

ST MICHAEL'S EYE & LASER INSTITUTE

1030 WEST BAY DRIVE | LARGO FL 33770

*For Lease
10,000 SF
1st Floor*

For Lease

1030 West Bay Drive
Largo FL 33770

- 10,000 SF Available on 1st floor (may demise)
- Parking 6/1,000
- Clinic and/or ASC potential
- Potential for accelerated transfer of existing ASC license



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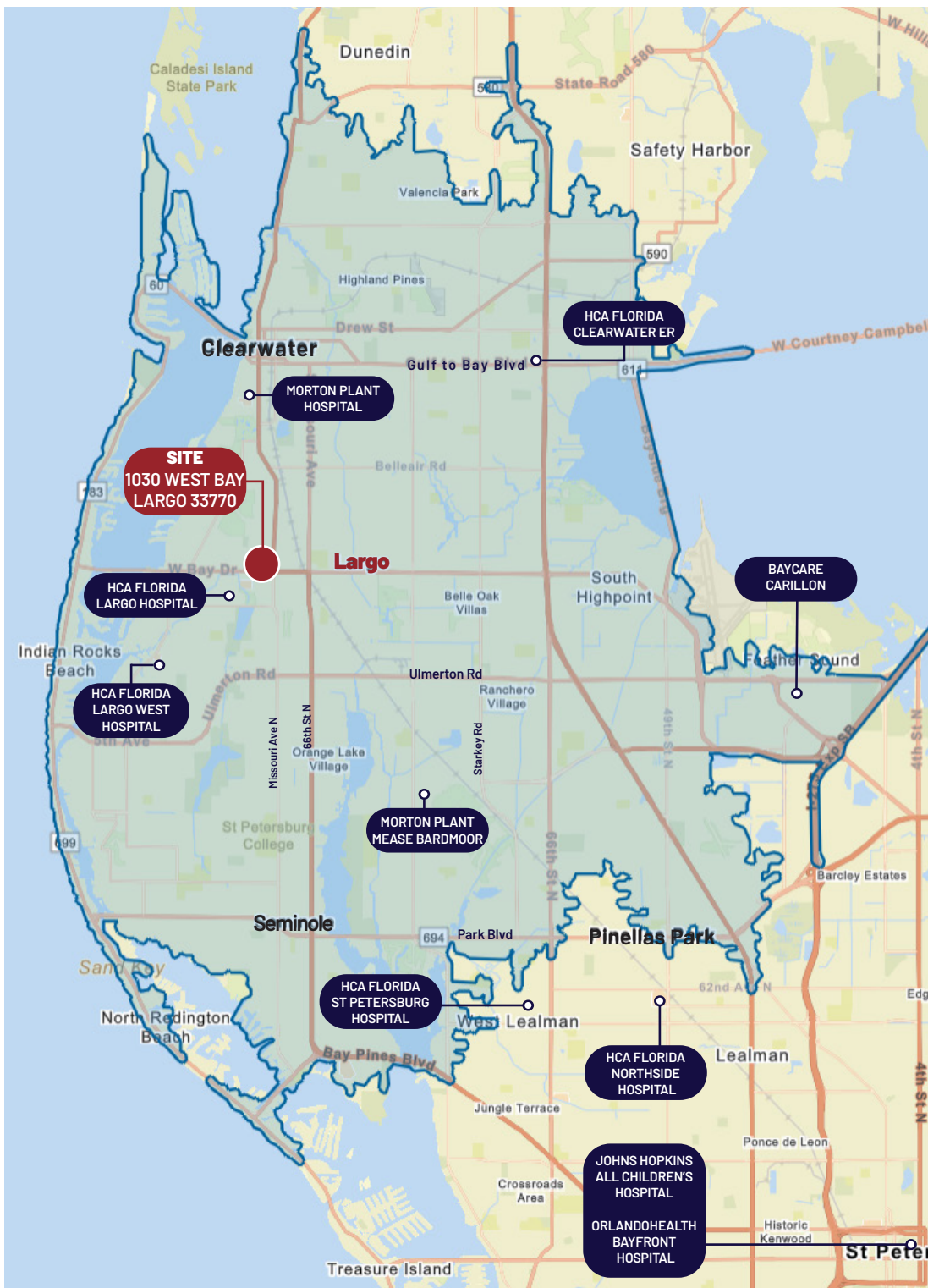


FLAGSHIP
HEALTHCARE PROPERTIES

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AREA DEMOGRAPHICS

15 MINUTE DRIVE TIME



AREA DEMOGRAPHICS 15 Minute Drive Time

TOTAL POPULATION

2025 - 384,496

2030 - 384,554

TOTAL HOUSEHOLD

2025 - 177,730

2030 - 179,867

AVG HOUSEHOLD INCOME

2025 - \$100,912

2030 - \$113,645

DISTANCE FROM SITE

- HCA Florida Clearwater ER - 6.6 miles
- Morton Plant Hospital - 2.9 miles
- HCA Florida Largo Hospital - .5 miles
- HCA Florida Largo West Hospital - 2.5 miles
- Morton Plant Mease Bardmoor - 6.5 miles
- HCA Florida St Petersburg Hospital - 11.6 miles
- HCA Florida Northside Hospital - 12 miles
- Johns Hopkins All Children's Hospital - 20 miles
- OrlandoHealth Bayfront Hospital - 20 miles

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY*

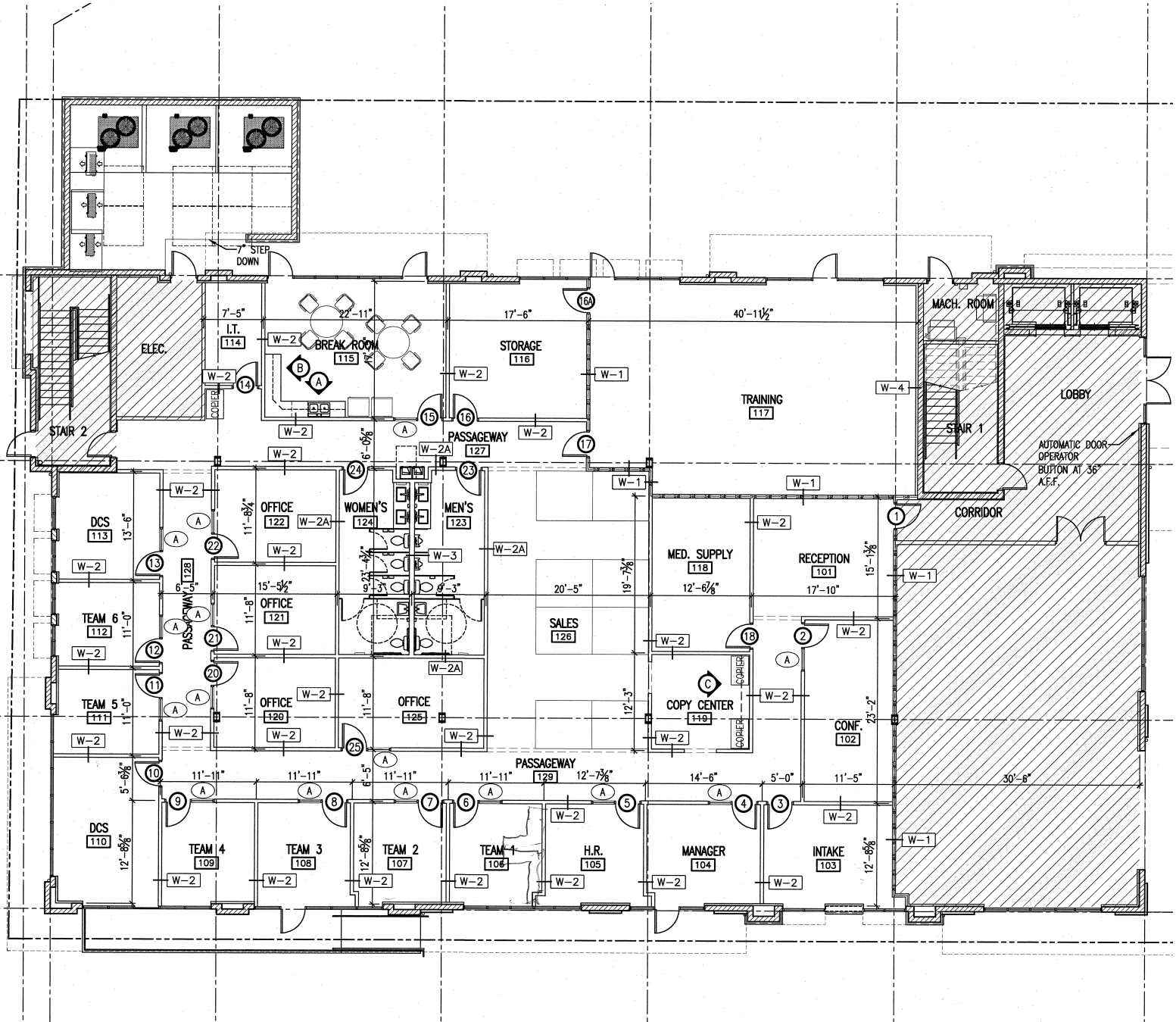
SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Advanced Practitioner	25.03	15.02	22,527
Pediatrics & Neonatology	17.13	10.28	15,415
Oncology & Hematology	17.12	10.27	15,408
Physical Medicine & Rehabilitation	13.45	8.07	12,105
Pathology & Laboratory Medicine	13.04	7.83	11,740
General Surgery	6.39	3.83	5,747
Obstetrics & Gynecology	2.56	1.54	2,304
Urology	1.26	0.76	1,138
Neurosciences	0.59	0.35	531

$$\begin{array}{ccccccc}
 \mathbf{6.39} & & \mathbf{60\%} & & \mathbf{1,500\ SF} & & \mathbf{5,747\ SF} \\
 \text{Additional Demand} & \mathbf{X} & \text{Total Market Share} & \mathbf{X} & \text{Avg SF Per Physician} & \mathbf{=} & \text{Additional Medical Office} \\
 \text{General Surgery} & & & & & & \text{Needed to Meet Demand}
 \end{array}$$

*Advisory Board



PROPOSED ASC FLOOR PLAN



LARGO MARKET OVERVIEW

It is generally accepted that outpatient surgical volumes are projected to rise significantly — with a substantial shift from inpatient to outpatient settings (including ASCs). This shift is driven by advances in medical technology, insurer incentives, and patient preferences for lower-cost and more convenient care.

The West Bay Drive corridor and the greater Largo area have a documented, specific need for more medical services. While West Bay Drive features multiple primary care clinics and outpatient centers, community health assessments and city redevelopment data show the area is struggling to keep pace with rapid population growth and an aging demographic.

The specific types of medical services, facilities, and care models needed in this precise area include the following:

- Geriatric Specialty Care & Complex Care Management – Over 20% of Pinellas County's population is elderly, a figure projected to climb to 30% by 2030. Specificity: West Bay Drive needs specialized outpatient clinics focused on age-related diseases. This includes memory care diagnostics, mobility/fall-prevention physical therapy, and multidisciplinary clinics where seniors can see cardiologists, endocrinologists, and gerontologists under one roof without traveling to major hubs in St. Petersburg or Tampa.
- Dedicated Behavioral & Mental Health Outpatient Facilities – Data from the Pinellas County Community Health Needs Assessment (CHNA) explicitly identifies Pinellas County as a designated provider shortage area for mental health. Specificity: While HCA Florida Largo West Hospital nearby handles inpatient psychiatric emergencies, the West Bay corridor severely lacks accessible, walk-in outpatient mental health counseling, addiction medicine specialists, and child/adolescent psychiatrists.
- Extended-Hour Urgent Care & Off-Site Emergency Access – Major healthcare systems across the Tampa Bay region note that main emergency departments are facing overcrowding. Specificity: Most primary care offices on West Bay Drive (such as Optum/Largo Primary Care) operate strictly on an 8:00 AM – 5:00 PM, Monday–Friday schedule. The area needs urgent care centers with extended evening and weekend hours to handle non-life-threatening lacerations, fractures, and acute illnesses, keeping residents out of the main emergency room at HCA Florida Largo Hospital.
- Pediatric Specialties – Local health surveys indicate that while general pediatric well-visits are accessible, families face severe road-blocks accessing pediatric specialists.

Families living along West Bay Drive routinely have to travel south to Johns Hopkins All Children's Hospital in St. Petersburg for specialized children's care. The area needs visiting or permanent pediatric specialists in neurology, allergy/immunology, and developmental therapy.



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