



CITRUS PARK LAND

DEVELOPMENT OPPORTUNITY
8.57 AC | ZONED FOR MEDICAL USE

13515 SHELDON RD | TAMPA

CITRUS PARK

is one of Tampa Bay's top-rated suburban neighborhoods. It is home to the premier shopping destination, Citrus Park Town Center, which includes a variety of major retailers and a mix of local and national restaurants. The neighborhood is easily accessible from the Veteran's Expressway and is only a 10 minute drive from The Tampa International Airport.

KEY DEMOGRAPHICS

3-MILE TOTAL POPULATION
72,677
TAMPA BAY MSA: 3,085,390

MEDIAN AGE:
40.1

TOTAL HOUSEHOLDS
27,699

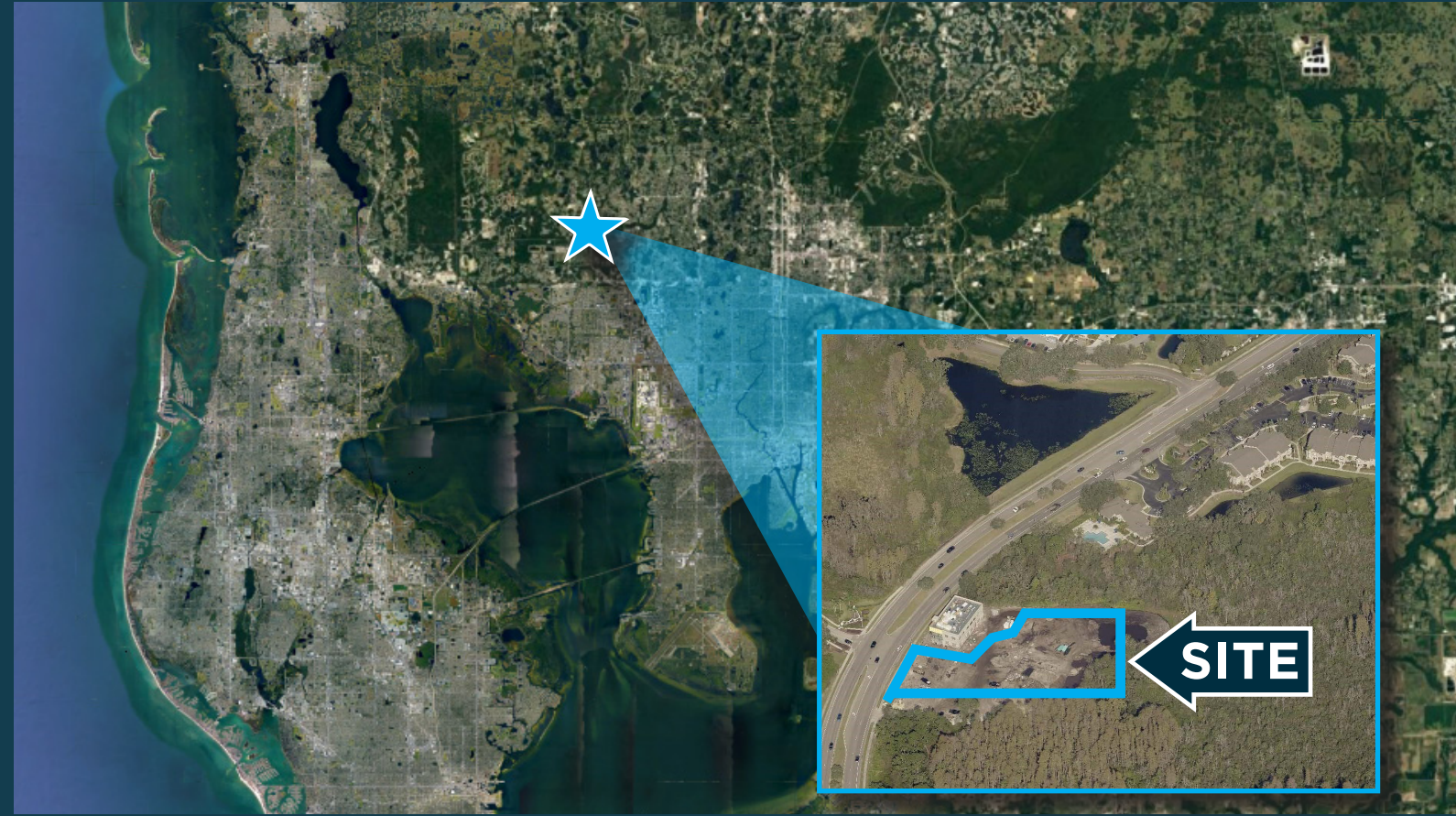
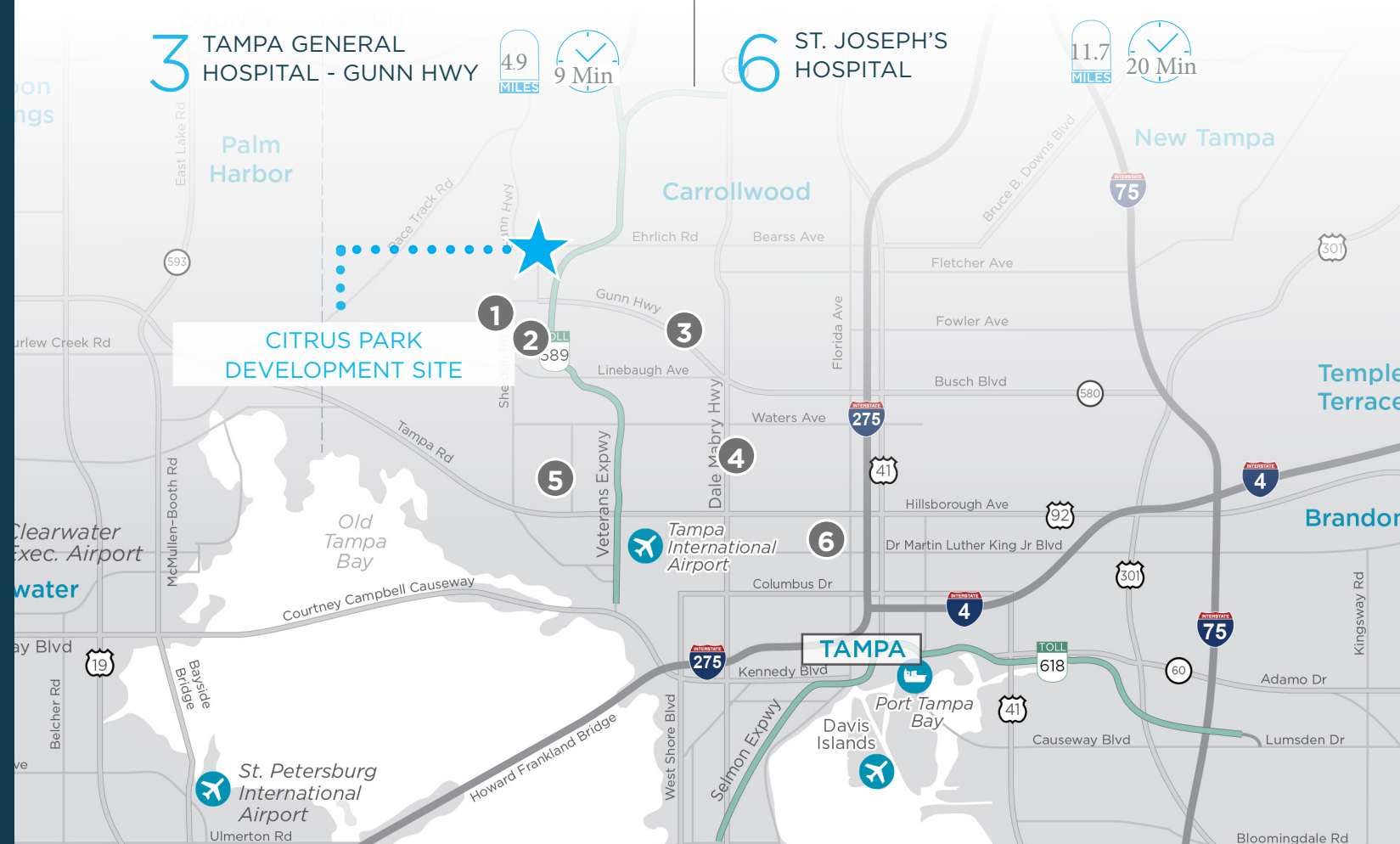
COLLEGE EDUCATION OR HIGHER
49.80%

MEDIAN HOUSEHOLD INCOME
\$76,570
TAMPA BAY MSA: \$66,236

Over 55 Years Old
29.00%

STRATEGIC LOCATION

- | | | | | | | | |
|---|-----------------------------------|-----------|-------|---|--------------------------|------------|--------|
| 1 | FREE STANDING ER DEPARTMENT | 0.1 MILES | 3 Min | 4 | ADVENT HEALTH CAROLLWOOD | 7.8 MILES | 16 Min |
| 2 | ADVENT HEALTH WESTCHASE ER | 1.7 MILES | 4 Min | 5 | HCA WEST FLORIDA | 5.6 MILES | 15 Min |
| 3 | TAMPA GENERAL HOSPITAL - GUNN HWY | 4.9 MILES | 9 Min | 6 | ST. JOSEPH'S HOSPITAL | 11.7 MILES | 20 Min |



LOCATION
13515 Sheldon Road Tampa, FL

FRONTAGE
215.0' SHELDON ROAD

PARCEL SIZE
8.57AC GROSS

FUTURE LAND USE
CPV

USABLE ACREAGE
2.23 AC

ZONING
PD

MUNICIPALITY
HILLSBOROUGH COUNTY

OWNERSHIP
DUNPHY DEVELOPMENT

PARCEL ID
U-02-28-17-ZZZ-000000-26180.0

APPROVED ENTITLEMENTS
18,500 SF FULLY DESIGNED MEDICAL OFFICE BUILDING - READY FOR PERMITS

AREA AMENITIES

RESTAURANTS

1. Outback Steakhouse
2. Applebees Bar + Grill
3. Ford's Garage
4. Steak 'n Shake
5. Keke's Breakfast Cafe
6. Red Robin
7. Olive Garden
8. Longhorn Steak House
9. Chili's Bar & Grill
10. Chipotle

RETAIL OPTIONS

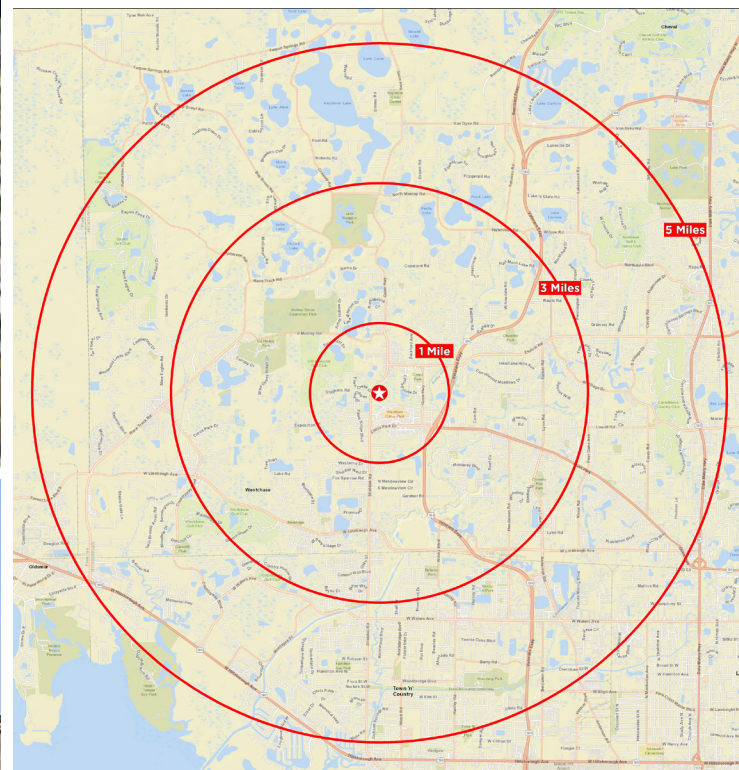
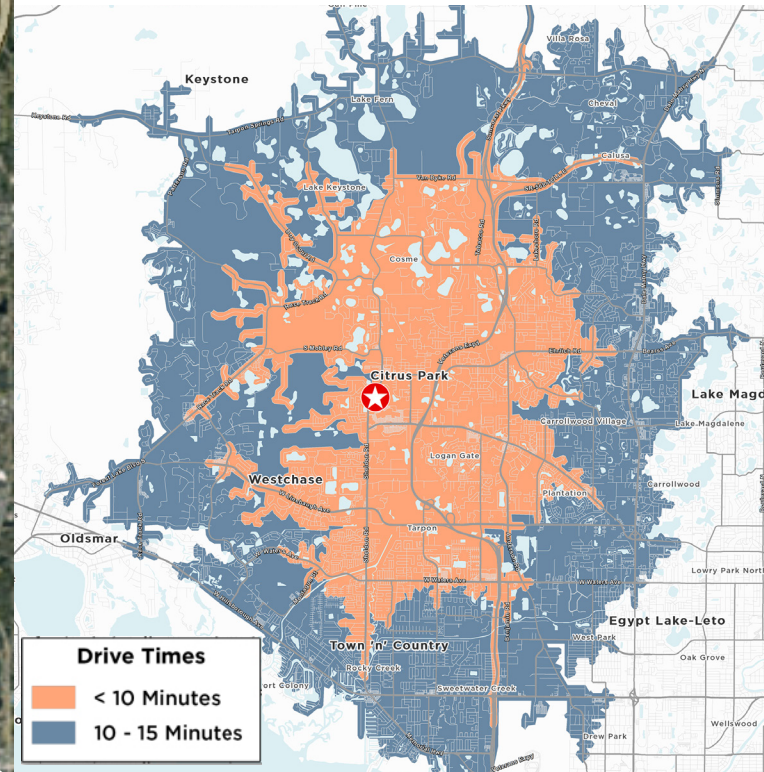
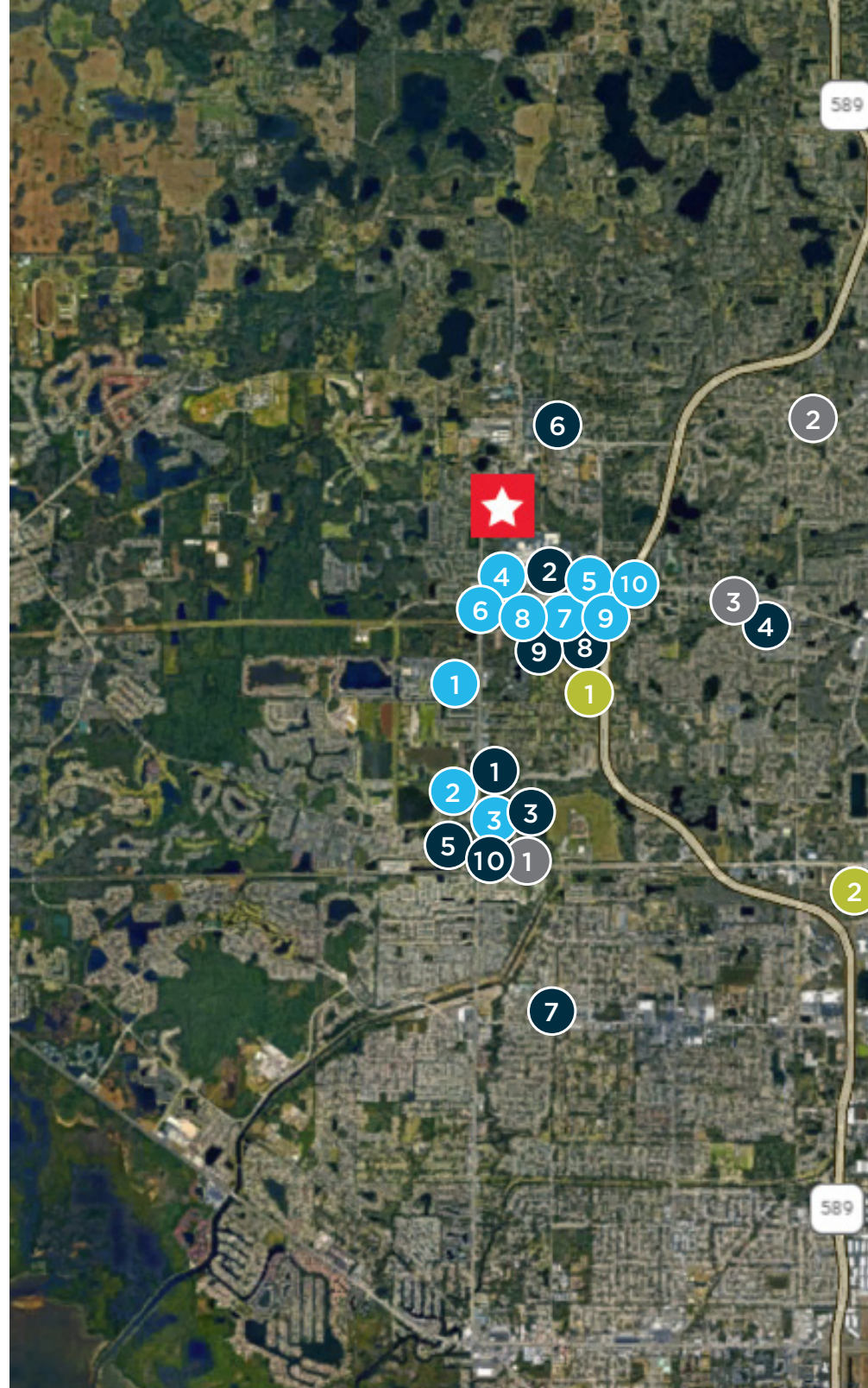
1. Sprouts Farmers Market
2. Citrus Park Town Center Mall
3. Costco
4. Walmart
5. CVS
6. Publix
7. Target
8. Burlington
9. Best Buy
10. Aldi

COFFEE SHOPS

1. Starbucks
2. Dunkin
3. Sips Specialty Coffee House

HOTELS

1. Courtyard By Marriott
2. Holiday Inn Express & Suites



DYNAMIC SERVICE LINE GROWTH

SERVICE LINE	5 YEAR GROWTH	10 YEAR GROWTH
Physical Therapy / Rehabilitation	35.1%	56.3%
Thoracic Surgery	34.6%	53.4%
Pain Management	34.2%	58.2%
Evaluation and Management	33.6%	60.8%
Spine	33.2%	50.2%
Orthopedics	32.5%	53.7%
Neurosurgery	29.8%	48.9%
Podiatry	27.9%	55.6%
Neurology	25.8%	45.6%
Vascular	23.1%	42.4%
Ophthalmology	22.8%	40.9%
Endocrinology	22.7%	35.2%
Pulmonology	21.4%	35.3%
Dermatology	21.2%	38.1%
Miscellaneous Services	20.0%	26.1%
ENT	19.9%	29.3%
Cosmetic Procedures	18.1%	38.8%
Nephrology	16.2%	35.6%
Lab	15.7%	29.3%
Cardiology	13.0%	23.0%
Gynecology	11.6%	17.2%
Urology	11.4%	23.1%
Gastroenterology	11.4%	21.1%
Radiology	10.2%	19.8%
General Surgery	10.0%	20.2%
Oncology	5.5%	14.6%
Psychiatry	1.2%	1.6%
Trauma	-2.7%	-1.1%
Obstetrics	-4.4%	-1.9%

CITRUS PARK TOWN CENTER



MARKET AT CITRUS PARK



CITRUS PARK

DEVELOPMENT OPPORTUNITY



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