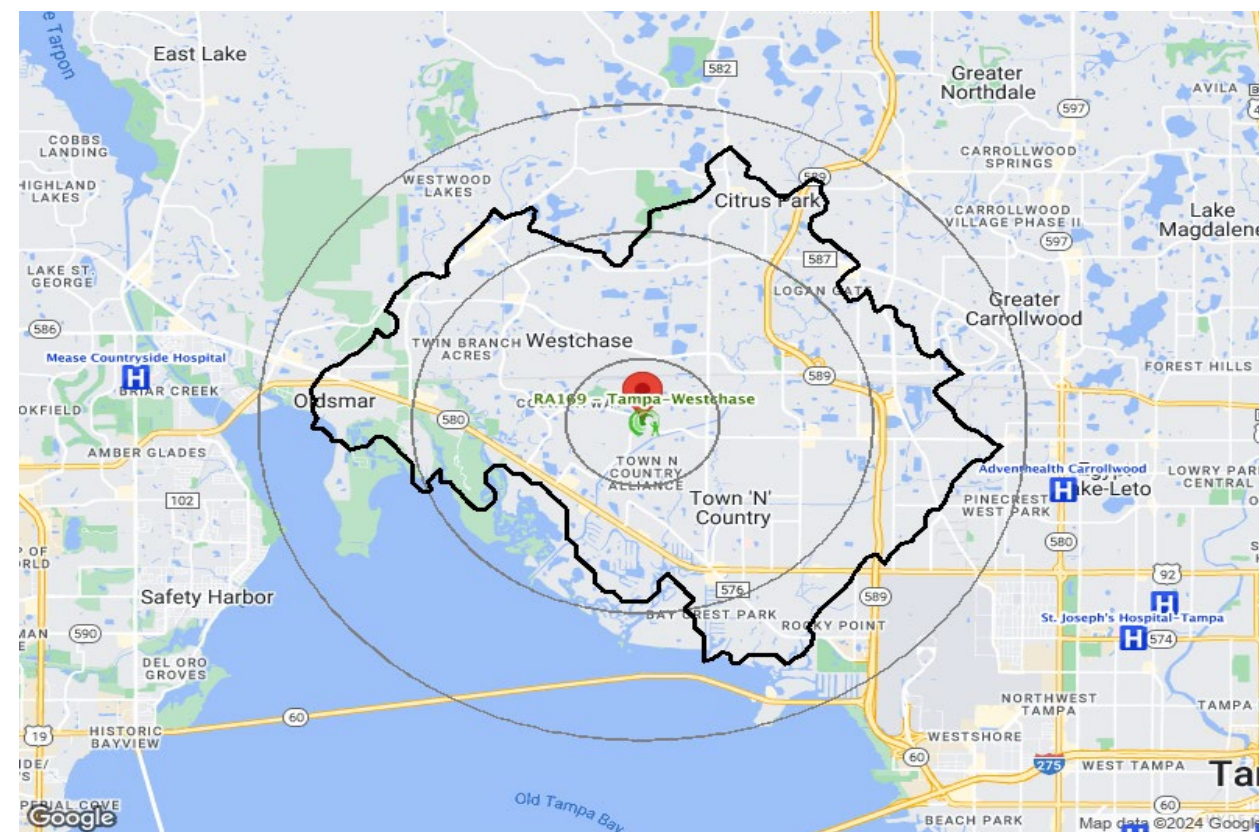
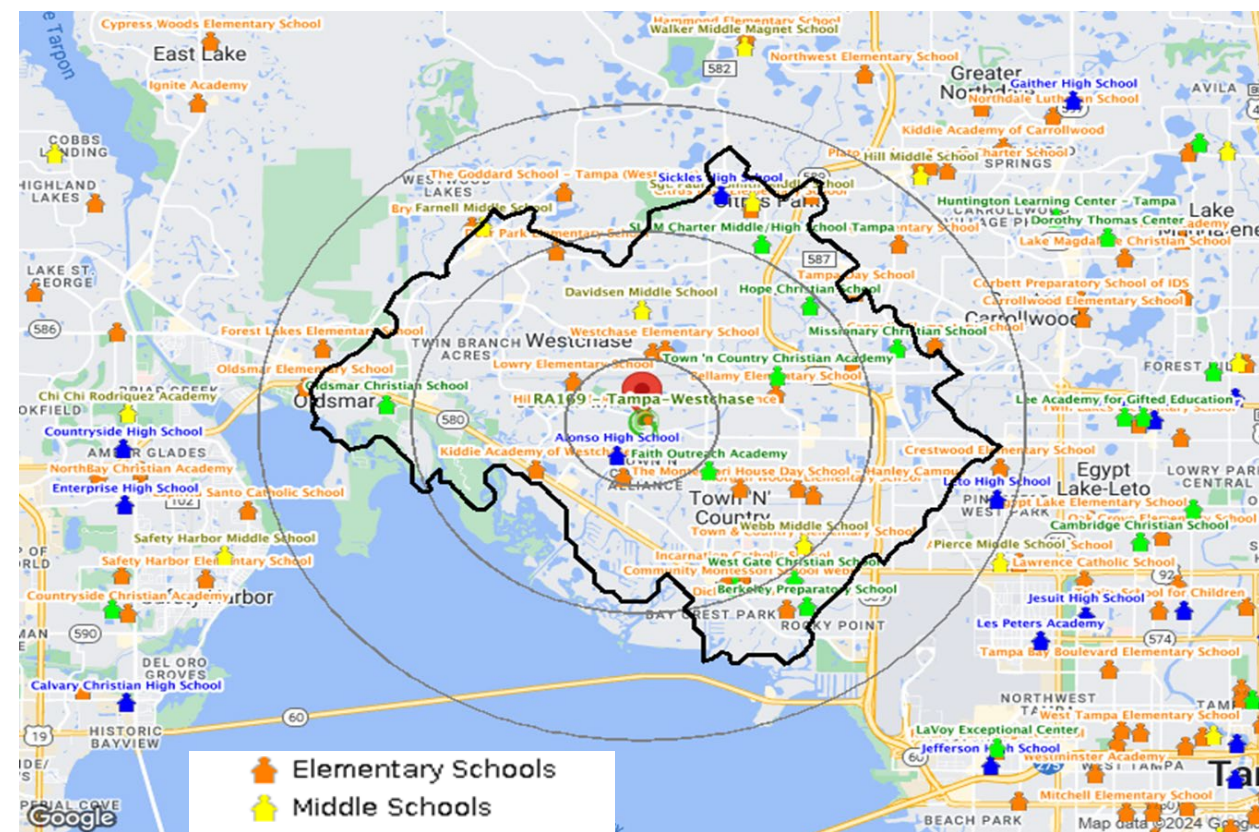
2 Dumpsters will be Provided


**Parcels will be deeded separately with a
cross-use parking easement.**

**4,500 SqFt Parcel is offered as a Land Lease,
Sale or Build to Suit**



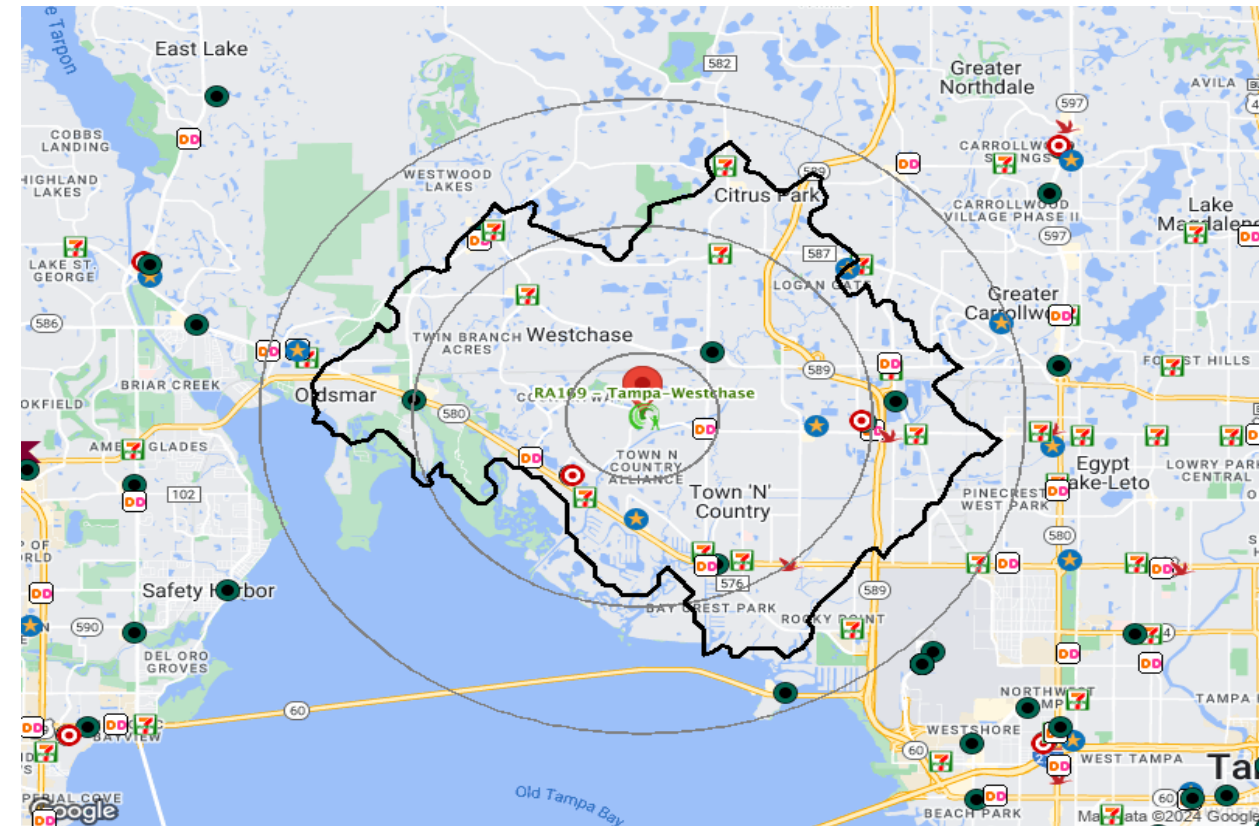
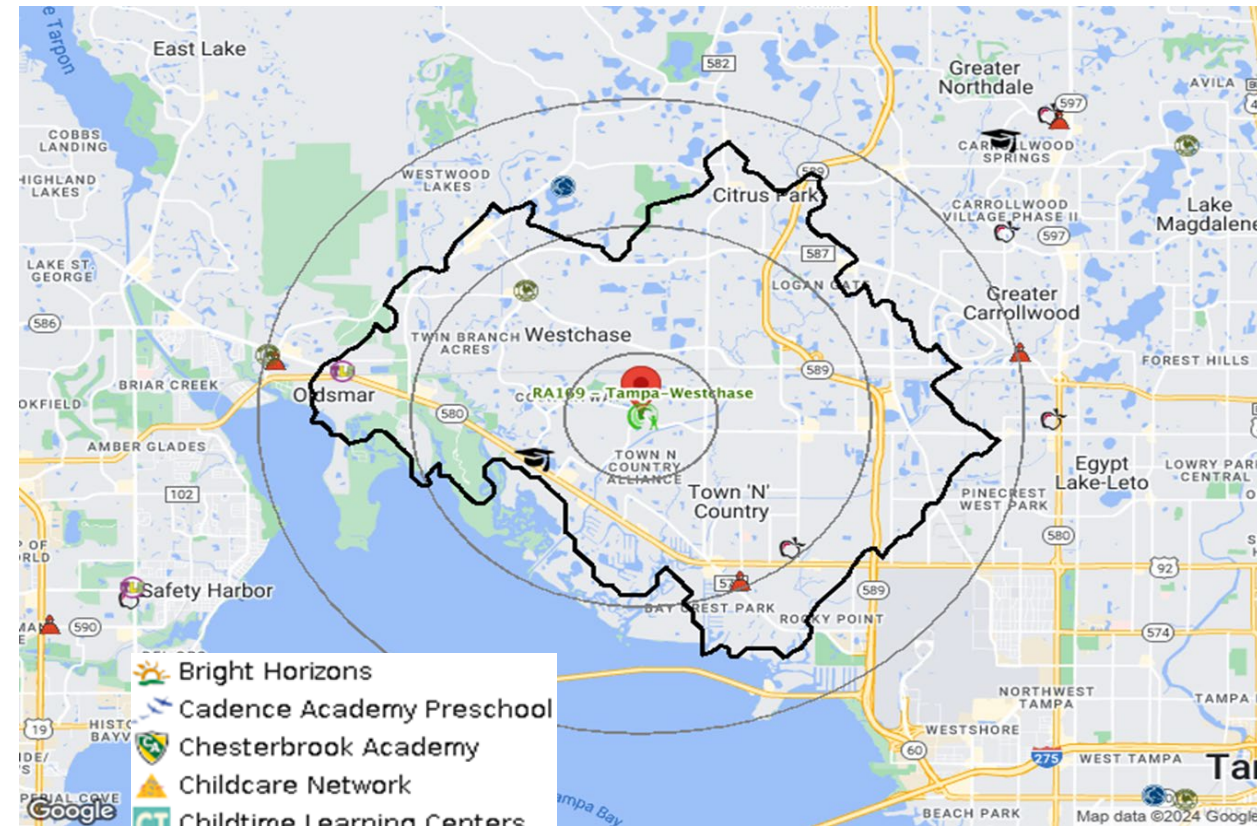
Nearby Schools and Hospitals



 Hospitals

Various Elementary, Middle and High Schools Nearby
Large Gap to Hospitals at over 5 to 10 Miles away

Nearby Early Education and Synergy Drivers



- Bright Horizons
- Cadence Academy Preschool
- Chesterbrook Academy
- Childcare Network
- Childtime Learning Centers
- Kiddie Academy
- Kids 'R' Kids
- KinderCare
- La Petite Academy
- Spring Education Group
- Primrose Schools
- The Goddard School
- The Learning Experience
- The Sunshine House
- Tutor Time

- 7-Eleven
- Dunkin' Donuts
- Kohl's
- QuickChek
- Starbucks
- Target
- Walmart
- Wawa

Few Key Competitors of Lightbridge within the 13 Minute circle

Various Key Synergy Drivers within the circle

Nearby Schools, Hospitals & Pediatricians



Nearest 10 Direct Competitors (Bright Horizons, The Goddard School, Kiddie Academy, KinderCare, Primrose Schools, The Learning Experience)

Name	Address	City, State	Distance
Kiddie Academy	12101 West Hillsborough Avenue	Tampa, FL	1.6
Primrose Schools	12051 Whitmarsh Lane	Tampa, FL	2.5
KinderCare Learning Centers	4934 Webb Rd	Tampa, FL	2.8
La Petite Academy	7511 Paula Drive	Tampa, FL	2.9
The Goddard School	14607 Brick Place	Tampa, FL	3.7
The Learning Experience	3933 Tampa Rd	Oldsmar, FL	4.1
KinderCare Learning Centers	113 Forest Lake Blvd S	Oldsmar, FL	5.0
Primrose Schools	3760 Tampa Road	Oldsmar, FL	5.1
KinderCare Learning Centers	4250 Gunn Hwy	Tampa, FL	5.2
La Petite Academy	3818 W. Humphrey	Tampa, FL	5.6

Nearest 10 Public Schools

Name	Address	City	Distance
Hillsborough Academy of Math & Science	9659 W Waters Ave	Tampa	0.1
Alonso High School	8302 Montague ST	Tampa	0.6
Davis Elementary School	10907 Memorial HWY	Tampa	0.9
Lowry Elementary School	11505 Country Hollow DR	Tampa	1.1
Westchase Elementary School	9517 W Linebaugh Ave	Tampa	1.2
Woodbridge Elementary School	8301 Woodbridge Blvd	Tampa	1.7
Davidsen Middle School	10501 Montague ST	Tampa	1.7
Bellamy Elementary School	9720 Wilsky Blvd	Tampa	1.9
Morgan Woods Elementary School	7001 Armand DR	Tampa	2.5
Deer Park Elementary School	11605 Citrus Park DR	Tampa	2.9

Nearest 10 Private Schools

Name	Address	City	Distance
Westchase Early Learning Center	9802 Westchase Drive	Tampa	1.1
Faith Outreach Academy	7607 Sheldon RD	Tampa	1.2
Kiddie Academy of Westchase	12101 West Hillsborough Avenue	Tampa	1.6
Town 'n Country Christian Academy	9910 Wilsky Blvd	Tampa	2.0
The Montessori House Day School - Hanley Cam	7010 Hanley Road	Tampa	2.3
Community Montessori School	8411 Civic RD	Tampa	2.7
Incarnation Catholic School	5111 Webb RD	Tampa	2.7
Windsor Learning Academy	6337 Memorial HWY	Tampa	2.8
Community Montessori School Webb	4932 Webb Road	Tampa	2.9
Hope Christian School	11450 Faith Cir	Tampa	2.9

Various Early Education, Public and Private Schools Nearby

5 Hospitals over 5 to 10 Miles away

20 Pediatricians within 7 Miles away

Nearest 5 Hospitals

Name	Address	City	Distance
Adventhealth Carrollwood	7171 North Dale Mabry Highway	Tampa	5.7
Mease Countryside Hospital	3231 McMullen-Booth Road	Safety Harbor	6.8
St. Joseph's Hospital-Tampa	3001 West Martin Luther King Jr. Boulevard	Tampa	7.4
Kindred Hospital Central Tampa	4801 North Howard Avenue	Tampa	7.5
Memorial Hospital of Tampa	2901 Swann Avenue	Tampa	9.2

Nearest 20 Pediatricians

Name	Address	City	Distance
TAMARA E BROOKS M D	6801 SHELTON RD	TAMPA	1.5
WESTCHASE PEDIATRIC CARE	10941 COUNTRYWAY BLVD	TAMPA	2.6
HAPPY KIDS PEDIATRIC DENTISTRY	8952 BAYAUD DR	TAMPA	2.7
PEDIATRIC ASSOCIATES	12871 CITRUS PLAZA DR	TAMPA	2.9
PHCA ADMINISTRATION LLC	4033 TAMPA RD	OLDSMAR	3.4
FLORIDA PEDIATRIC ALLIANCE, LLC	4033 TAMPA RD	OLDSMAR	3.4
ANTON ALEXANDROS MD	6550 GUNN HWY	TAMPA	3.4
CHRISTINE B ARMSTRONG M D	12780 RACE TRACK RD	TAMPA	3.6
ERIC R HAYNES M D	12780 RACE TRACK RD	TAMPA	3.6
ROSHNI PATEL	13441 CANOPY CREEK DR	TAMPA	4.2
RAJ GROVER	3906 TAMPA RD	OLDSMAR	4.4
COUNTRYSIDE PEDIATRIC CARE	305 SIGNATURE TER	SAFETY HARBOR	6.0
DRDAVIDALFANO	14037 N DALE MABRY HWY	TAMPA	6.5
WHOLISTIC PEDIATRICS	3405 W FLETCHER AVE	TAMPA	6.5
CHILDRENS DCTOR OF TMPA BAY JC	14499 N DALE MABRY HWY	TAMPA	6.6
PEDIATRIC HLTH CARE ALIANCE PA	3638 MADACA LN	TAMPA	6.9
COUNTRYSIDE PEDIATRIC CARE PA	2352 MESSENGER CIR	SAFETY HARBOR	7.0
JACOBSON PEDIATRICS	3910 NORTHDAL BLVD	TAMPA	7.1
ELIZABETH M BRENNAN M D	3450 E LAKE RD	PALM HARBOR	7.1
K AND P PARTNERS LTD PARTNERSHIP	5600 MARINER ST	TAMPA	7.1

Demographics



Critical Market Demographics	13 Minutes	% of Total	1.0 Mile	2.0 Miles	3.0 Miles	4.0 Miles	5.0 Miles
Source: PopStats Data from Synergos Technologies, Inc.							
BUSINESS ENVIRONMENT							
Total Businesses	4,078	--	79	842	1,911	4,296	5,997
POPULATION							
Residential Population	123,697	68%	15,768	52,130	92,745	132,108	185,722
Workplace Population	56,897	31%	1,238	8,733	20,754	60,233	85,953
Non-Institutionalized Group Quarters Population	51	0%	2	6	46	51	77
Transient Population	1,461	1%	-	148	251	1,537	2,768
Seasonal / Second Home Population	399	0%	33	181	309	430	610
Population Not in Labor Force	30,324	31%	4,329	12,609	22,765	32,404	45,404
Unemployment Rate	2.3%	--	2.9%	2.2%	2.2%	2.2%	2.4%
DAYTIME POPULATION							
Daytime Population	125,806	--	12,231	37,822	67,399	135,129	192,073
Children at Home	6,089	5%	674	2,382	4,137	6,469	8,777
Retired/Disabled People	19,379	15%	2,552	7,818	13,572	20,541	27,977
Homemakers	11,423	9%	1,729	4,137	7,468	12,238	16,361
Students	21,714	17%	4,774	10,316	13,774	24,411	37,992
Pre-K-8th Grade	13,740	11%	1,594	5,842	7,875	13,720	18,683
9th-12th Grade	3,591	3%	2,648	2,718	2,889	5,577	7,875
Post-Secondary - College and Vocational	4,383	3%	532	1,757	3,010	5,113	11,434
Work at Home	8,810	7%	1,014	3,823	6,615	9,622	12,603
Unemployed	1,493	1%	249	613	1,079	1,616	2,411
% Population Growth Last 10 Years							
	38.0%	--	23.1%	36.4%	33.7%	38.7%	34.8%
HOUSEHOLDS							
Total Households	48,324	--	5,713	20,403	36,245	51,480	71,691
Renter Occupied	18,785	39%	1,208	7,232	13,506	19,883	27,151
Owner Occupied	29,540	61%	4,505	13,171	22,739	31,597	44,540
Average HH Size	2.6	--	2.8	2.6	2.6	2.6	2.6
1 Person HH	12,637	26%	1,178	5,325	9,531	13,351	17,935
2 Person HH	15,431	32%	1,752	6,444	11,524	16,402	22,852
3-6 Person HH	19,667	41%	2,714	8,416	14,766	21,106	30,055
7+ Person HH	589	1%	68	217	424	621	848
FAMILIES							
Total Families	31,441	65%	4,113	13,664	23,968	33,598	47,344
Married Families No Kids	12,402	39%	1,596	5,398	9,492	13,404	19,222
Married Families with Kids	8,731	28%	930	3,701	6,448	9,360	13,219
AGE							
Average Age	39.9	--	41.3	40.2	40.3	39.9	39.9
Population Age 0-4	7,920	6%	931	3,241	5,817	8,442	11,776
Population Age 5-9	8,058	7%	875	3,285	5,908	8,652	11,974
Population Age 10-17	12,388	10%	1,486	5,158	9,180	13,281	18,677
Population Age 18-25	10,284	8%	1,388	4,508	7,838	11,084	15,924
Population Age 26-34	14,482	12%	2,069	6,212	10,898	15,438	21,944
Population Age 35-44	16,076	13%	1,658	6,386	11,638	17,035	23,445
Population Age 45-54	17,280	14%	2,094	7,346	12,941	18,600	25,968
Population Age 55-64	16,979	14%	2,332	7,314	12,902	18,181	26,007
Population Age > 65	20,230	16%	2,935	8,679	15,623	21,396	30,007
RACE							
Caucasian	55,695	45%	6,356	24,171	42,255	59,888	86,939
Black	8,235	7%	1,118	3,235	5,969	8,611	12,565
Hispanic	49,760	40%	7,080	20,425	37,205	52,651	71,056
Asian	6,217	5%	794	2,912	4,700	6,866	9,539
Chinese	576	0%	55	150	336	722	1,072
Japanese	64	0%	1	23	50	75	135
Korean	230	0%	57	125	161	275	354
South Central Asian (Indian)	3,132	3%	285	1,583	2,453	3,485	4,758
South East Asian (Vietnamese)	2,067	2%	362	967	1,613	2,142	2,967
Other Asian	149	0%	34	65	86	169	251
Other	3,790	3%	421	1,387	2,616	4,091	5,623

Critical Market Demographics	13 Minutes	% of Total	1.0 Mile	2.0 Miles	3.0 Miles	4.0 Miles	5.0 Miles
Source: PopStats Data from Synergos Technologies, Inc.							
EDUCATION							
Population High School Graduate	23,624	28%	3,479	10,326	17,862	24,771	33,884
Population Some College and Associate Degree	22,694	27%	2,771	9,093	16,494	24,055	33,536
Population Bachelor Degree	20,948	25%	2,428	8,823	15,898	22,684	32,065
Population Graduate Degree	9,677	11%	1,012	4,135	7,422	10,717	15,368
Population Doctorate Degree	806	1%	155	402	659	866	1,331
ENROLLMENTS							
Nursery School/Preschool	2,084	2%	317	876	1,658	2,223	2,931
Kindergarten/Elementary School	13,228	11%	1,701	5,797	10,406	14,165	19,630
High School	6,209	5%	1,314	2,896	4,663	6,612	9,503
College/Graduate/Professional School	8,444	7%	657	3,112	5,644	9,289	13,418
Not Enrolled	93,731	76%	11,780	39,448	70,373	99,819	140,238
HOME VALUE							
Owner occupied Home Value < \$100,000	1,536	5%	932	1,294	1,433	1,543	1,758
Owner occupied Home Value \$100,000 - \$250,000	2,099	7%	561	1,286	1,845	2,127	2,684
Owner occupied Home Value \$250,000 - \$500,000	7,271	25%	999	2,768	5,360	7,651	10,481
Owner occupied Home Value \$500,000 - \$750,000	8,528	29%	1,008	3,370	6,293	9,171	12,742
Owner occupied Home Value \$750,000 - \$1,000,000	5,014	17%	663	2,076	3,657	5,538	8,242
Owner occupied Home Value > \$1,000,000	5,091	17%	341	2,377	4,150	5,567	8,633
Average Home Value	\$ 665,584	--	\$ 496,658	\$ 605,127	\$ 663,764	\$ 677,314	\$ 694,306
Median Home Value	\$ 614,076	--	\$ 420,033	\$ 564,290	\$ 608,509	\$ 621,449	\$ 639,920
FAMILY INCOME							
Family Income < \$15,000	1,933	6%	492	949	1,482	2,089	2,828
Family Income \$15,000 - \$30,000	2,707	9%	437	1,150	2,153	2,866	3,882
Family Income \$30,000 - \$45,000	3,390	11%	329	1,375	2,584	3,494	5,137
Family Income \$45,000 - \$60,000	4,341	14%	574	1,728	3,174	4,509	5,999
Family Income \$60,000 - \$75,000	3,371	11%	368	1,584	2,557	3,531	4,755
Family Income \$75,000 - \$100,000	4,746	15%	778	2,072	3,681	5,136	6,951
Family Income \$100,000 - \$200,000	8,860	28%	1,013	4,004	6,811	9,550	13,943
Family Income > \$200,000	2,093	7%	122	801	1,527	2,423	3,849
Average Family Income	\$ 91,033	--	\$ 78,067	\$ 90,559	\$ 90,902	\$ 92,528	\$ 95,137
Median Family Income	\$ 83,104	--	\$ 73,068	\$ 83,898	\$ 82,988	\$ 84,652	\$ 86,690
HOUSEHOLD INCOME							
Household Income < \$25,000	6,914	14%	1,081	3,127	5,453	7,302	9,957
Household Income \$25,000 - \$50,000	10,189	21%	1,183	4,313	7,497	10,539	14,463
Household Income \$50,000 - \$75,000	9,529	20%	983	3,893	7,098	10,019	13,775
Household Income \$75,000 - \$100,000	6,782	14%	965	2,869	5,180	7,333	9,827
Household Income \$100,000 - \$125,000	4,707	10%	646	2,098	3,379	5,040	7,190
Household Income \$125,000 - \$150,000	3,128	6%	293	1,240	2,338	3,355	4,724
Household Income \$150,000 - \$200,000	4,308	9%	419	1,816	3,284	4,731	6,919
Household Income > \$200,000	2,767	6%	144	1,047	2,016	3,161	4,835
Average Household Income	\$ 92,088	--	\$ 77,991	\$ 89,170	\$ 91,627	\$ 93,814	\$ 95,735
Median Household Income	\$ 72,987	--	\$ 67,268	\$ 72,376	\$ 72,929	\$ 74,418	\$ 76,313
Per Capita Income	\$ 36,041	--	\$ 28,312	\$ 34,921	\$ 35,883	\$ 36,618	\$ 37,024
CRIME INDICES							
Violent Crime Index - Robbery	1.05	--	1.15	1.05	1.04	1.05	1.04
Violent Crime Index - Assault	1.07	--	1.33	1.05	1.03	1.07	1.05
Violent Crime Index - Burglary	1.47	--	1.56	1.47	1.44	1.44	1.44
Violent Crime Index - Larceny/Theft	1.37	--	1.44	1.38	1.33	1.34	1.33
Violent Crime Index - Auto Theft	1.29	--	1.37	1.29	1.28	1.26	1.26
Aggregate Crime Index	1.35	--	1.45	1.35	1.33	1.33	1.33

Key Metrics w/in 13 minutes of Parcel

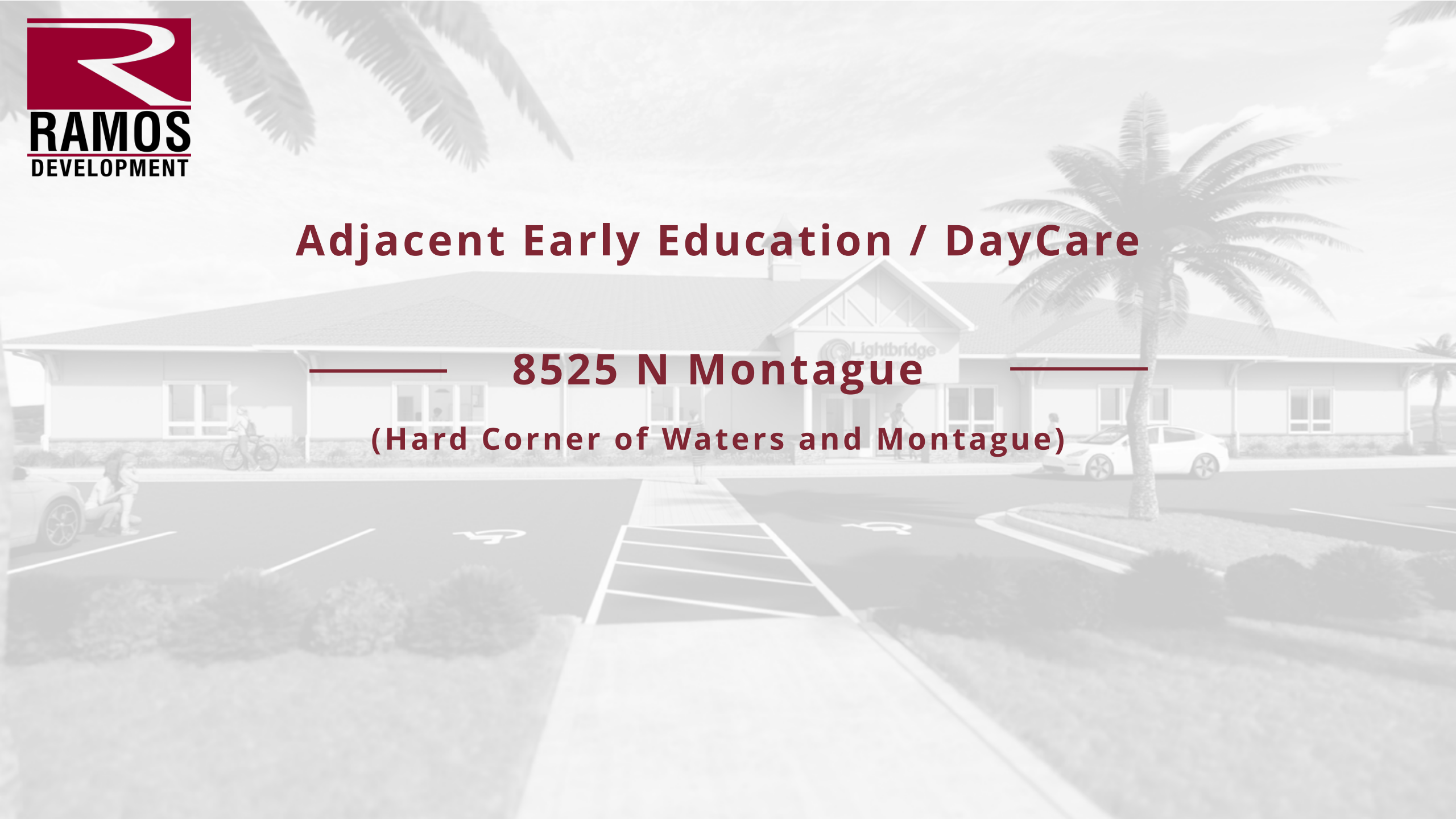
- 68% Residential
- 31% Students, Pre-K-12th Grade
- 48k Households w/ 65% Families
- Ages Equally Split between Newborns to Over 65 Years of Age
- 45% Caucasian and 40% Hispanic
- 63% College and Advance Degrees
- Average Home Value \$665k
- Median Home Value \$614k
- Average Family Income \$91k
- Median Family Income \$83k



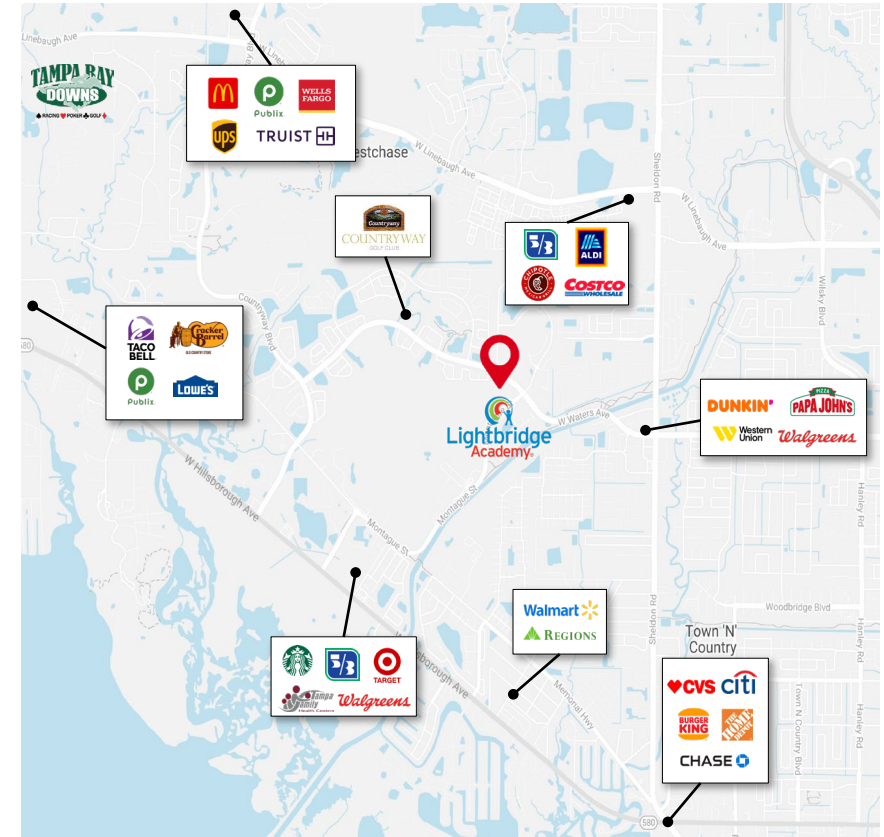
Adjacent Early Education / DayCare

8525 N Montague

(Hard Corner of Waters and Montague)



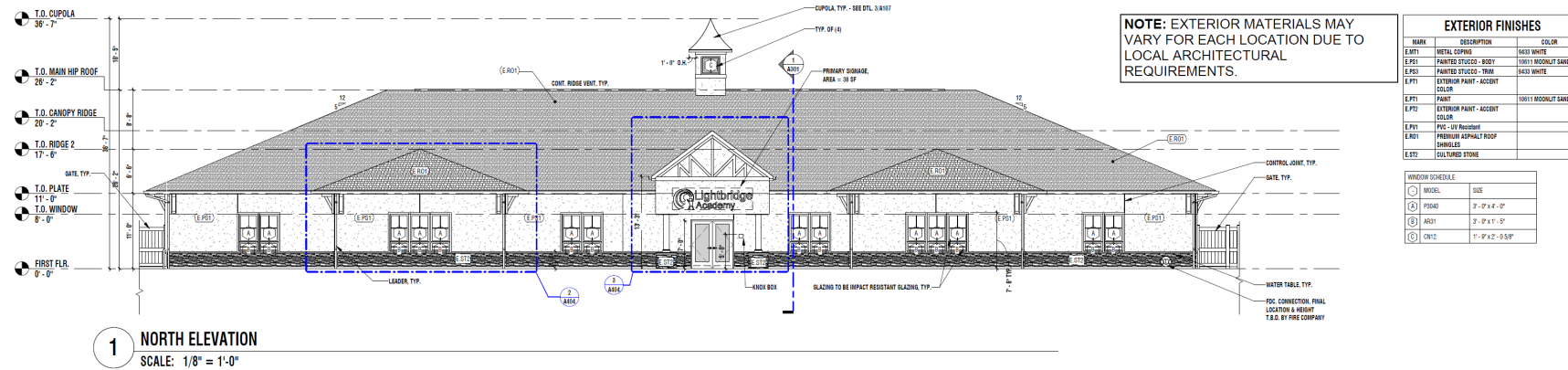
Adjacent 11,500 SF Westchase Early Education Center



Lightbridge Academy is an Early Child Education Facility catering to 6 month old to 4 year old children.

At Capacity there will be 174 children and 24 staff located in the school.

Lightbridge Elevation, Floorplan & Capacity



LICENSING CHART

ROOM	ACTUAL AREA	REQUIRED AREA	AGE	TYPE	TEACHER: CHILD RATIO	MAX # OF CHILDREN	# OF STAFF
OFFICE	225	-	-	-	-	-	3
STAFF LOUNGE	186	-	-	-	-	-	-
DAYCARE #1	565	560	0 TO 12 MONTHS	INFANTS	1:4	16	4
DAYCARE #2	562	560	12 TO 18 MONTHS	INFANTS - MOBILE	1:4	16	4
DAYCARE #3	770	770	ALL	MULTI-PURPOSE	-	-	-
DAYCARE #4	704	700	3 TO 4 YEARS	PRE-SCHOOL	1:15	20	2
DAYCARE #5	702	700	3 TO 4 YEARS	PRE-SCHOOL	1:15	20	2
DAYCARE #6	632	630	18 TO 24 MONTHS	Y. TODDLERS	1:6	18	3
DAYCARE #7	771	770	2 TO 3 YEARS	TODDLERS	1:11	22	2
DAYCARE #8	772	770	2 TO 3 YEARS	TODDLERS	1:11	22	2
DAYCARE #9	702	700	4 TO 5 YEARS	PRE-K	1:20	20	1
DAYCARE #10	701	700	4 TO 5 YEARS	PRE-K	1:20	20	1
	7,292					174	24

GROSS S.F. (MEASURED FROM OUTSIDE OF FOUNDATION WALL TO OUTSIDE OF FOUNDATION WALL)
BASED ON 35 S.F. / CHILD PER FLORIDA REGULATIONS

At Capacity there will be 174 children between Ages of 6 Months to 5 years old and 24 staff located in the school.



About Lightbridge Academy

Lightbridge Academy provides a solid curriculum for children ages six weeks old to Pre-School and offers extended hours, optional meal plans and summer camp programs. Innovative technology helps parents stay connected to their child throughout the day through our ParentView® Internet monitoring system, allowing parents access to view their child's classroom at any point in the day via an encrypted, web-based system, and our parent eCommunication app, which tracks a child's daily achievements and allows teachers to send parent's daily reports, reminders, photos and even video clips.



Multi-State venture with Over 140 Centers in 11 States

- **Child care is projected to become a \$73.8 billion industry by 2027.**
- **The company currently has over 140 child care centers either open or in development throughout Florida, Maryland, Michigan, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Tennessee, Texas and Virginia.**

68+

Lightbridge Academy
Locations Open

72+

Lightbridge Academy
Locations In
Development

10%

top-line revenue
growth every year
since 1999

SINCE

1997

celebrating 20+
years in business





For More Information
Land Lease, For Sale or Build to Suit

Contact Andrew Arena

(813) 598-2022

Andrew@RamosCompanies.com

