



Office Building For Lease

Big Bend Dental / Medical Offices  
**13135 Kings Lake Dr, Gibsonton, FL 33534**

For More Information:  
813-254-6756 | EXT 16  
Michael Braccia, P.A. | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary

#### OFFERING SUMMARY

<b>Available SF:</b>	5,535 SF
<b>Lease Rate:</b>	\$24.00 - 32.00 SF/yr (NNN)
<b>Lot Size:</b>	2,500 SF
<b>Year Built:</b>	2014
<b>Building Size:</b>	2,520 SF
<b>Zoning:</b>	PD - Planned Development
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	42,000

#### PROPERTY OVERVIEW

Medical professional lease space available is Big Bend Professional Office Park located on Big Bend Road which is surrounded by thousands of new residential homes in the Waterset community and a host of many well-known national retailers including a new Publix Supermarket Center across the street, Starbucks, McDonald's, and many others. Baycare's St Joe's South Hospital and medical complex is just to the east.

Currently, there are two spaces available in the center:

13135 Kings Lake (Suite 103) is 2,520 SF medical / dental office. The space has a 14 person waiting room with adjoining game station room which could serve as an additional "sick waiting room". There is a three person reception desk with adjoining management office and large ADA restroom for patients located in the waiting room. Two private exam rooms, open x-ray area, large open dental treatment area with six treatment stations and adjoining sterilization and storage area, as well as a lab. Private doctor's office with en suite restroom, staff break room with separate restroom, and interior wet stations throughout. \*Space is restricted for Orthodontic Use

13147 Kings Lake (Suite 102) is a 3,015 SF suite located in a new construction medical building. The space is delivered in cold dark shell condition. There is no TI package and the space is delivered "as-is" with reasonable build out time allotted for a new tenant.

Estimated CAM: \$7.00  
Traffic count is 42,000 VPD



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Additional Photos



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13135 Kings Lake Dr





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13147 Kings Lake Dr





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Nearby Retailers



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Floor Plan



It turns out, you don't have any Floor Plans Published!

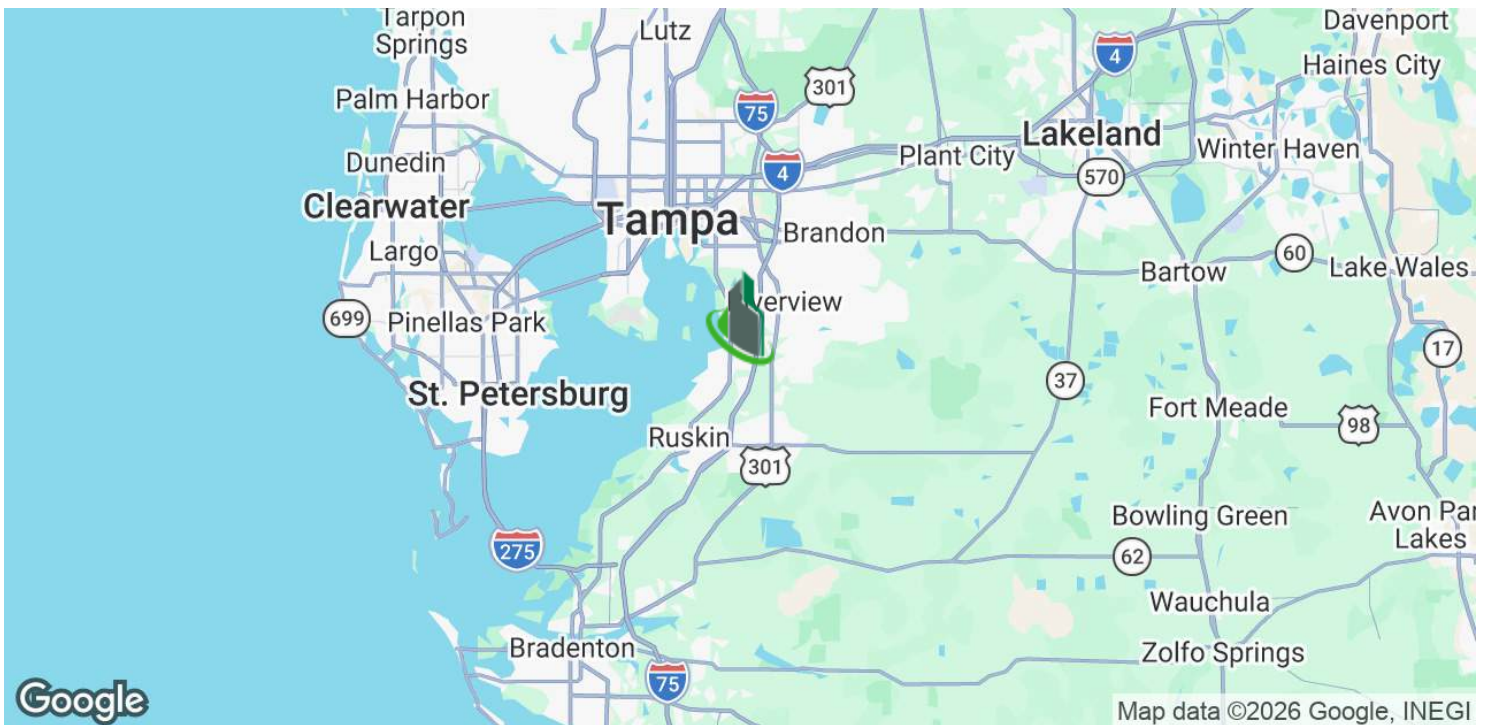
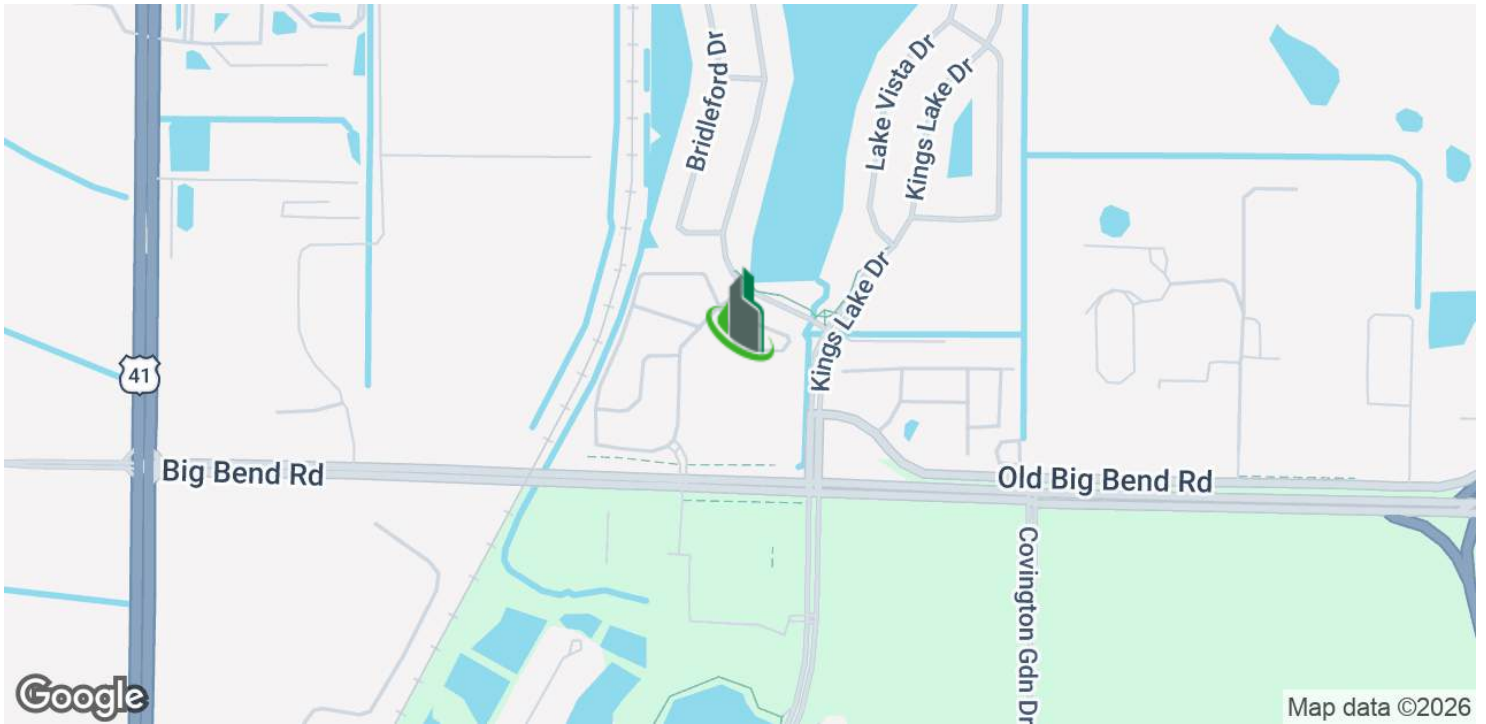
(be sure to tag an image "Floor Plan" in the [Media Tab](#))



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Location Map



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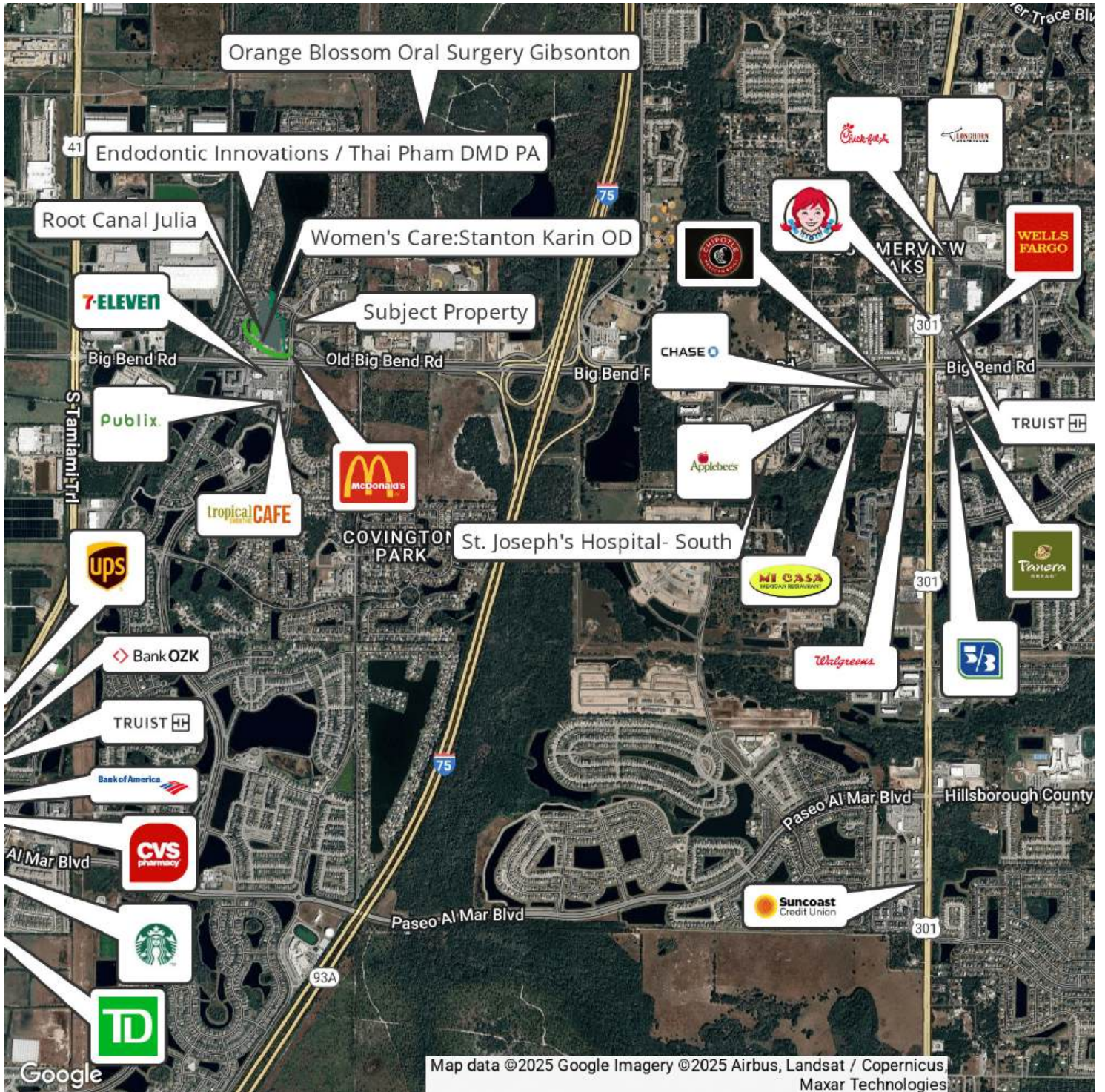
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Retailer Map



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Aerial Map



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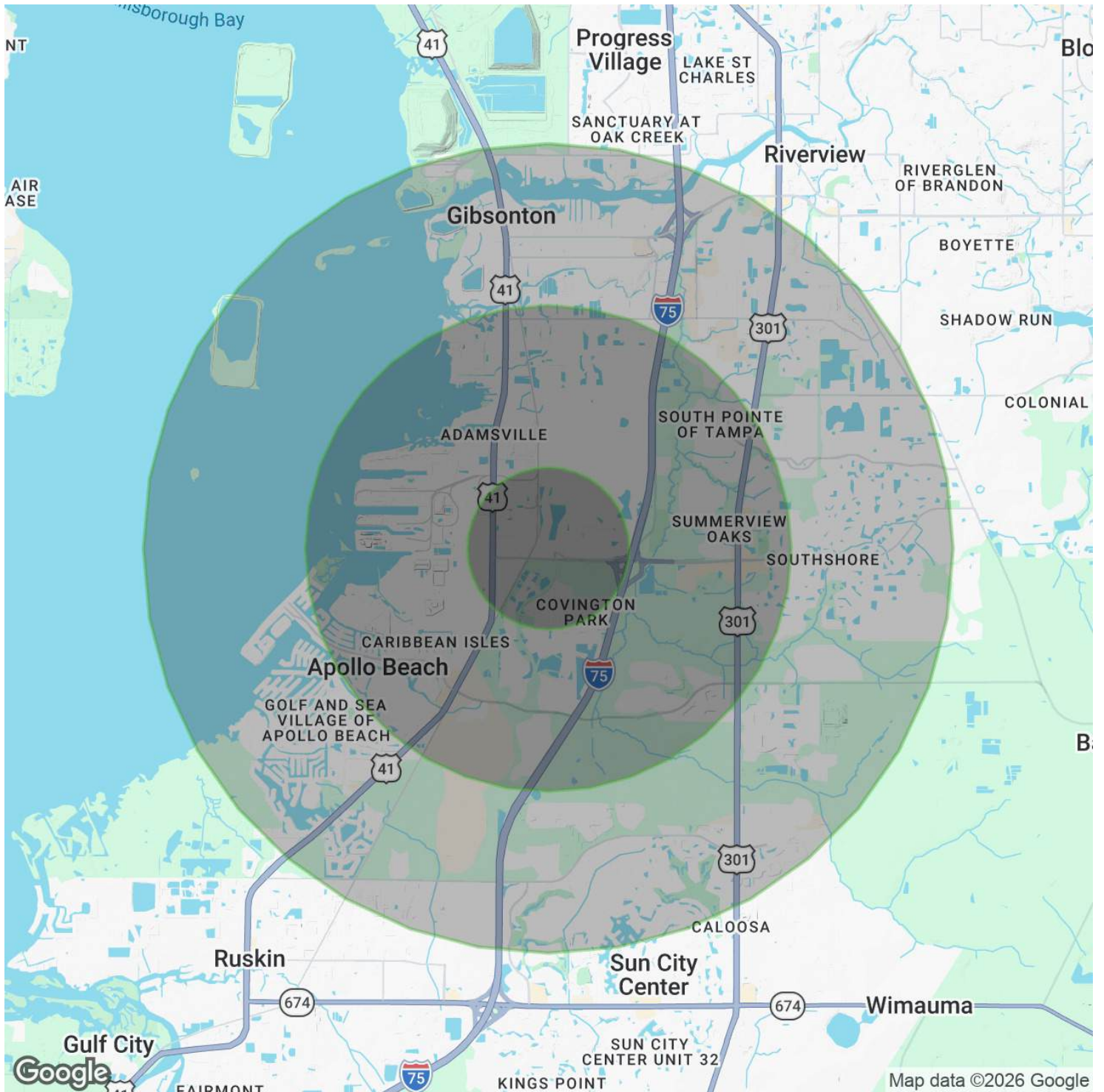
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Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,866	52,556	141,963
Average Age	36	37	39
Average Age (Male)	35	36	39
Average Age (Female)	37	38	40

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,909	17,888	49,378
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$123,263	\$117,241	\$116,018
Average House Value	\$383,484	\$382,425	\$387,182

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	28.4%	28.7%	27.4%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,646	24,529	67,894
% White	45.1%	46.7%	47.8%
Total Population - Black	1,400	12,339	32,111
% Black	23.9%	23.5%	22.6%
Total Population - Asian	209	1,660	4,975
% Asian	3.6%	3.2%	3.5%
Total Population - Hawaiian	8	66	157
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	35	210	625
% American Indian	0.6%	0.4%	0.4%
Total Population - Other	495	4,701	12,197
% Other	8.4%	8.9%	8.6%

#### TRAFFIC COUNTS

Big Bend Rd & Kings Lake Dr 42,000/day

*Demographics data derived from AlphaMap*

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