



PROPERTY
SOLUTIONS

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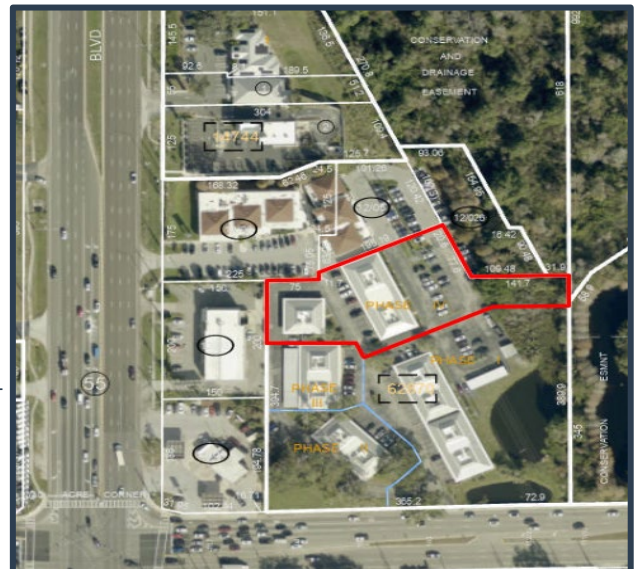


Palm Harbor Medical Office Condo for Sale



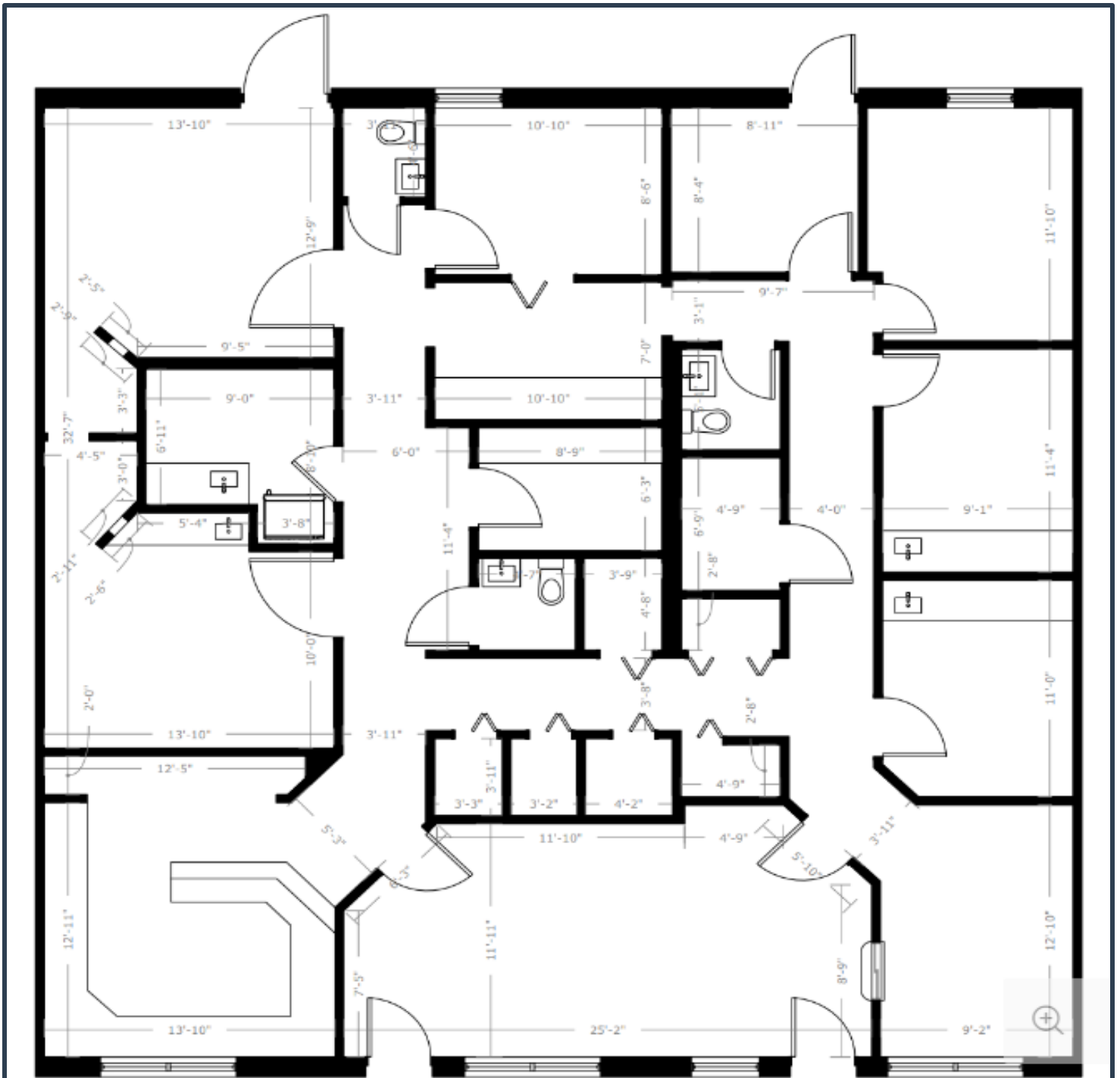
2595 Tampa Road, Suite S and T, Palm Harbor, FL 33684

- ❖ Space Available: +/- 2,405 SF
- ❖ Asking Price: \$699,000
- ❖ Prime Palm Harbor medical office located in the well-established Oak Lake Medical & Professional Center.



Property Overview

- ❖ Functional layout featuring a reception/waiting area, three private offices, five exam rooms, break room, and three restrooms..
- ❖ Convenient Tampa Road location offering excellent accessibility and visibility.
- ❖ Previously utilized as an internal medicine office and well-suited for a variety of medical or professional users.
- ❖ Excellent opportunity for a medical practice seeking an established Palm Harbor location.



Household Demographics

	2 miles	5 miles	10 miles
Avg Household Income	\$102,205	\$100,852	\$101,479
Median Household Income	\$77,546	\$74,487	\$74,039
< \$25,000	2,613	11,011	30,700
\$25,000 - 50,000	3,511	16,307	43,067
\$50,000 - 75,000	3,829	14,399	36,453
\$75,000 - 100,000	2,744	10,769	26,317
\$100,000 - 125,000	2,102	8,089	22,416
\$125,000 - 150,000	1,796	6,267	15,500
\$150,000 - 200,000	1,784	7,303	18,976
\$200,000+	2,086	8,660	24,105

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Tampa Rd	Mayfair Pl W	24,342	2026	0.19 mi
West Lake Road	Penzance St S	11,069	2026	0.21 mi
US Highway 19	US Highway 19 N	77,138	2026	0.45 mi
Belcher Rd	Tampa Rd S	20,203	2026	0.59 mi
21st St	Vance Ave N	19,588	2026	0.76 mi

Population

	2 miles	5 miles	10 Miles
2020 Population	50,012	188,056	491,632
2025 Population	46,580	179,435	499,305
2030 Population Projection	46,062	178,470	515,118