

6606 Stadium Drive  
Zephyrhills FL 33542

OFFERED FOR SALE  
\$3,200,000



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**FLAGSHIP**  
HEALTHCARE PROPERTIES

## EXECUTIVE SUMMARY

Free standing 7,200 SF MOB leased to Florida Medical Clinic Orlando Health. Proven location for pulmonology and cardiology. MOB is adjacent to FMCOH's 137,000 SF multi-specialty campus in Zephyrhills, FL.



## ASSET SNAPSHOT

Tenant Name	Florida Medical Clinic Orlando Health
Address	6606 Stadium Dr, Zephyrhills FL 33542
Building Size (GLA)	7,200 SF
Land Size	.74 acres
Year Built	1980 / renovated 2015
Rent Type	NNN
Rent Commencement Date	January 1, 2026
Lease Expiration Date	December 31, 2030
Term	5-year term
Multiple Renewals	Required one year notice
Annual Rent Escalations	3%
Current Annual Rent	\$199,086

## DEMOGRAPHICS - 20 MINUTE DRIVE TIME

### POPULATION



2025 - 124,793  
2030 - 131,177

### TOTAL HOUSEHOLDS



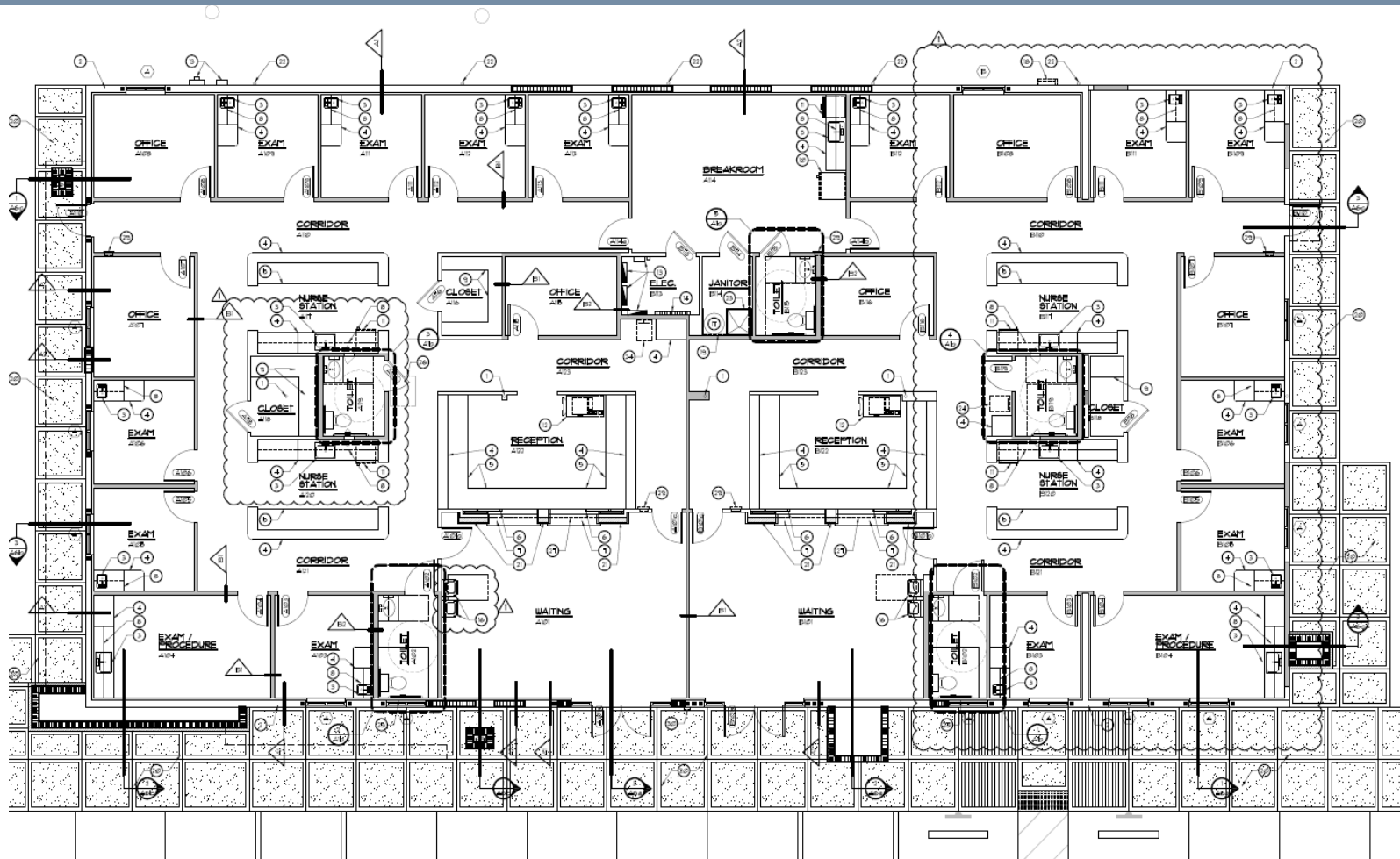
2025 - 51,455  
2030 - 63,081

### AVG HOUSEHOLD INCOME



2025 - \$94,354  
2030 - 107,323

## FLOOR PLAN



## SPACE SUMMARY

- 7,200 SF
- Prominate building signage
- 28 surface parking spaces, 2 handicap spaces
- 6 offices
- 15 exam rooms
- 5 bathrooms (all ADA)
- Reception / Administrative area
- Check-in and Check-out
- Breakroom

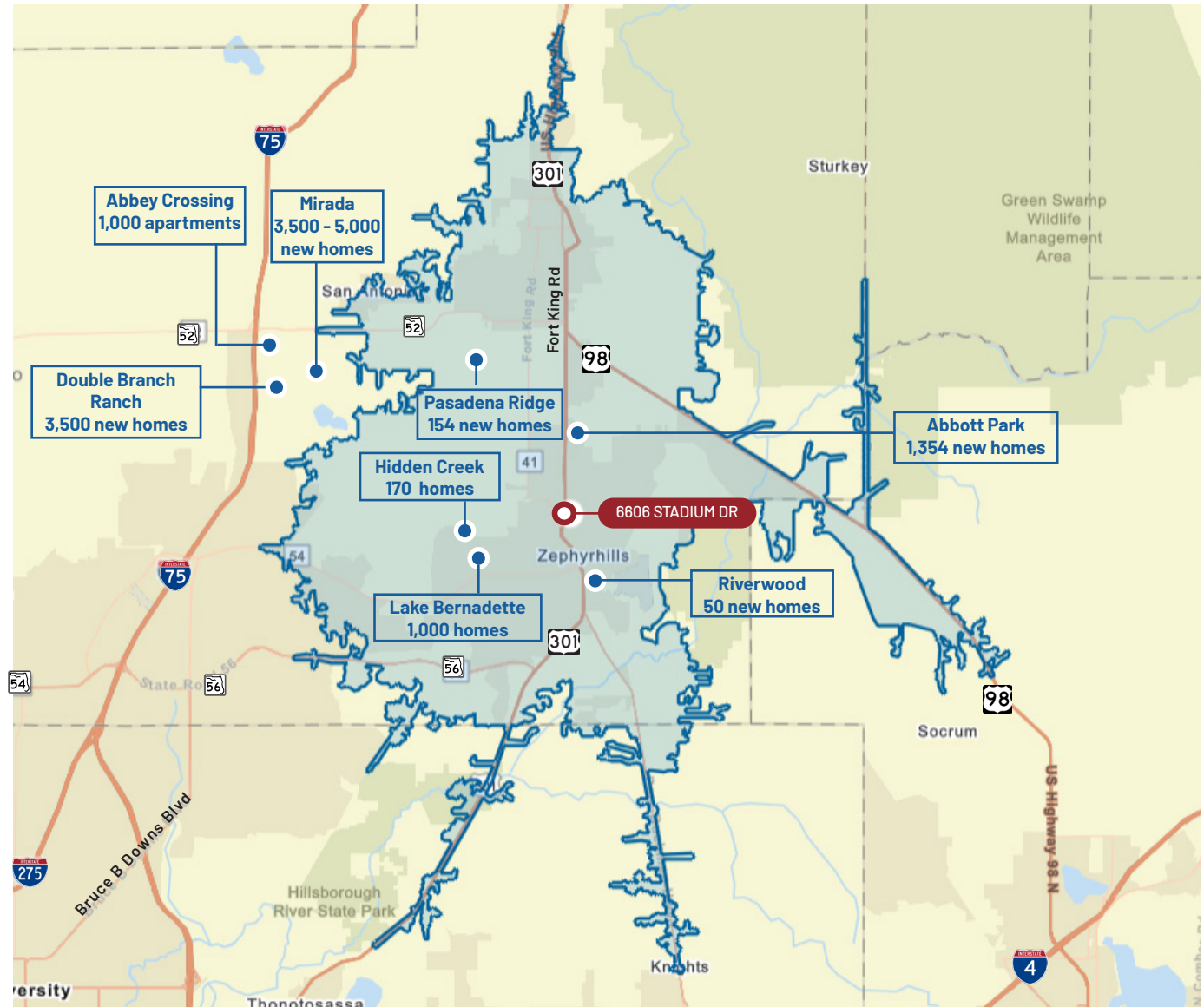
Adjacent to 6606 Stadium Drive is Florida Medical Clinic/Orlando Health campus consisting of 137,058 SF with multi-specialities and retail:

- Pharmacy
- Eye Center
- Allergy
- Obstetrics, Gynecology & Midwifery
- Orthopaedics
- Surgery Center
- Family Practice
- Florida Medical Clinic
  - Dermatology
  - Physical Therapy
  - Pulmonology
  - Internal Medicine
  - Sleep Disorders

Zephyrhills is experiencing a period of significant growth, with its population increased by approximately 42.79 since the 2020 census. As of March 2026, the city's population is estimated at 24,779, reflecting an annual growth rate of roughly 5.26%.

There is a high and growing demand for medical offices in Zephyrhills, driven by the rapid population surge. Pasco County is projected to see a 40% population increase by 2045 with much of that growth concentrated in the central and southern areas around Zephyrhills.

## 20 MINUTE DRIVE TIME MAP & NEARBY RESIDENTIAL DEVELOPMENTS



6606 Stadium Drive  
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Florida Medical Clinic  
ORLANDO HEALTH

- ASC
- MRI
- LAB
- ORTHOPEDICS
- ENDOCRINOLOGY
- EYE CARE
- MOHS

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