

OFFICE/MEDICAL SPACES AVAILABLE FOR LEASE

501 SOUTH LINCOLN AVE
CLEARWATER, FL 33756

DOYLE &
MCGRATH
REAL ESTATE



Property Highlights:

- Located on Gulf-to-Bay Blvd/Hwy 60 with 40,500+ VPD
- 5 minutes from downtown Clearwater & Morton Plant Hospital
- Medical space; perfect for all medical & dentistry
- Current tenants include pharmacy, urologist, radiology, & imaging center
- Pylon signage available
- Ample parking - restriped parking lot
- Shared common area lobby
- 24-hour access for tenants



Maggie McGrath

Cell (813) 420-6676

Office (813) 948-7368

19005 N Dale Mabry Hwy, Lutz, FL
maggie.mcgrath@doylemcgrath.com


DOYLE & MCGRATH
REAL ESTATE & PROPERTY MANAGEMENT

No warranty or representation expressed or implied is made as to the accuracy of this information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, and to special conditions imposed by our principals.



Suite 21

- Second floor space
- 1,885 SF
- Layout: large office with private bathroom, 3 treatment rooms with sinks, nurses' station with sinks, waiting area, large reception, and 2 bathrooms total

Suite 26

- Second floor space
- 1,106 SF
- Layout: 5 rooms (3 with sinks), large storage area, reception area, and 1 bathroom

Rate: \$17.50 /SF/YR
Modified Gross

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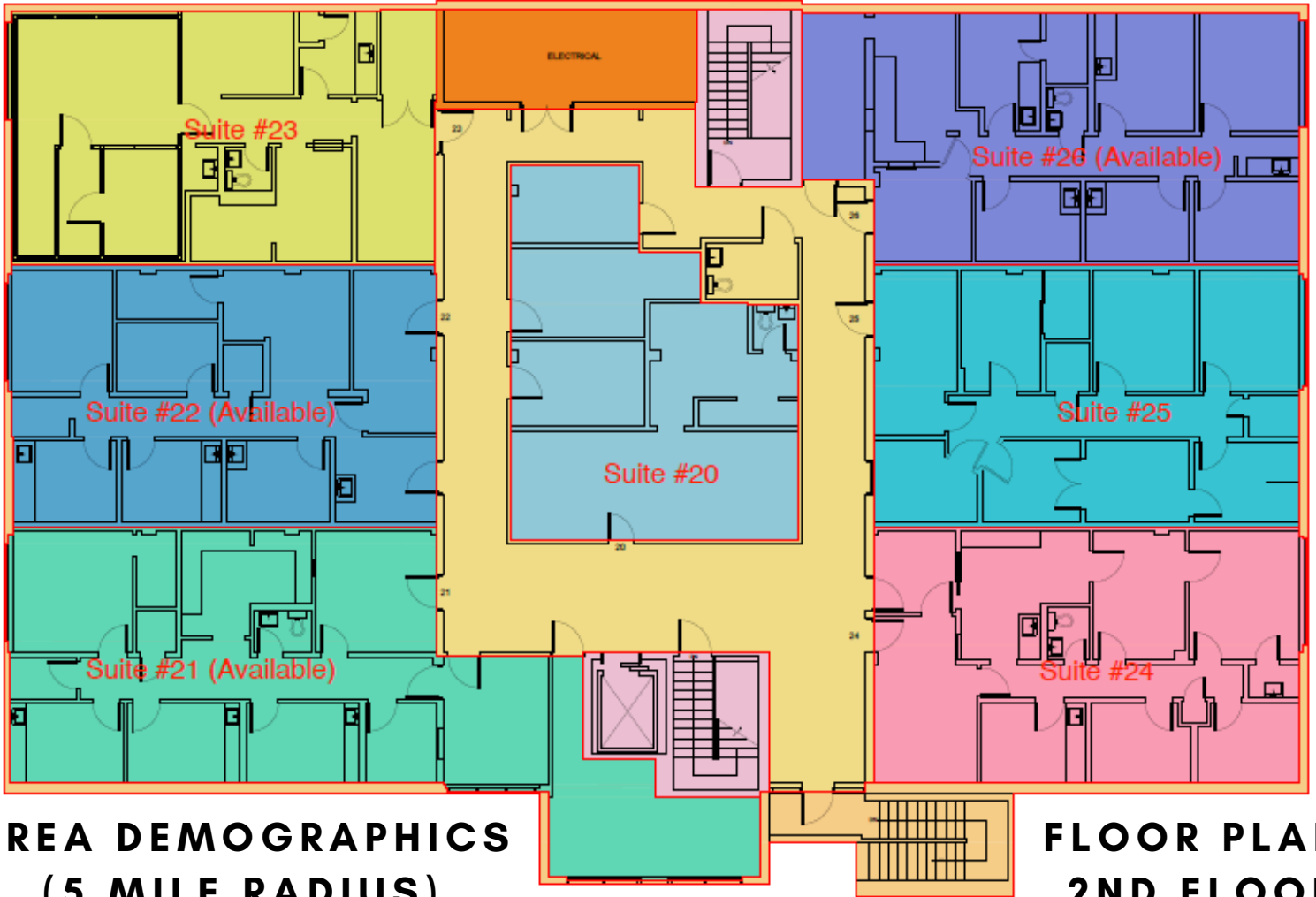
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AREA DEMOGRAPHICS (5 MILE RADIUS)

FLOOR PLAN: 2ND FLOOR

KEY FACTS

226,925

Population

49.4

Median Age

\$72,673

2022 Average Household
Income

2.1

Average Household Size

ANNUAL HOUSEHOLD SPENDING



\$1,344
Apparel &
Services



\$4,348
Entertainment,
Hobbies &
Pets



\$3,557
Eating Out



\$3,875
Groceries



\$1,548
Health Care

INCOME



\$51,937

Median Household
Income



30,062

\$25,000 - 50,000



19,863

\$50,000 - 75,000

EDUCATIONAL ATTAINMENT

9%

Advanced
Degree

17%

Bachelor's
Degree

7%

Associate
Degree

26%

High School
Graduate

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