

FOR LEASE

7008 Jason Dr. Zephyrhills, FL 33541

MEDICAL OFFICE SPACE ADJOINING SUNSHINE PEDIATRICS OF ZEPHYRHILLS



OFFERING MEMORANDUM

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	3,520 SF
Available SF:	1,760 SF
Year Built:	1983
Zoning:	C2
Traffic Count:	10,200

PROPERTY OVERVIEW

Situated adjacent to a bustling Pediatrics office, this medical office space is perfectly poised for primary care practices or any specialist looking to establish a presence in a thriving community. Boasting C2 commercial zoning, the possibilities for utilization extend beyond medical practices to accommodate a range of businesses requiring office space and examination rooms.

Step inside to discover a spacious reception area and waiting room, providing a warm and inviting atmosphere for patients and clients. With four exam rooms, two offices, a break room, and two bathrooms, this well-appointed space ensures comfort and functionality for both staff and visitors alike.

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- Large reception area, waiting room, 4 exam rooms, 2 offices, Break room, and 2 bathrooms
- Monument Signage available
- Adventhealth Zephyrhills less than 1 mile away.
- Large population (approx. 40,000) of families within a 5 mile radius.
- Medical Office space ideal for physicians, rehab clinic, chiropractors, eye care, etc.
- 26 Parking spaces (2 AMA)

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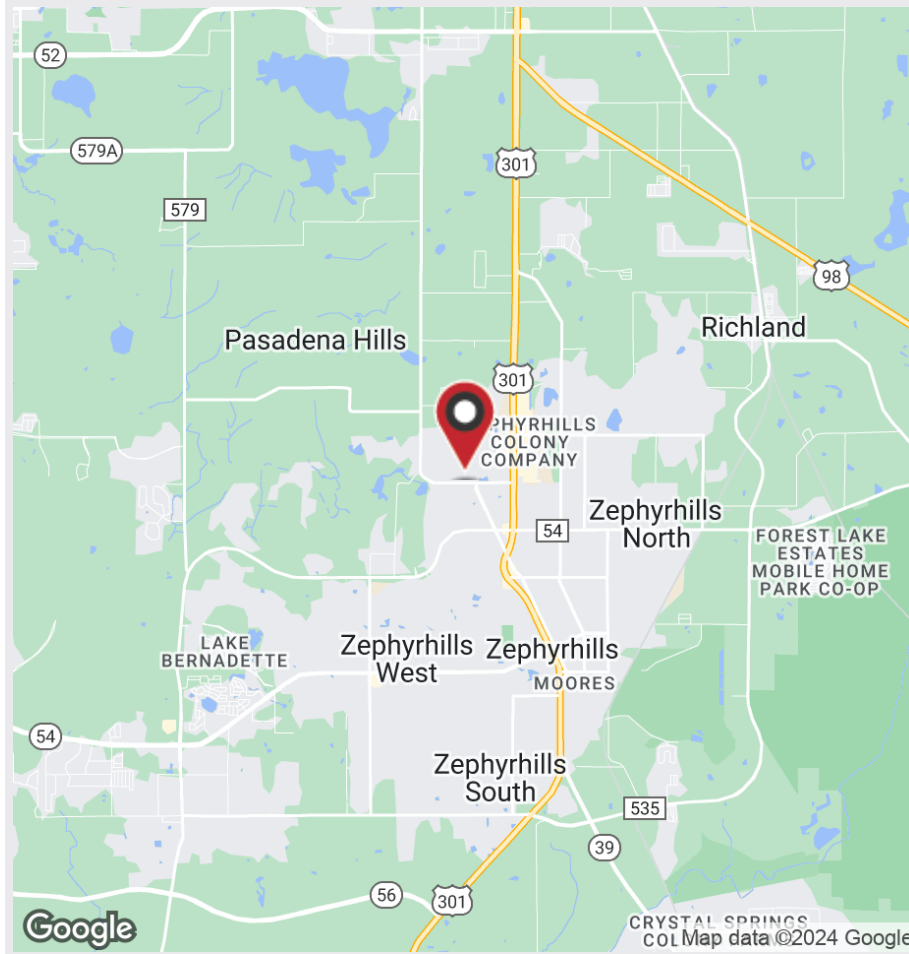
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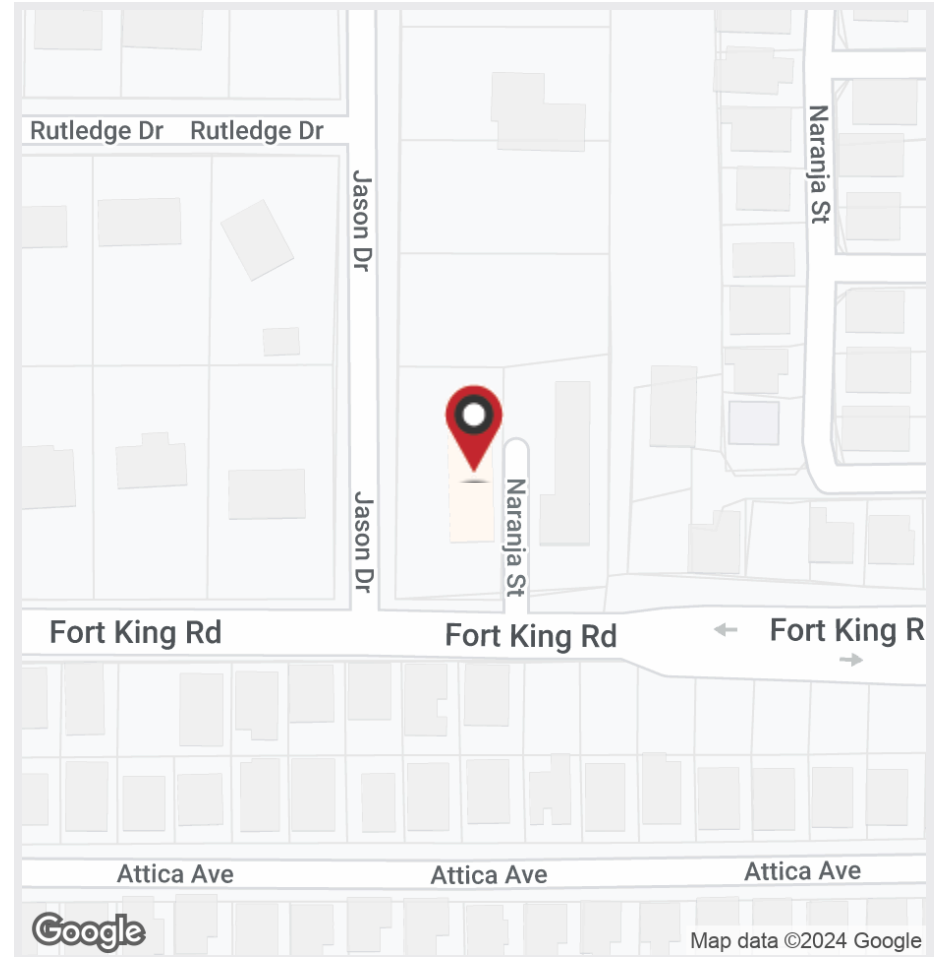
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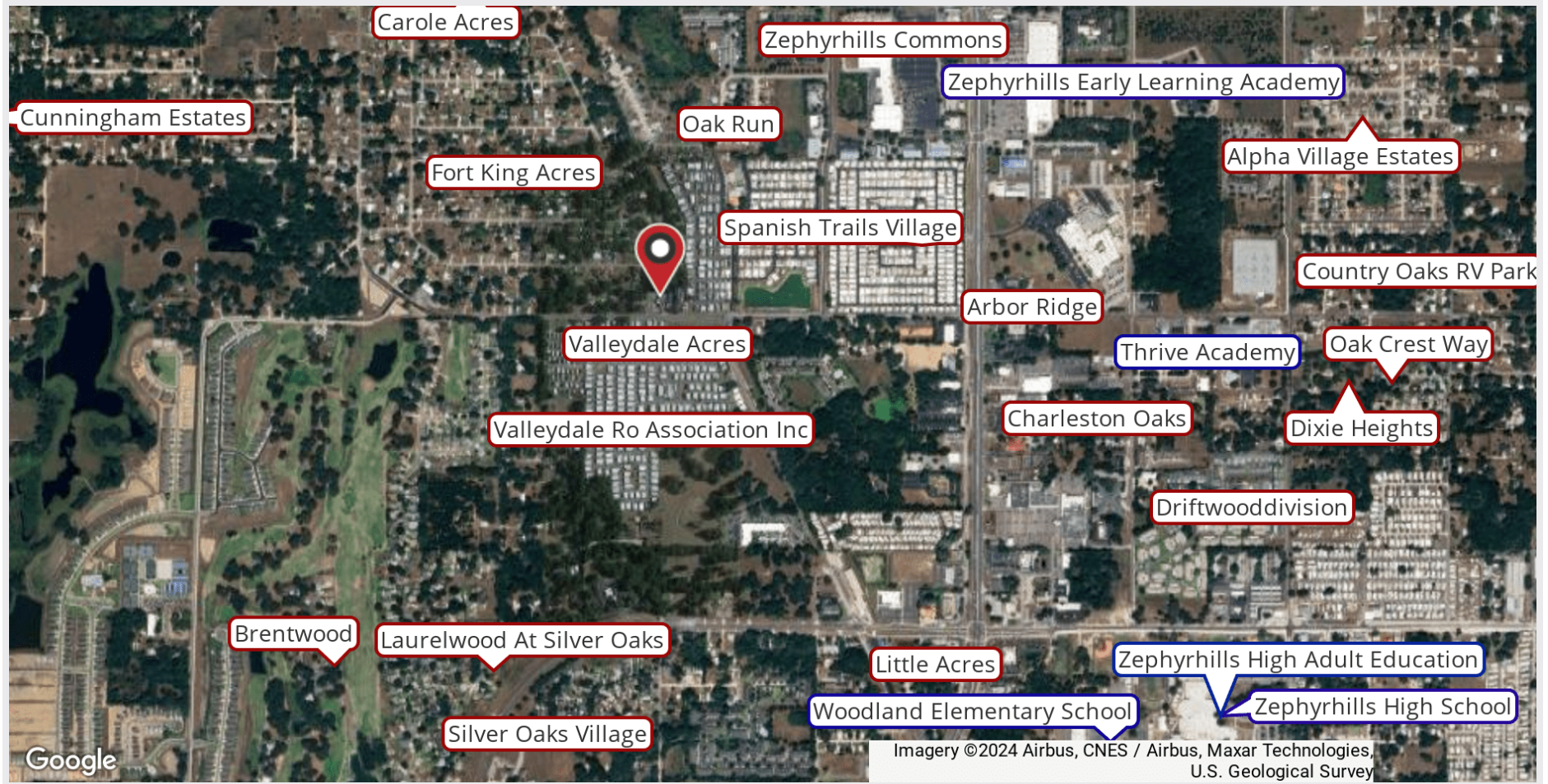


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Nearby Communities and Schools



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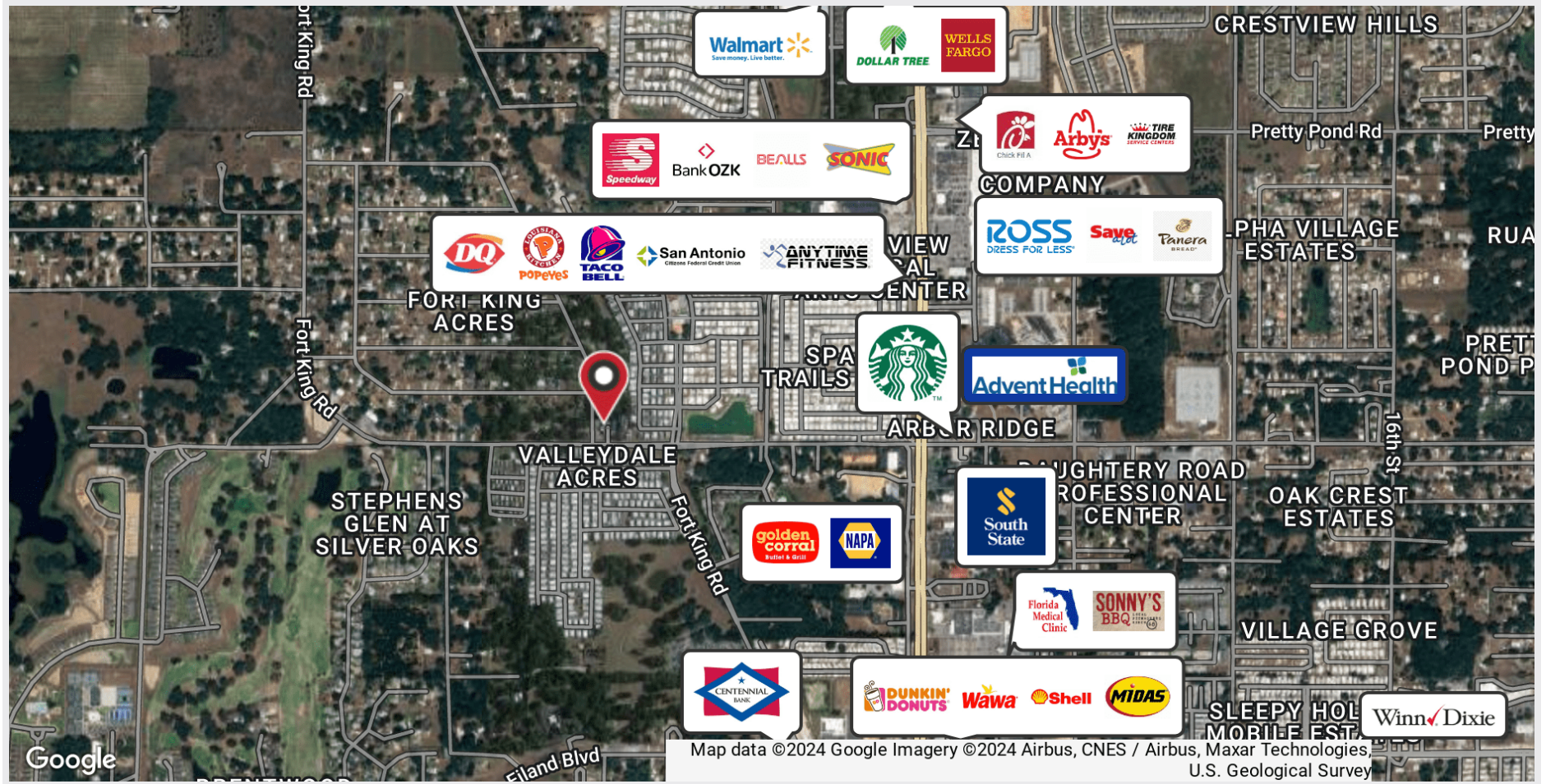


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Nearby Retailers



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,857	60,423	146,333
Average Age	54.7	53.1	44.9
Average Age (Male)	51.0	52.8	44.2
Average Age (Female)	57.0	53.7	46.1

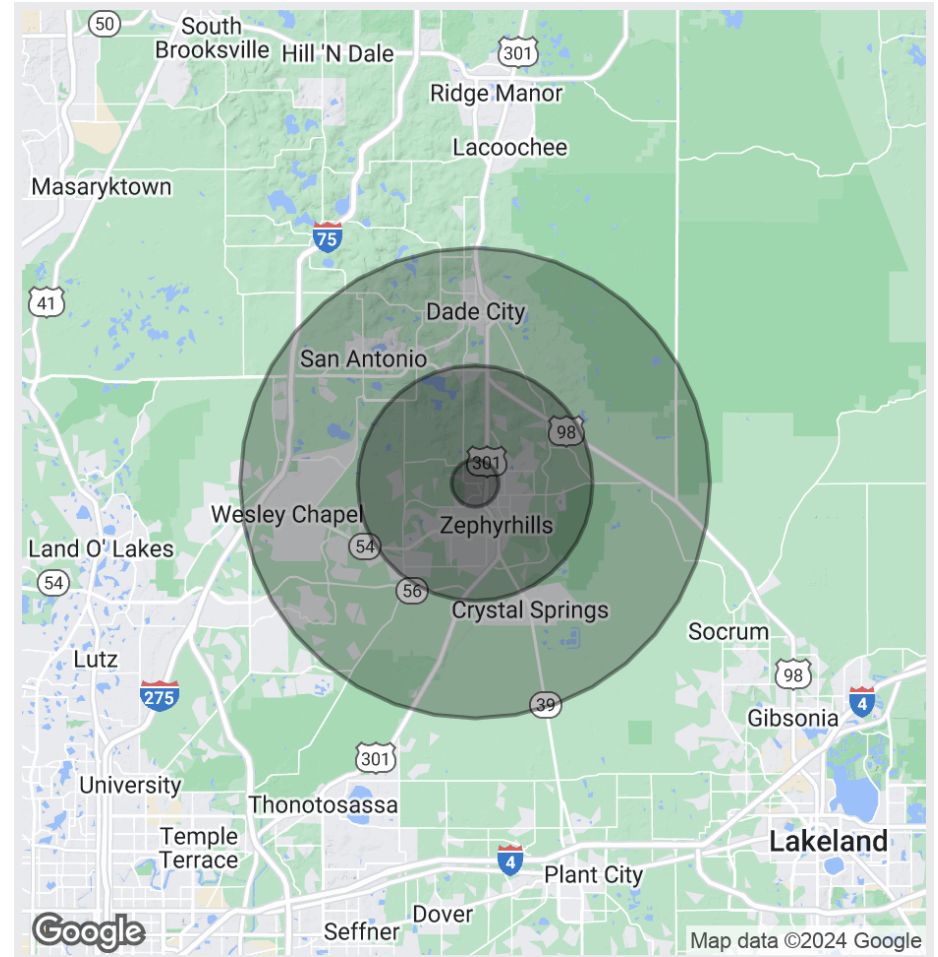
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,567	33,950	65,925
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$36,674	\$42,471	\$62,090
Average House Value	\$128,408	\$119,504	\$179,128

TRAFFIC COUNTS

10,200/day

* Demographic data derived from 2020 ACS - US Census

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LUIS CARDENAS

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