

FOR SALE

17407 Bridge Hill Ct, STE A Tampa, FL 33647
Single story office building, 2,019 Sqr. Ft.

YLC Realty, LLC
Nick Yale
(813) 504-4395
Nick@yalefraser.com



Owner-User & Medical Office Opportunity

Offering Summary

- Attractive single-story office building, 2006 construction
- Suitable for professional, medical, or medical related office users
- Quick access to I-75, and surrounding businesses
- Area includes medical practitioners and facilities, professional office, wealth management firms, and attorney practices
- New roof with 30 year warranty
- 35 parkings spots

Sale Price	\$600,000
Property Address	17407 Bridge Hill Ct, STE A Tampa, FL 33647
Parcel ID Number	033970-1548
Zoning	Office / Medical

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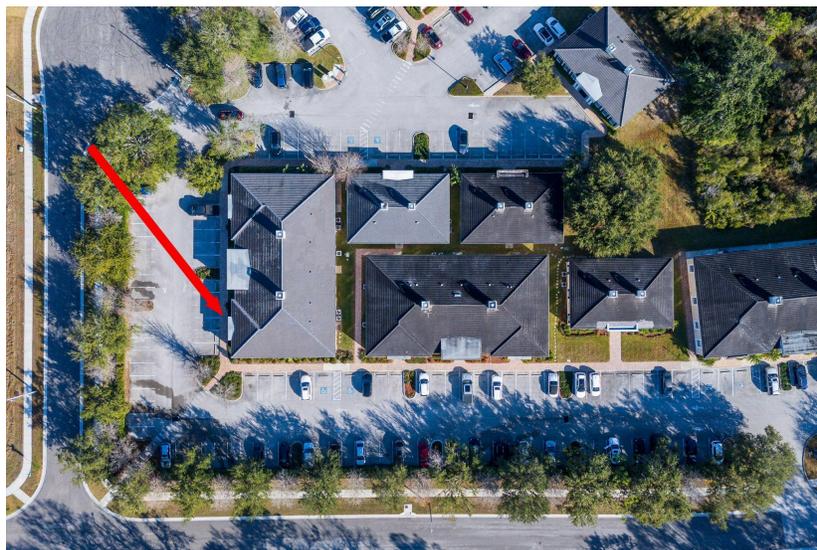
Located within the highly desirable Tampa Professional Center in New Tampa, this single-story office building comprises 2,019 SF and is ideally suited for an owner-user, particularly a medical, dental, or healthcare practice, as well as financial services or other professional office users.

The building features a functional and efficient layout, including a central waiting area, front reception desk, two restrooms, and seven private offices, allowing for immediate occupancy with minimal reconfiguration. The existing configuration is well-suited for outpatient medical, specialty care, therapy, or administrative healthcare uses.

Surrounded by strong residential density, established retail corridors, and favorable area demographics, the property benefits from excellent visibility and accessibility within a growing New Tampa submarket. This location and layout make the building particularly attractive for medical and healthcare users seeking long-term stability, as well as professional firms looking to own rather than lease their space.

Site Description

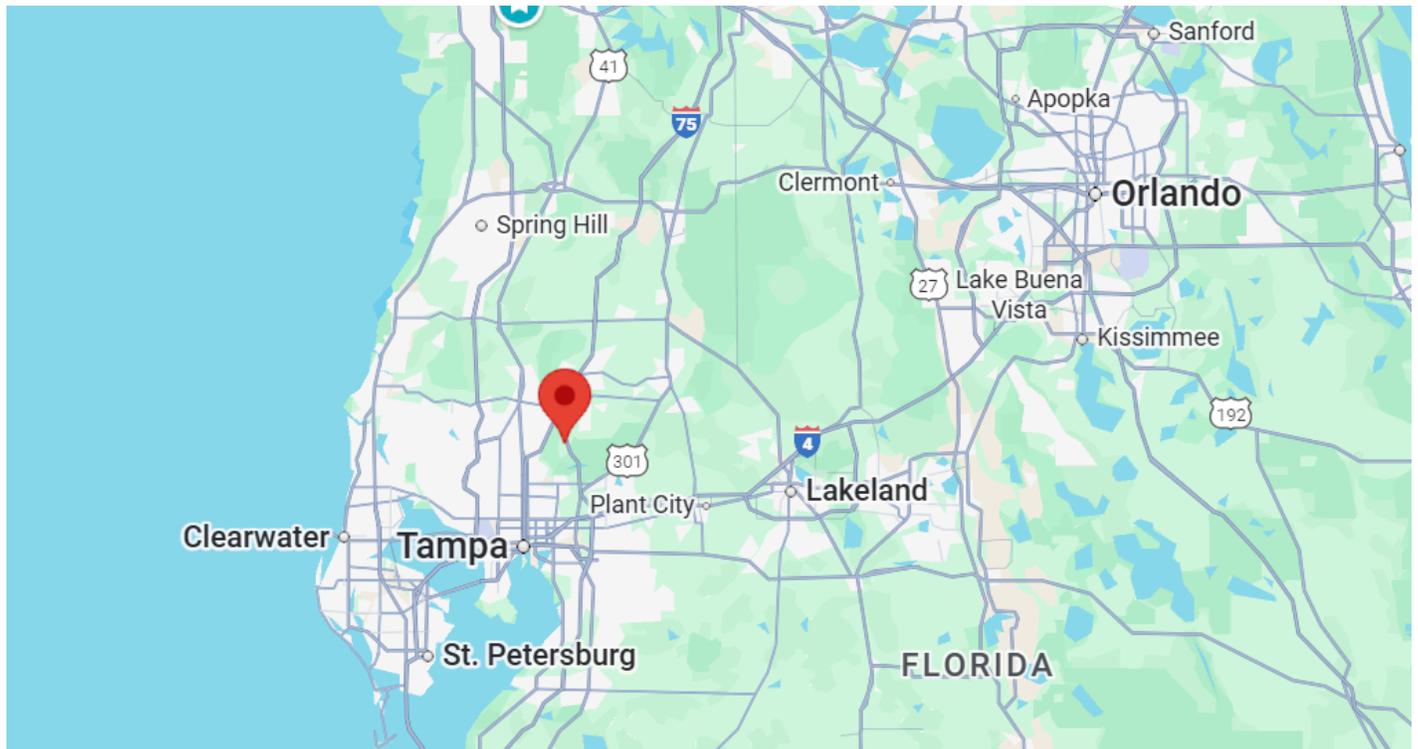
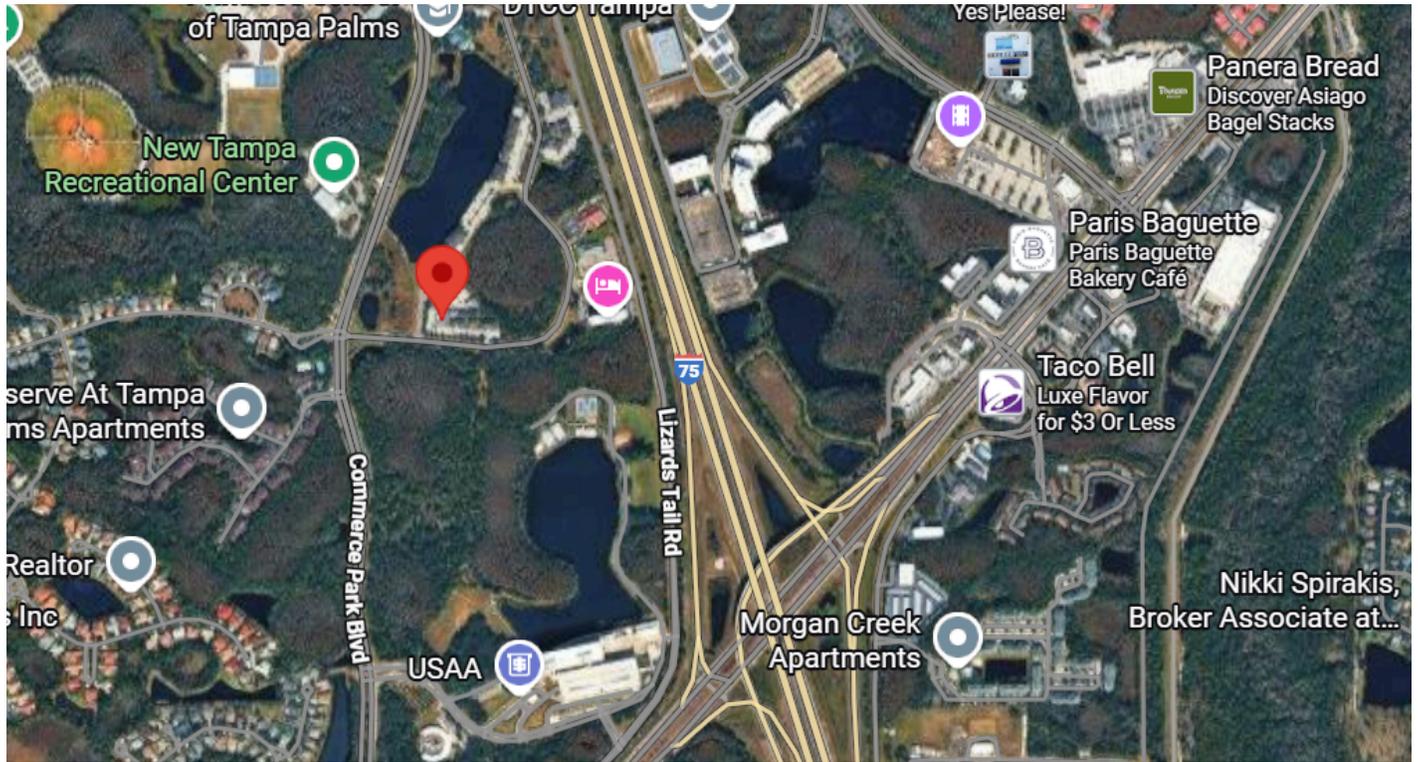
Number of floors	1
Year Built/Renovated	2006/2024
Rentable Square Feet	2,019 sq. Ft.
Parking Spaces	35



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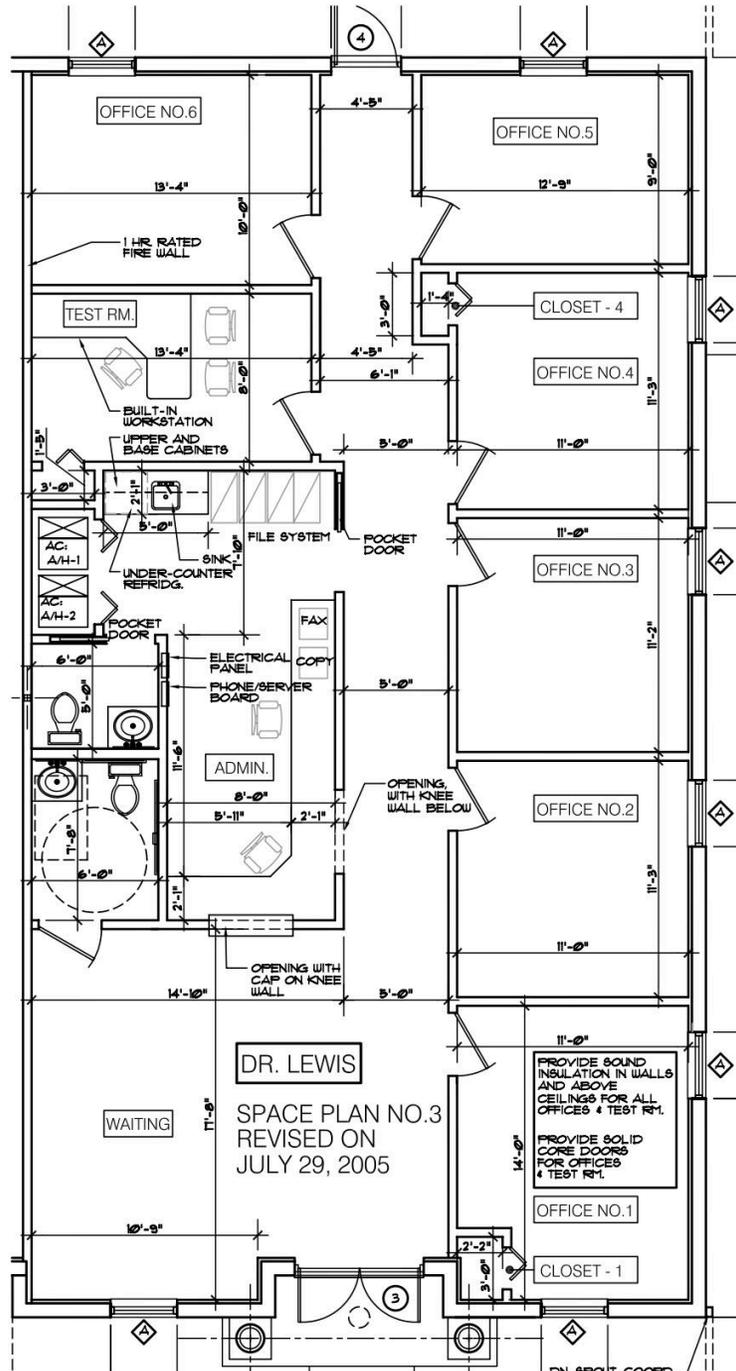
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Ground Floor Plan



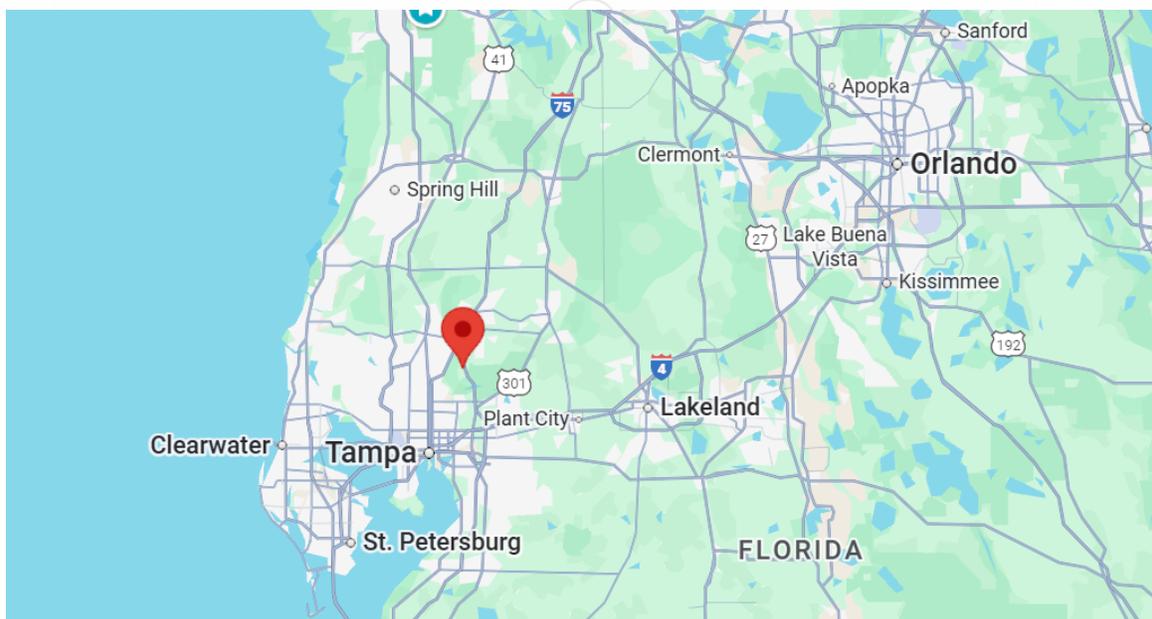
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Demographics

Metric	3-Mile Radius	5-Mile Radius	10-Mile Radius
2020 Population	15,389	124,389	315,426
2024 Population	16,814	127,329	323,729
Population Growth (2020–2024)	9.3%	2.4%	2.6%
2020 Households	6,682	49,587	124,779
2024 Households	7,310	50,862	128,238
Household Growth (2020–2024)	9.4%	2.6%	2.8%
Average Age	38	40	39
Median Household Income	\$113,500	\$96,700	\$89,800
Median Home Price	\$495,000	\$465,000	\$445,000



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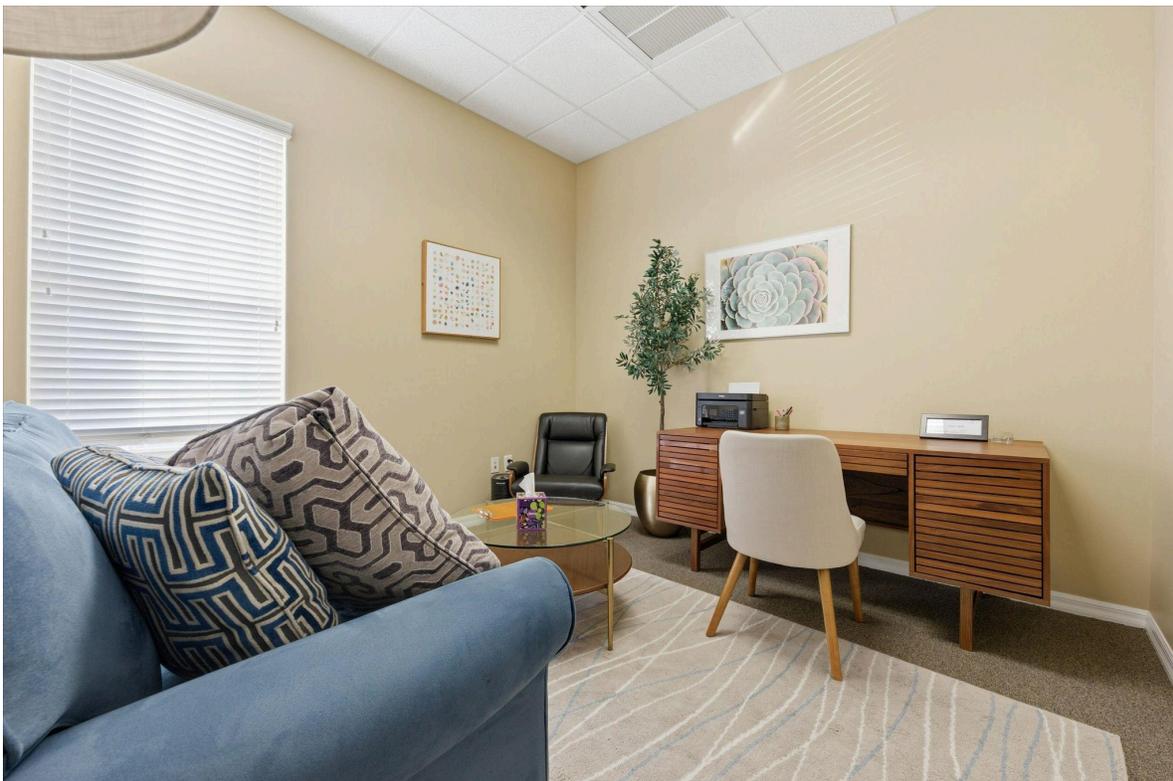


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