

6776 54th AVENUE NORTH
ST PETERSBURG FL 33709



**MEDICAL OFFICE
FOR SALE OR
FOR LEASE**

**FOR SALE
\$1,300,000**

**FOR LEASE
\$18 - \$22 PSF NNN**

6776 54th Avenue North
St Petersburg FL 33709

4,972 SF
FOR LEASE

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4,972 SF IN 3 CONTIGUOUS

Suite A - 1,837 SF

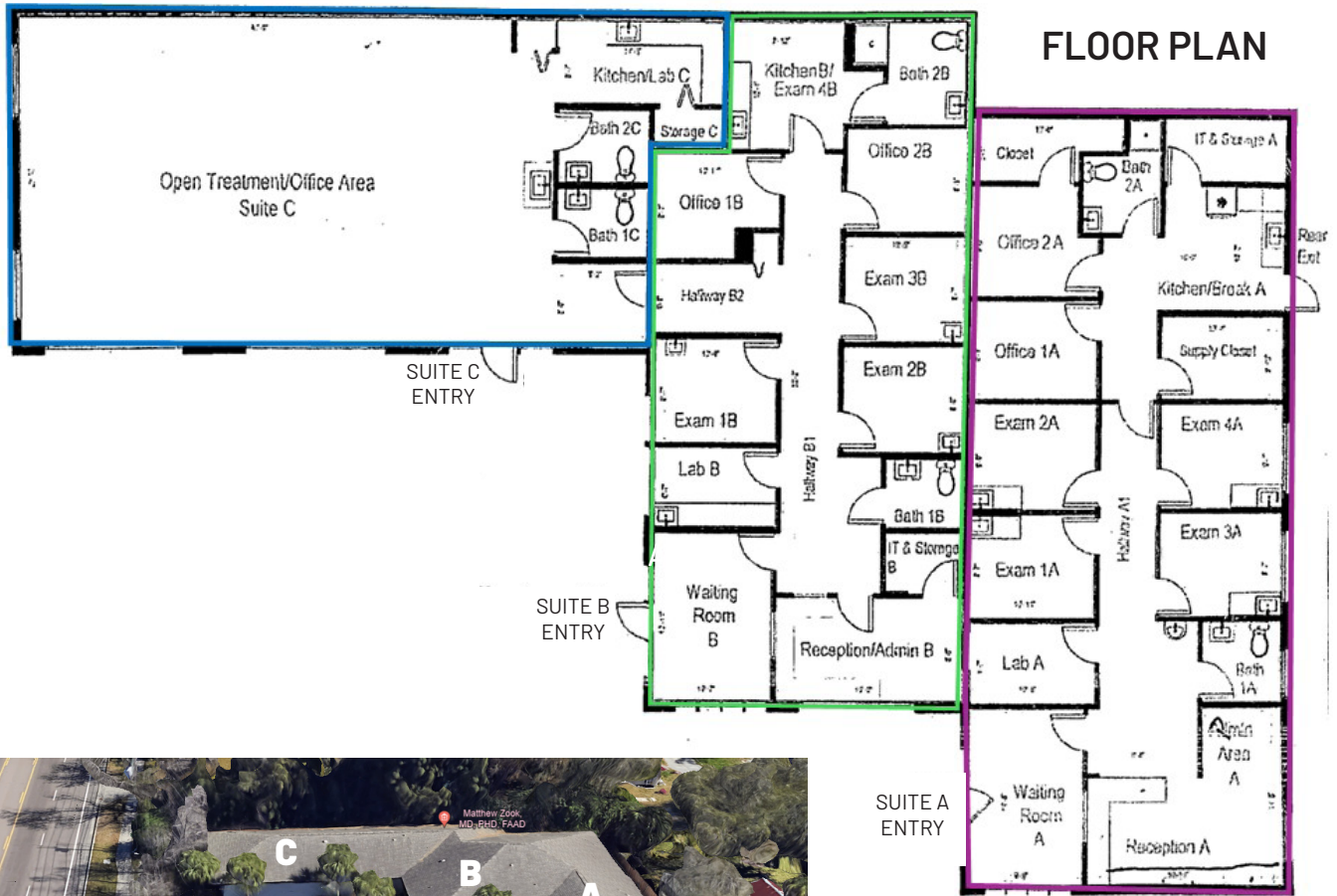
- Class A build out
- 4 Wet exams rooms
- 2 Offices
- Waiting room
- Lab/Nurse station
- Reception/Administrative area
- Kitchen
- 2 Bathrooms
- 3 Storage closets
- Near term lease expiration

Suite B - 1,518 SF - \$22 PSF/NNN

- Class A build out / Excellent Condition
- 3-4 Wet exam rooms
- 2 Offices
- Waiting room
- Lab/Nurse station
- Reception/Administrative area
- Kitchen
- 2 Bathrooms
- Storage closet

Suite C - 1,617 SF - \$18 PSF/NNN

- 1 Large open treatment/office area
- Kitchen/lab area
- 2 bathrooms
- Landlord may provide build out allowance

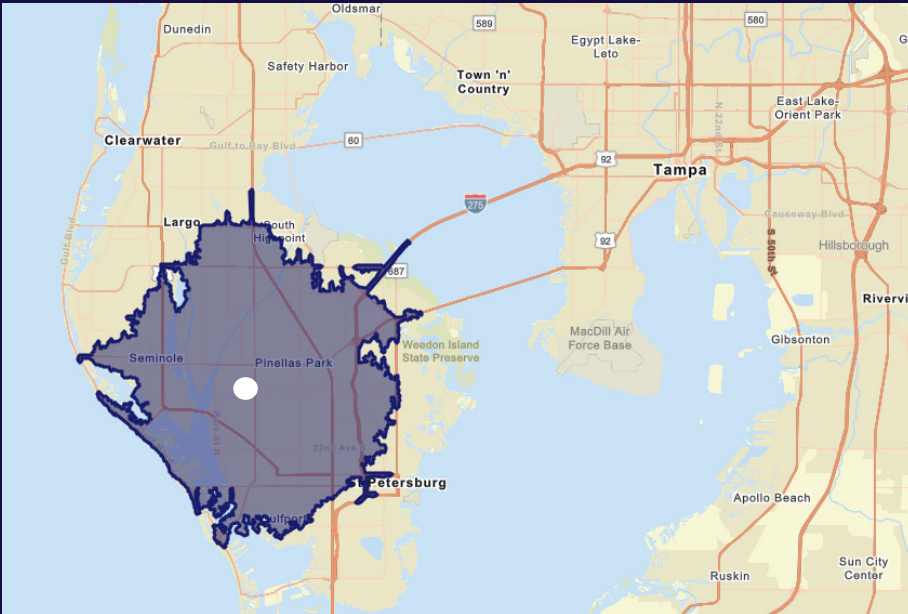


PARKING:
5 / 1,000 - Surface parking

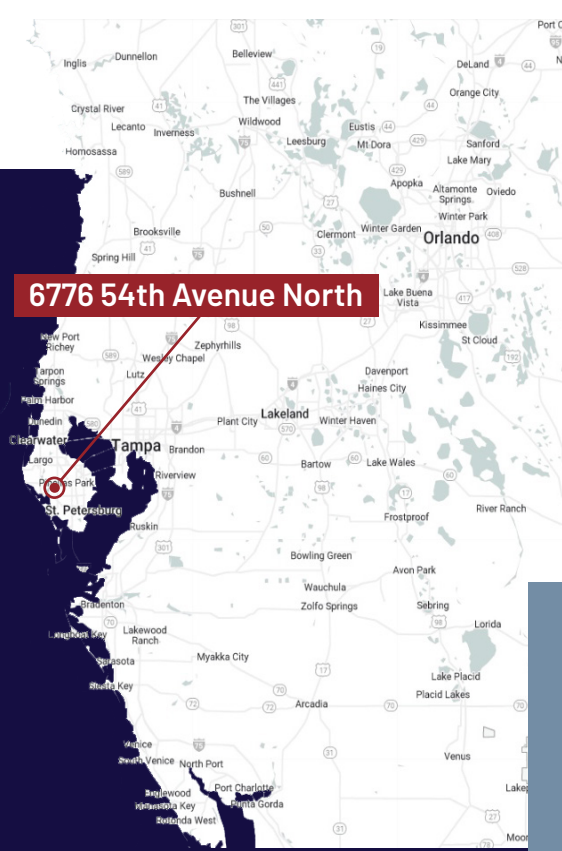


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15 MINUTE DRIVE TIME MAP



6776 54th Avenue North



AREA DEMOGRAPHICS
15 Minute Drive Time



TOTAL POPULATION
2023 - 325,974
2028 - 323,512



TOTAL HOUSEHOLD
2023 - 148,302
2028 - 150,166



AVG HOUSEHOLD INCOME
2023 - \$88,746
2028 - \$104,143

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY*

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENT
Pediatrics & Neonatology	66.60%	39.96	59,940 SF
Obstetrics & Gynecology	19.10%	11.46	17,190 SF
Cardiovascular	12.80%	7.68	11,520 SF
Oncology & Hematology	10.00%	6.00	9,000 SF
Radiology	9.90%	5.94	8,910 SF
Ophthalmology	5.80%	3.48	5,220 SF
Nephrology	5.40%	3.24	4,860 SF
Primary Care	2.10%	1.26	1,890 SF

10.00
Additional Demand
ONCOLOGY/HEMATOLOGY



60%
Total Market Share



1,500 SF
Avg SF Per
Physician



9,000 SF
Additional Medical
Office Needed to
Meet Demand

*Advisory Board



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CALL US ABOUT 6776 54TH AVENUE NORTH



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