

Cypress Ridge Professional Center
2344 Crestover Lane
Wesley Chapel FL 33544



For Lease Office Space Surgery Center

- *3,000 SF Available Immediately*
- *Parking 6/1,000*
- *Office-Based Surgery (OBS)*
- *FF&E Available*
- *Almost Turnkey*



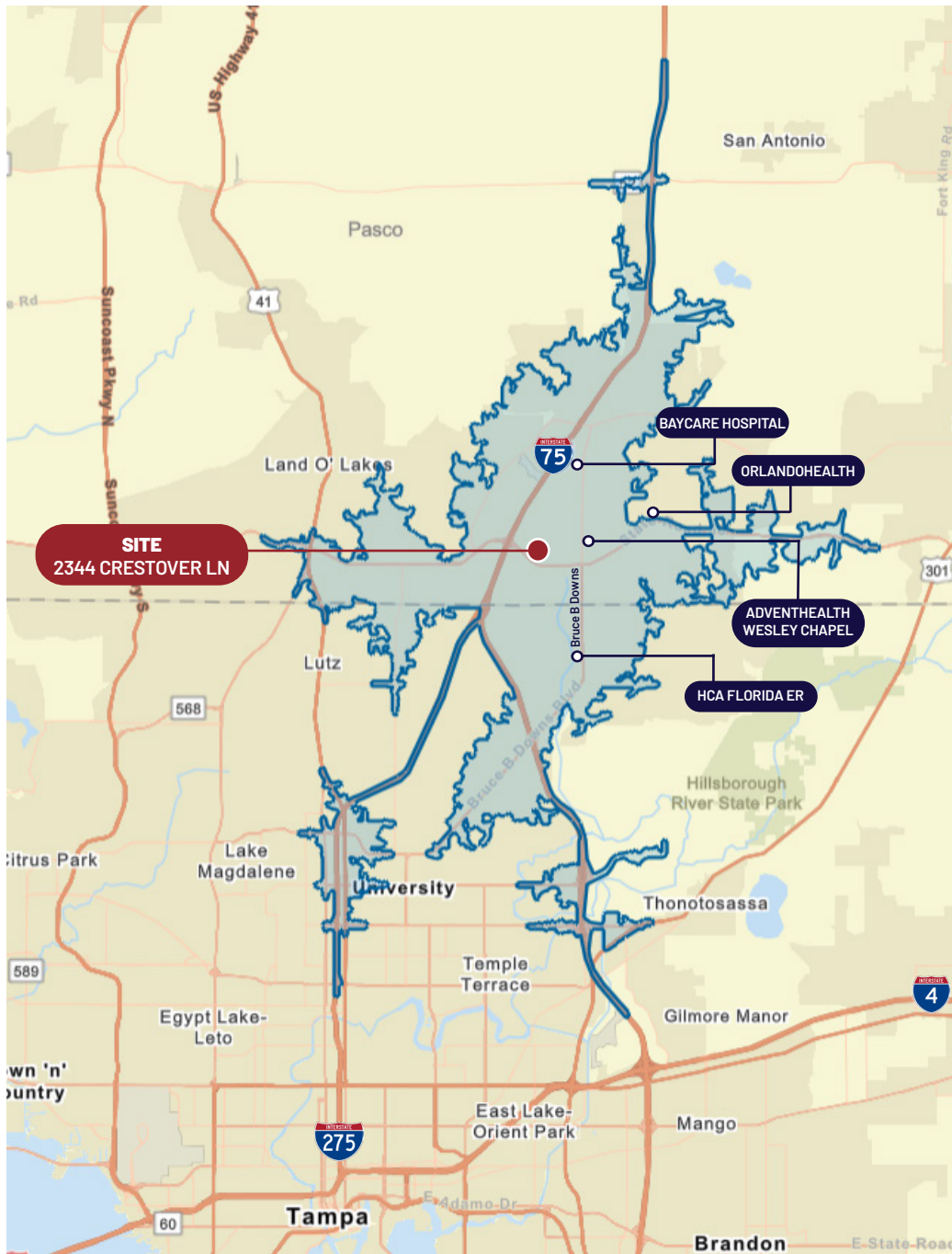
Jim Allen
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AREA DEMOGRAPHICS

15 MINUTE DRIVE TIME



AREA DEMOGRAPHICS 15 Minute Drive Time

TOTAL POPULATION

2026 - 144,244

2031 - 155,323

TOTAL HOUSEHOLDS

2026 - 54,727

2031 - 59,178

TOTAL AVG HOUSEHOLD INCOME

2026 - \$134,037

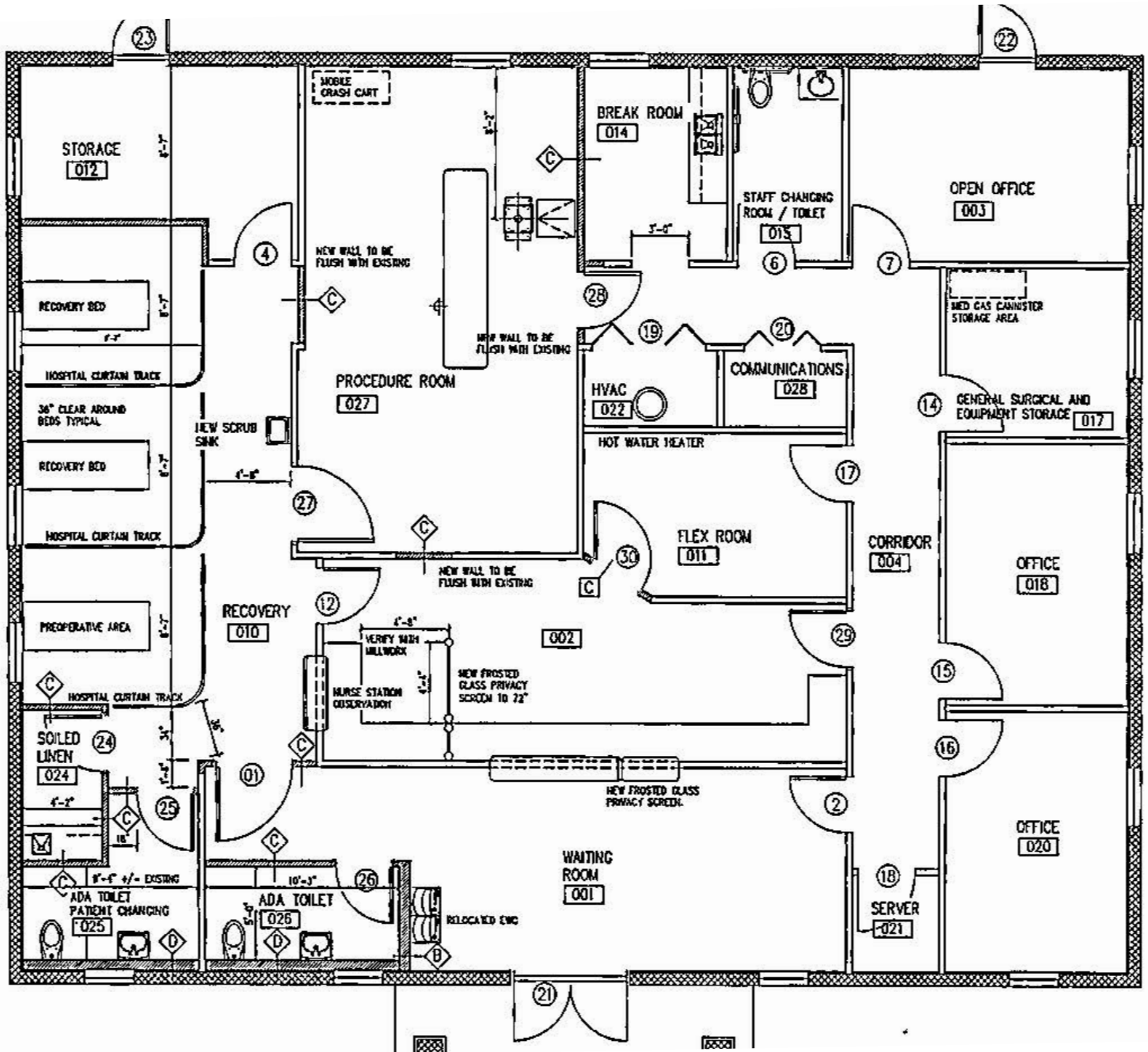
2031 - \$152,876

DISTANCE FROM SITE

- ADVENTHEALTH - 2.4 miles
- ORLANDOHEALTH - 4.2 miles
- BAYCARE HOSPITAL - 4.5 miles
- HCA Florida ER - 3.3 miles

FLOOR PLAN

- 3 Exam rooms
- 1 Procedure room
- 3 ADA Restrooms
- 1 Office
- 3 Pre-Op / Recovery beds
- Equipment available
- 1 Storage closet
- 1 IT Closet



PROPERTY PHOTOS



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