

FOR LEASE



7011 Nightwaker Road | Brooksville, FL 34613

1,711 SF | \$18.00 per SF NNN

- 1,711 SF built-out medical office at Turner Place
- Minutes from Cortez Blvd (SR-50) and US-19, offering easy access for patients
- Large reception area and waiting room, 4 exam rooms, clinical room, 2 bathrooms
- Physicians suite with private entrance, nurse office
- Direct entry into the unit for patient convenience
- 2 Storage closets
- Surrounded by growing residential communities with an increasing demand for healthcare services
- Excellent on-site parking with 30 total spaces serving the building
- Join other long-term tenants including Quest Diagnostics and Eternal Skin Spa

Medical Office Space For Lease

Marc Pfleger
Commercial Associate
Cell: (727) 262-5998
mpfleger@cap-realty.com

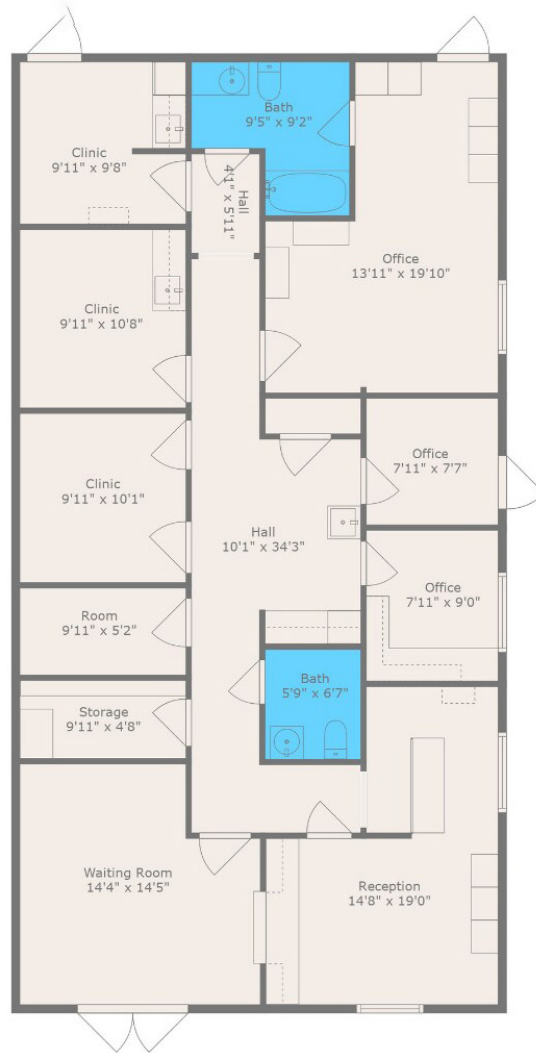
Visit us @ www.cap-realty.com
LinkedIn | Facebook | Instagram



**COMMERCIAL ASSET
PARTNERS**

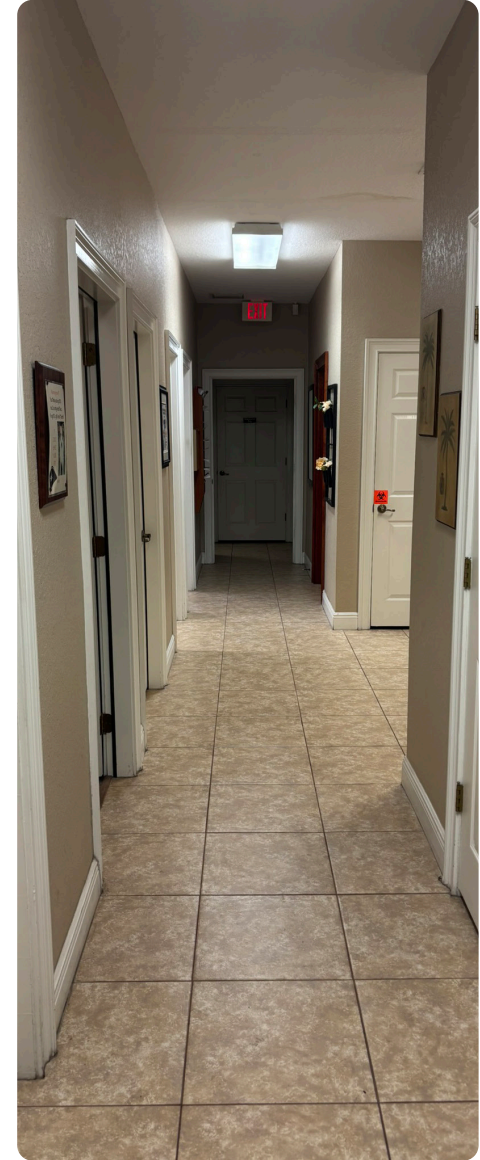
SPACE PLAN

1,711 SF | End Unit Location



SPACIOUS INTERIOR

Corner of Nightwalker Rd & Yale Ave



CAP-Realty.com

(727) 376-4900



COMMERCIAL ASSET
PARTNERS

TURNER PLACE - 7011 NIGHTWALKER RD



COMMERCIAL ASSET PARTNERS

DEMOGRAPHICS

	5-Min	7-Min	10-Min
DRIVE-TIME POPULATION			
2030 Projection	67,075	128,167	182,371
2025 Population	61,037	116,717	166,313
Median Age	50.2	51.0	50.3
HOUSEHOLD INCOME			
Average	\$79,963	\$82,128	\$83,862
Median	\$64,040	\$67,046	\$67,444
DAYTIME WORKERS			
2025	20,110	31,190	46,775



TURNER PLACE - 7011 NIGHTWALKER RD

CAP-Realty.com

(727) 376-4900

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



COMMERCIAL ASSET
PARTNERS