

19621 COCHRAN BLVD

Port Charlotte FL 33948

For Lease
3,000 SF



- Class A medical building in high growth area
- 3,000 SF shell medical office space available
- Tilt wall construction, hurricane windows, ample parking and lush landscaping
- Full diagnostic center on property and a large primary medicine group



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FLAGSHIP
HEALTHCARE PROPERTIES

NEARBY RETAIL



DEMOGRAPHICS & 15 MINUTE DRIVE TIME MAP



POPULATION
2025 - 120,388
2030 - 129,148



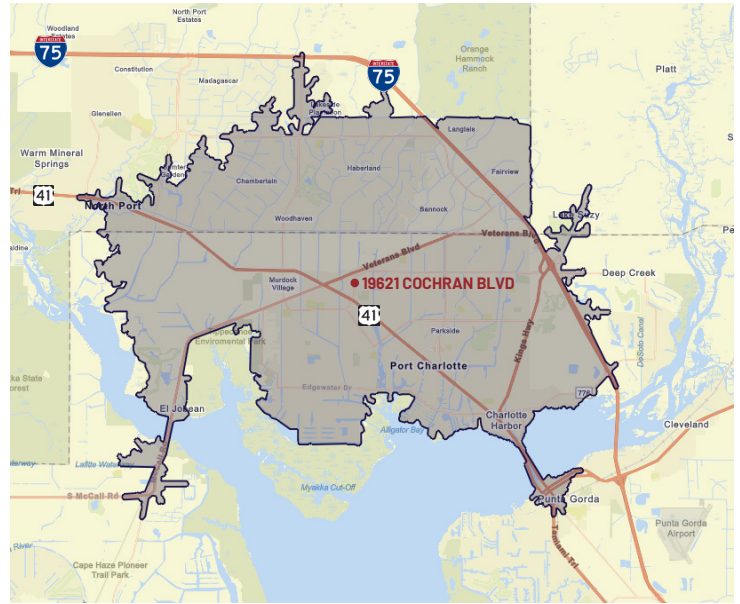
HOUSEHOLDS
2025 - 51,926
2030 - 56,184



AVG HOUSEHOLD INCOME
2025 - \$ 92,412
2030 - \$103,669



PER CAPITA
2025 - \$ 40,025
2030 - \$ 45,281



CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY

SUB SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Physical Medicine & Rehabilitation	31.2	18.74	28,117
Psychiatry, Psychology & Social Services	15.5	9.27	13,912
Other Specialties	4.1	2.46	3,697
<i>Chiropractics</i>	6.4	3.84	5,760
<i>Dermatology</i>	4.0	2.40	3,600
Oncology & Hematology	4.0	2.37	3,558
Pulmonology	3.7	2.23	3,341
Gastroenterology	2.9	1.75	2,630
Emergency Medicine	1.1	0.65	975
Rheumatology	0.9	0.57	851
ENT	0.1	0.07	111

4.01		60%		1,500 SF		3,600 SF
Additional Demand Dermatology	X	Total Market Share	X	Avg SF Per Physician	=	Additional Medical Office Needed to Meet Demand

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PHOTOS



Available Shell Space

