



MEDICAL/OFFICE SPACE FOR LEASE

11309 COUNTRYWAY BLVD., TAMPA, FL 33626



Property Highlights

- Excellent location in Westchase
- 4,486 SF Building with 1,000 + SF 2nd Floor Storage
- Great Layout for Medical or Office
- Excellent Demographics with very high income
- Parking on both sides of the building
- Solar System offsets the majority of the electric bill

Will Kochenour III

Director of Acquisitions/ Lic. Real Estate Broker

Santek Management, LLC

C:727.314.5689

wkochenour@santekmanagement.com

COMMERCIAL
Real Estate

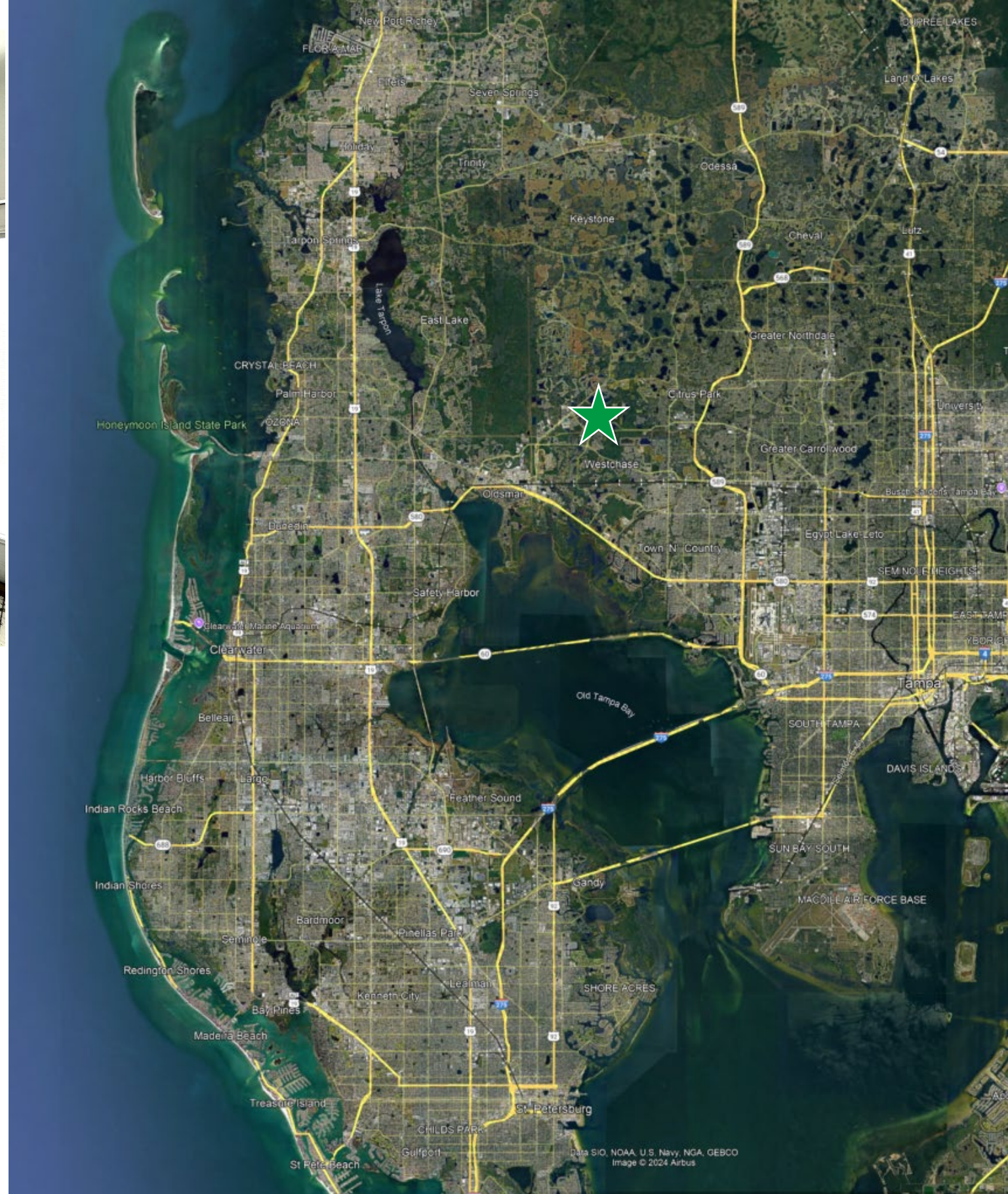


DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	8,506	48,895	149,961
AVERAGE HH INCOME	\$127,053	\$133,310	\$106,024
MEDIAN AGE	39	40.9	42



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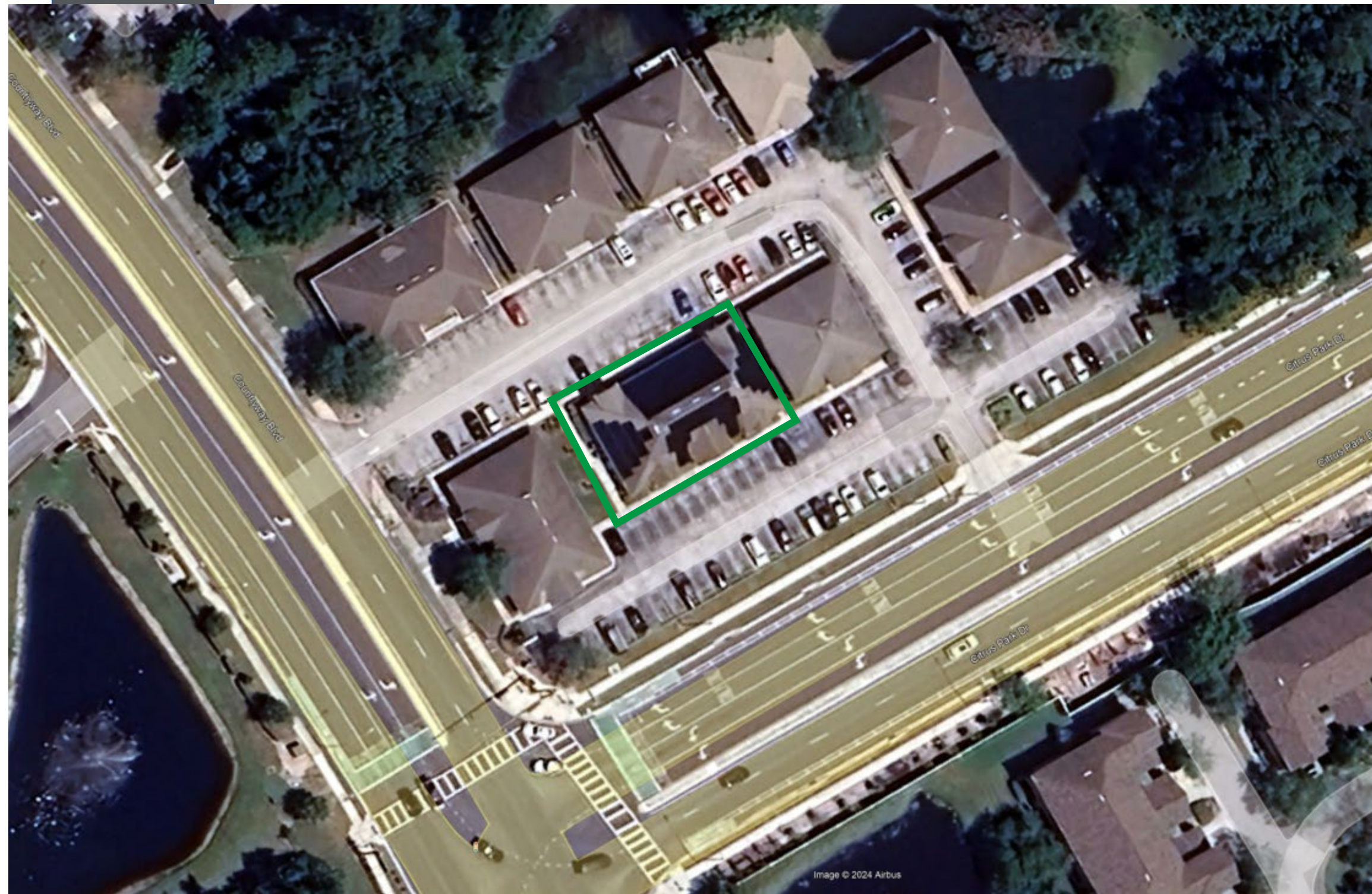
 REALTOR®

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11309 Countryway Blvd, Tampa, FL 33626

First Floor +/- 4,486 SF



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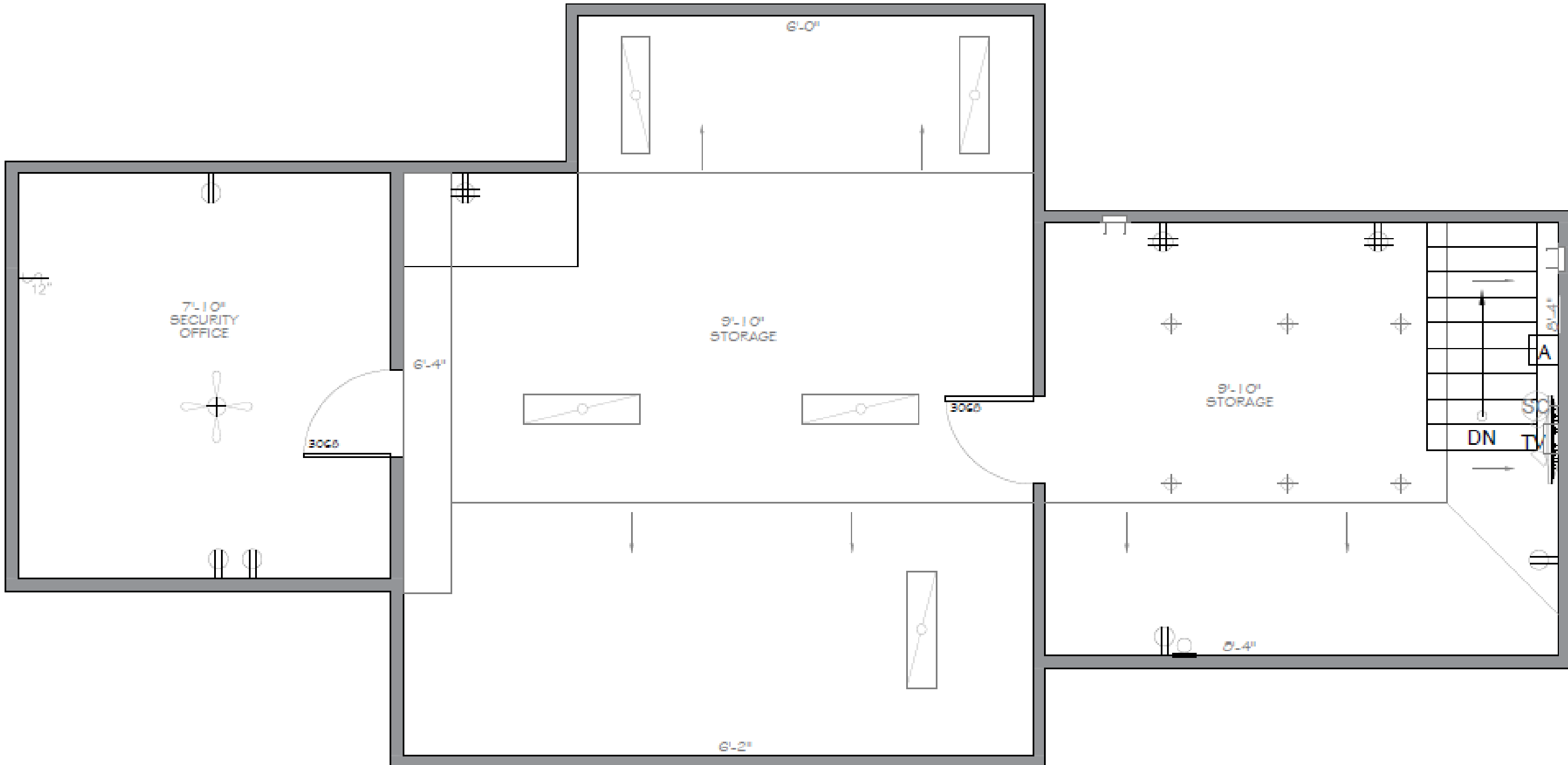
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Second Floor Storage +/- 1,038 SF



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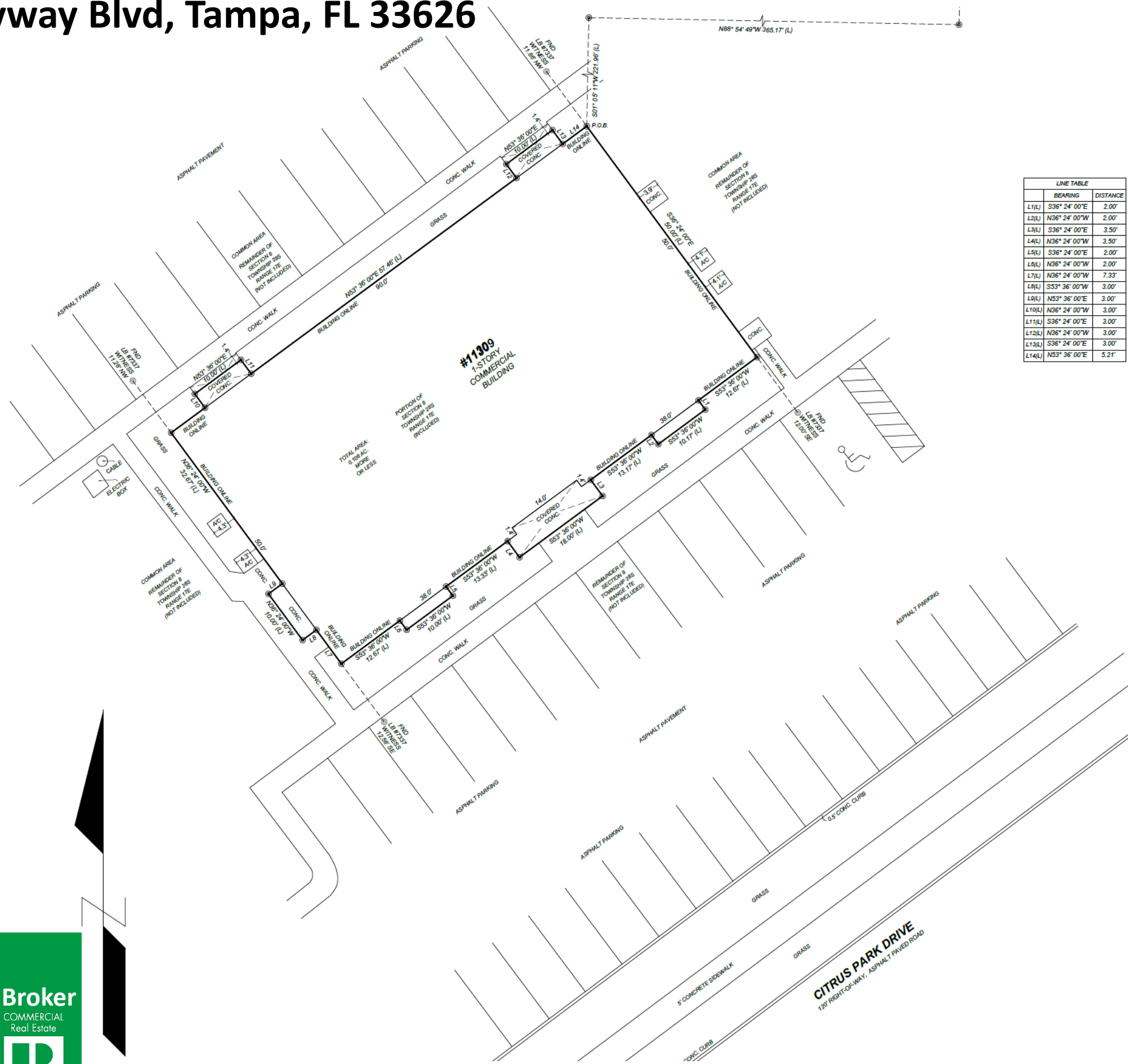
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LINE TABLE		
	BEARING	DISTANCE
L1(L)	S36° 24' 00\"E	2.00'
L2(L)	N36° 24' 00\"W	2.00'
L3(L)	S36° 24' 00\"E	3.50'
L4(L)	N36° 24' 00\"W	3.50'
L5(L)	S36° 24' 00\"E	2.00'
L6(L)	N36° 24' 00\"W	2.00'
L7(L)	N36° 24' 00\"W	7.33'
L8(L)	S53° 36' 00\"W	3.00'
L9(L)	N53° 36' 00\"E	3.00'
L10(L)	N36° 24' 00\"W	3.00'
L11(L)	S36° 24' 00\"E	3.00'
L12(L)	N36° 24' 00\"W	3.00'
L13(L)	S36° 24' 00\"E	3.00'
L14(L)	N53° 36' 00\"E	5.21'

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