

ENCLAVE

MEDICAL PARK

4726-4730 NORTH HABANA AVENUE
TAMPA, FL 33614

Premier Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM
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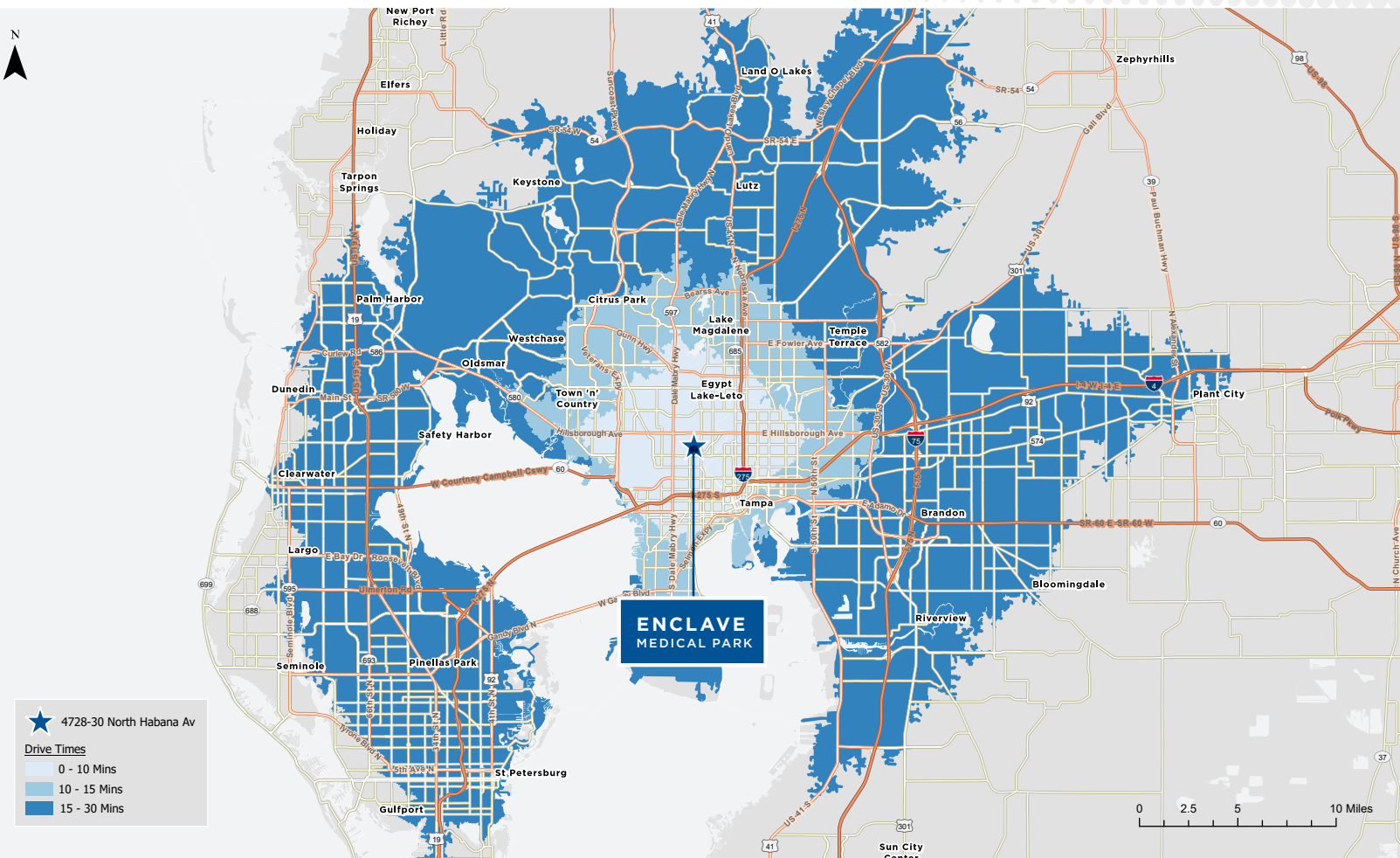
Opportunity

- Two boutique medical office buildings, Enclave I (14,179 SF) and Enclave II (41,609 SF)
- Built in 1992, masonry construction, remodeled in 2007 & 2008
- Anchor tenants: Physician Partners of America
- Modified gross leases includes all maintenance. Tenant pays suite electrical and janitorial
- National credit landlord
- Within ½ of a mile from St. Joseph's Hospital
- Abundant on site surface parking; 5/1000 ratio; some covered parking available
- Restrooms within each suite
- On site pharmacy

SIZE
55,788 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	149,240	385,050	1,513,481
2022 MEDIAN AGE	38.5 Yrs	38.1 Yrs	39.3 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$52,454	\$57,196	\$64,027



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Nearby Amenities



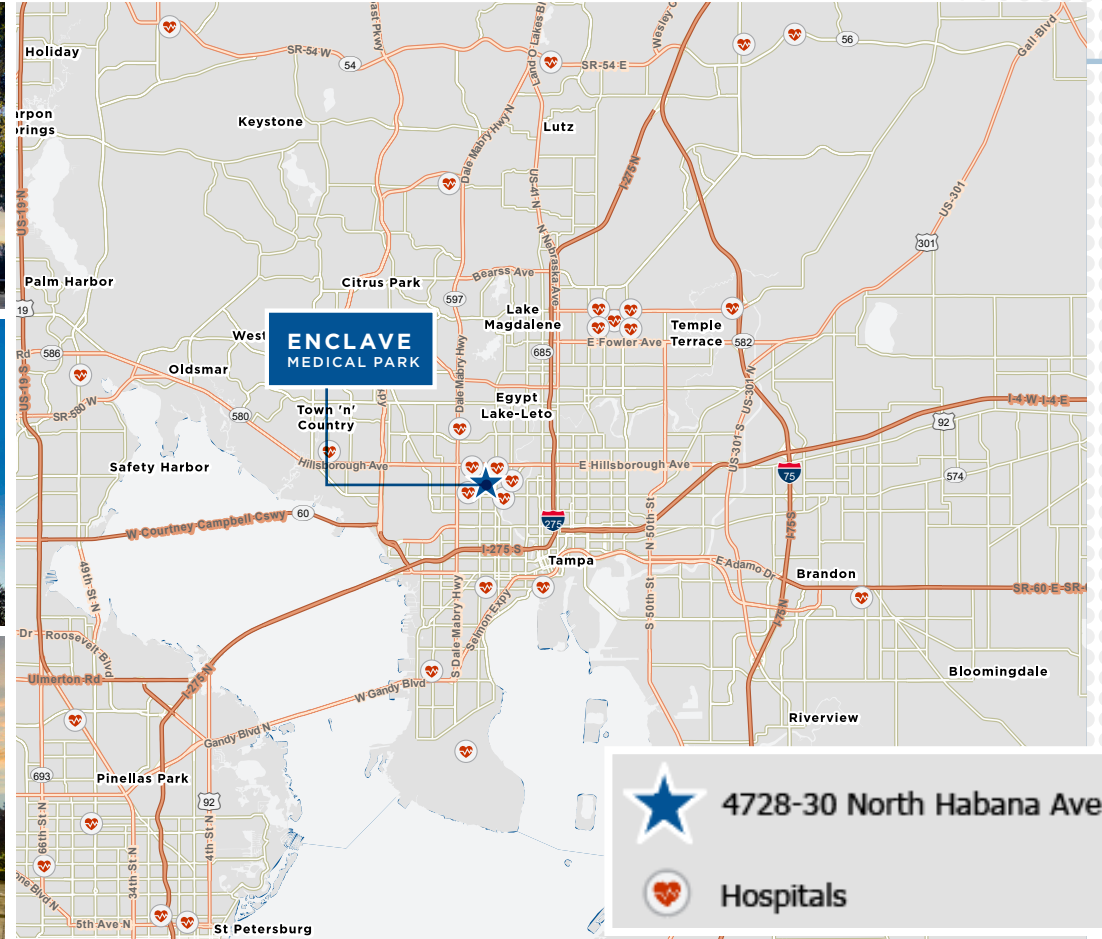
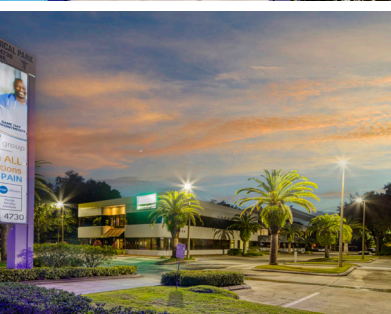
CUSHMAN & WAKEFIELD
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Nearby Medical



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