

MODERN SPACE TAILORED FOR HEALTHCARE PROFESSIONALS

PROPERTY OVERVIEW

Unlock the Perfect Space for Your Practice in North Tampa!

Located just north of the University of South Florida with immediate access to I-275, this freestanding ±4,404 SF medical office is ideal for healthcare professionals seeking a move-in-ready facility. Formerly home to a thriving chiropractic practice, the building is thoughtfully designed for patient care and clinical efficiency.

Ample on-site parking, strong medical synergy in the surrounding area, and proximity to major hospitals and medical campuses make this an exceptional opportunity to establish or expand your practice in a high-demand location. Whether you're a chiropractor, physical therapist, or multi-specialty group, this property delivers both function and flexibility.

4,404 SF total size

5:I parking

2000 year built

Features Include:

- 6 Exam rooms (wet)
- 2 Massage rooms
- Lead-lined x-ray room
- Multiple restrooms (including 2 showers)

- Workout room
- Waiting area
- Therapy Suite
- 3 Private offices

PROPERTY PHOTOS







INTERIOR PHOTOS





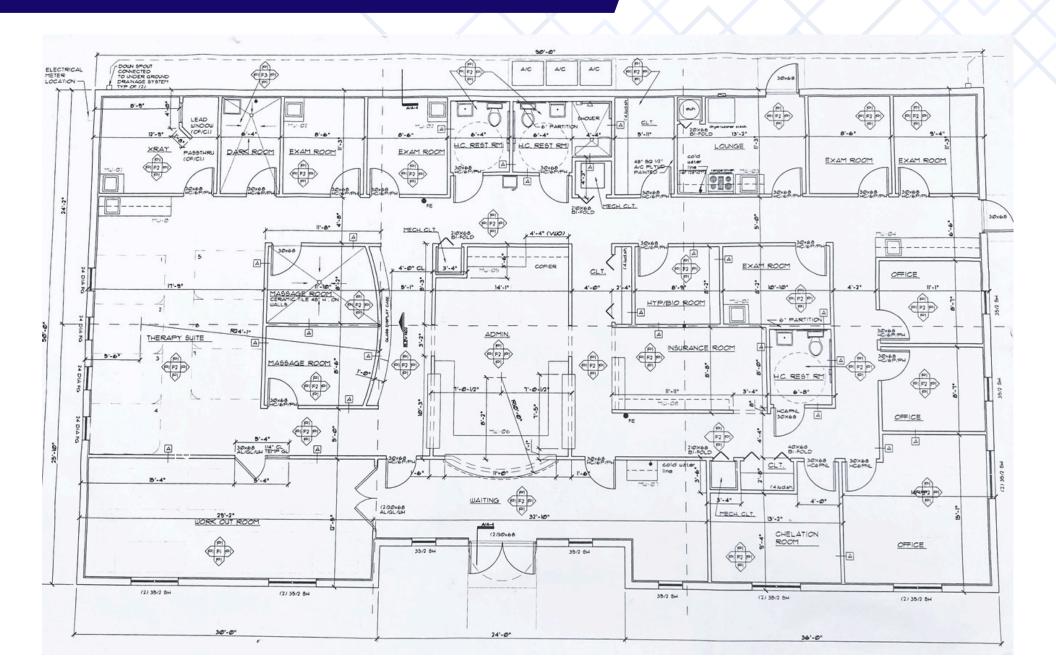








FLOORPLAN



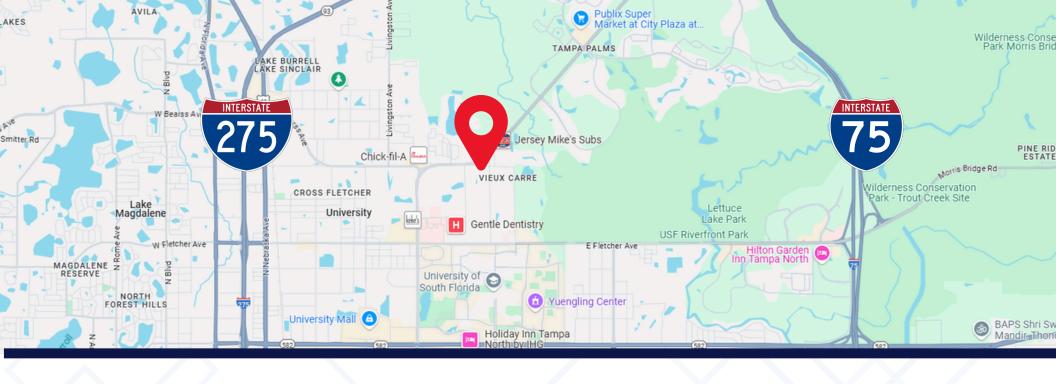
NEIGHBORHOOD DEMOGRAPHICS



KEY FACTS -	1 Mile Radius		
23,289 Population	\$47,466 Average Household Income		
1.9	38.6		
Average Household Size	Median Age		
BUSI	NESS		
	&		
773 Total Businesses	8,431 Total Employees		

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	23,289	106,857	232,385
Households	10,722	43,285	92,465
Average Household Size	1.9	2.3	2.4
Owner Occupied Housing Units	1,194	36,047	147,354
Renter Occupied Housing Units	9,528	56,418	140,226
Average Age	32	35	37
Median Household Income	\$35,894	\$47,588	\$60,279
Average Household Income	\$47,466	\$67,992	\$83,824
2020 DDO IFOTION	1 8811 6	2 4411 5	E AAU E
2029 PROJECTION	1 MILE	3 MILE	5 MILE
Population	25,481	116,563	253,482
Households	11,714	47,271	101,030





LOCATION HIGHLIGHTS



Dining 5 min



Medical Facilities 5 min



University of South Florida
5 min



Downtown Tampa 25 min



Tampa International Airport (TPA) 30 min



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