

16301 Fishhawk Blvd
Lithia FL 33547

4,610 SF

**Medical Office
For Lease**



- Suite A - Prime 4,610 SF available for lease
- Class A build-out, wet exam rooms
- Rental Rate - \$30.00 psf / NNN
- 54 parking stalls - 7.6/1,000
- Private Physician access
- Excellent condition
- Built in 2015
- Building & pylon signage available

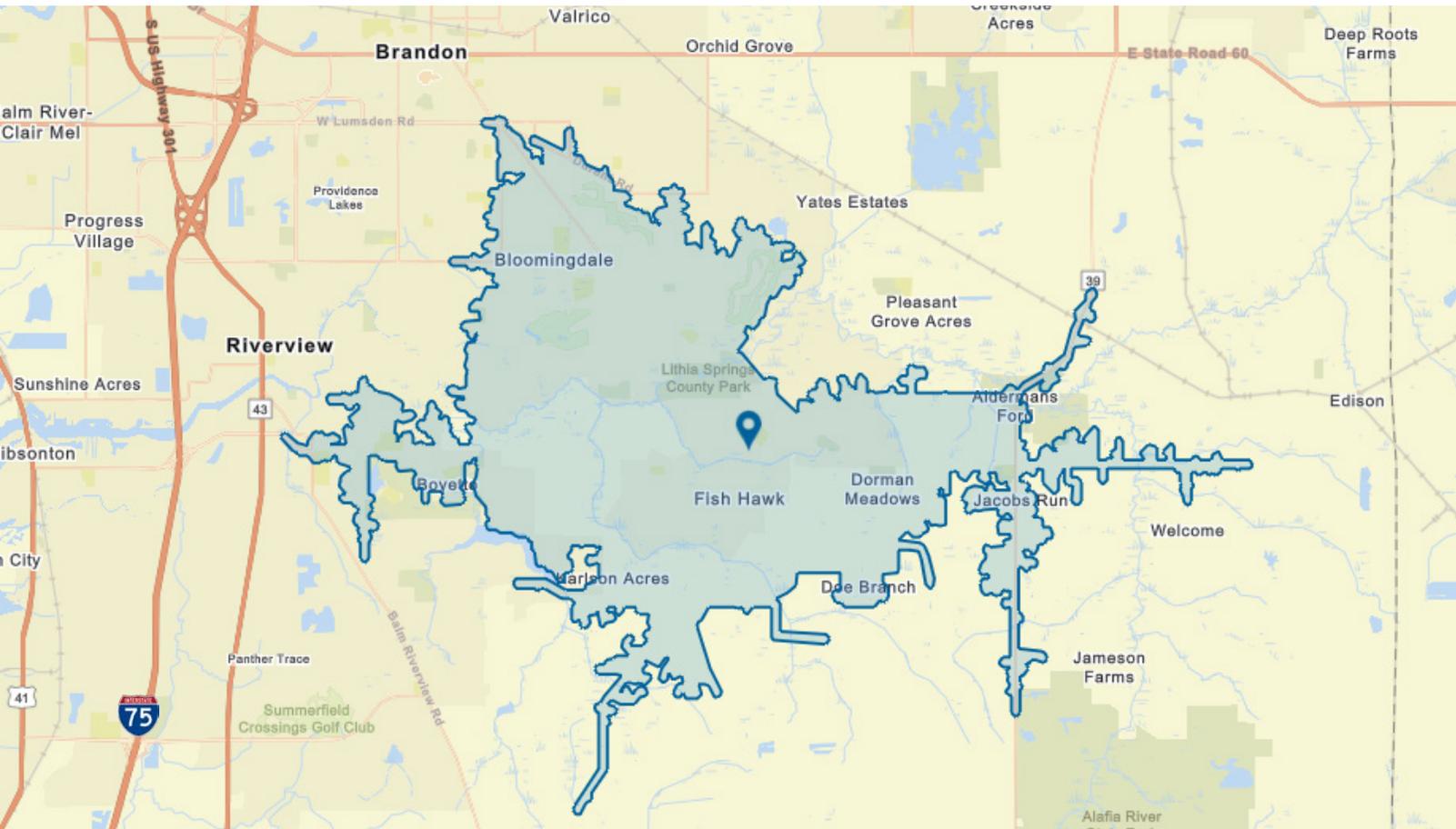


Jim Allen
Senior Vice President, Leasing & Brokerage
jim.allen@Flagshiphp.com
www.MedicalBroker.com
D: 813.359.1999



16301 Fishhawk Blvd
Lithia FL 33547

15 MINUTE DRIVE TIME MAP



DEMOGRAPHICS



2025 - 70,083
2030 - 72,651



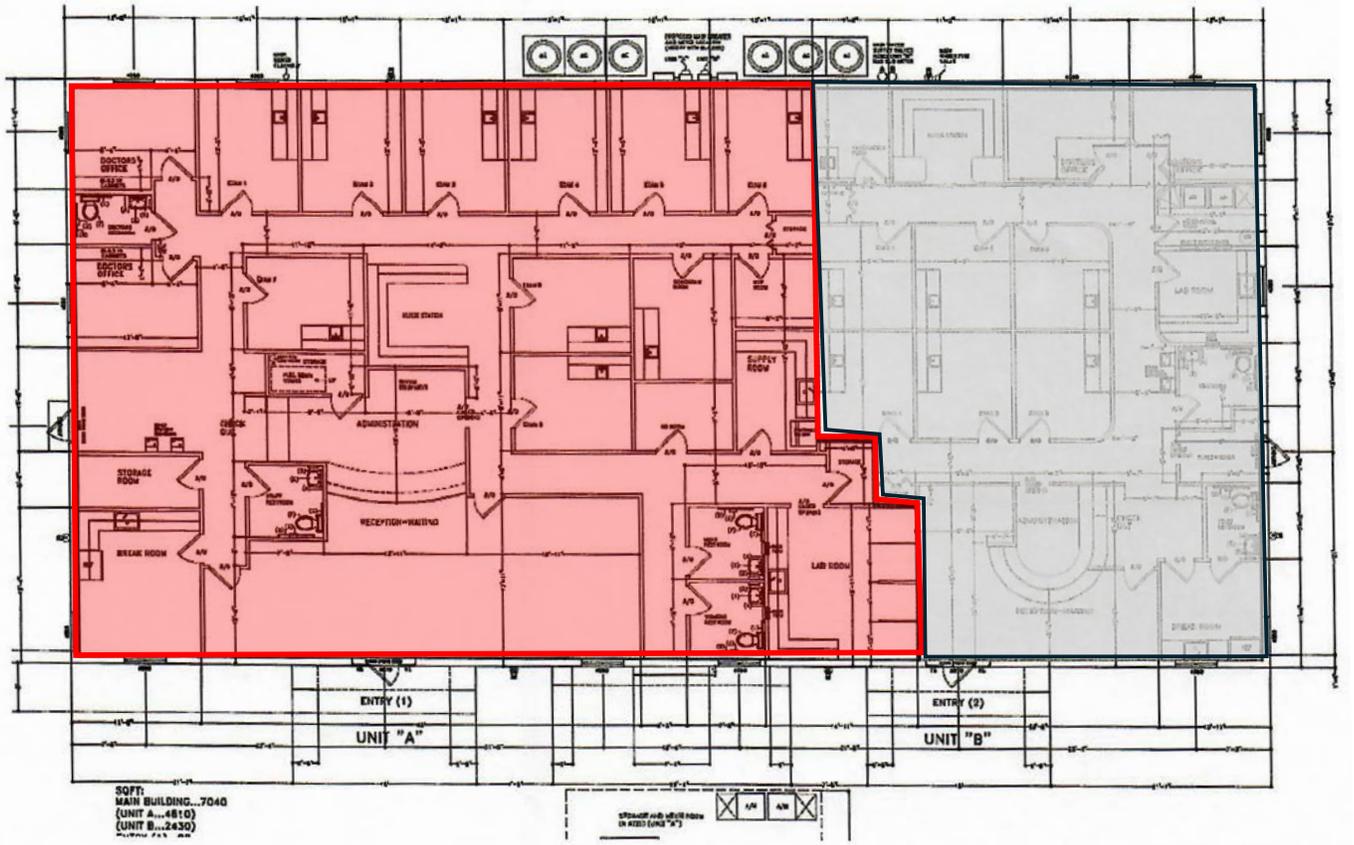
2025 - 23,265
2030 - 24,222



2024 - \$ 157,581
2029 - \$ 176,856



Suite A 4,610 SF



4,610 SF Class A medical office available

- 35 waiting room seats
- Functional Administration area
- Private check out
- 10 Wet Exam Rooms
- FF&E negotiable
- 2 Consult rooms
- 2 Labs
- 2 Physician offices
- MA/Nurses station
- 4 ADA restrooms
- 2 storage closets
- Expeditor Call System
- Breakroom
- IT closet

According to The Advisory Board there is a market need for additional physicians:

*Physical Medicine & Rehabilitation
Primary Care
General Surgery
Orthopedics
Emergency Medicine
Obstetrics & Gynecology
Cardiovascular
Oncology & Hematology
Radiology*

16301 Fishhawk Blvd
Lithia FL 33547



16301 Fishhawk Blvd
Lithia FL 33547



16301 Fishhawk Blvd
Lithia FL 33547

16301 Fishhawk Blvd



Lithia is a suburb southeast of Tampa and south of Brandon.

The area is a relaxing balance of open green pastures and well-planned communities with top amenities. Lithia's origins are rich in agriculture like cattle ranching, citrus, and berries, as well as phosphate which are continued to the present day. Families are drawn to the area for A+ school ratings and a warm sense of community. Lithia has a variety of homes ranging from large sprawling estates to quaint new build townhomes.

Lithia's most popular community is FishHawk which was ranked #2 on the list of best suburbs in Florida to raise a family, according to niche.com.



Jim Allen
Senior Vice President, Leasing & Brokerage
jim.allen@Flagshiphp.com
www.MedicalBroker.com
D: 813.359.1999



FLAGSHIP
HEALTHCARE PROPERTIES