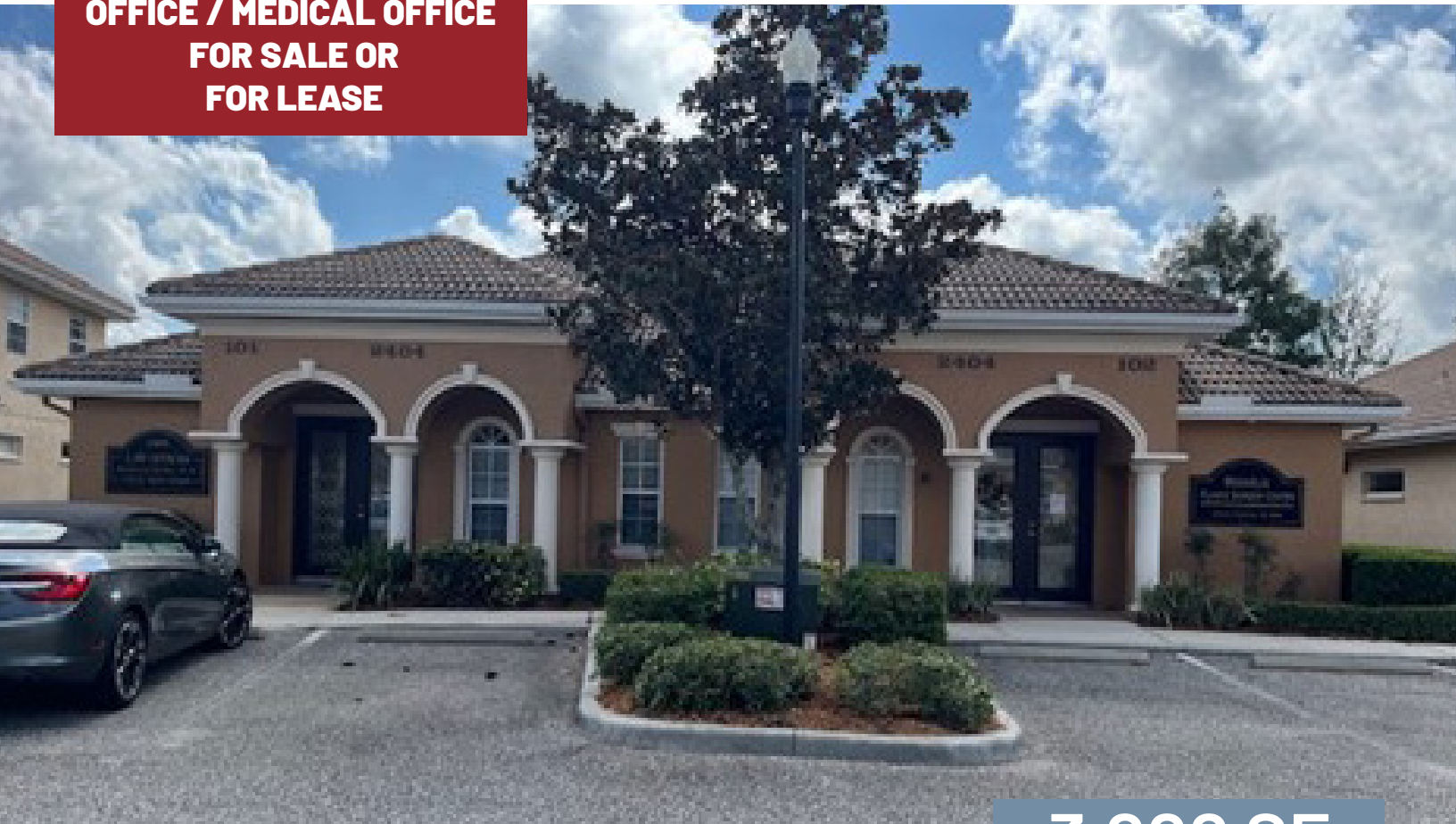


2404 CREEL LANE
WESLEY CHAPEL FLORIDA



**OFFICE / MEDICAL OFFICE
FOR SALE OR
FOR LEASE**



3,000 SF

OFFICE / MEDICAL OFFICE

**CYPRESS GLEN
PROFESSIONAL PARK**

**FOR SALE
\$ 1,200,000**

**FOR LEASE
1,500 SF
\$32 PSF / MG**

*2404 Creel Lane, Suite 101 & 102
Wesley Chapel, FL 33544*

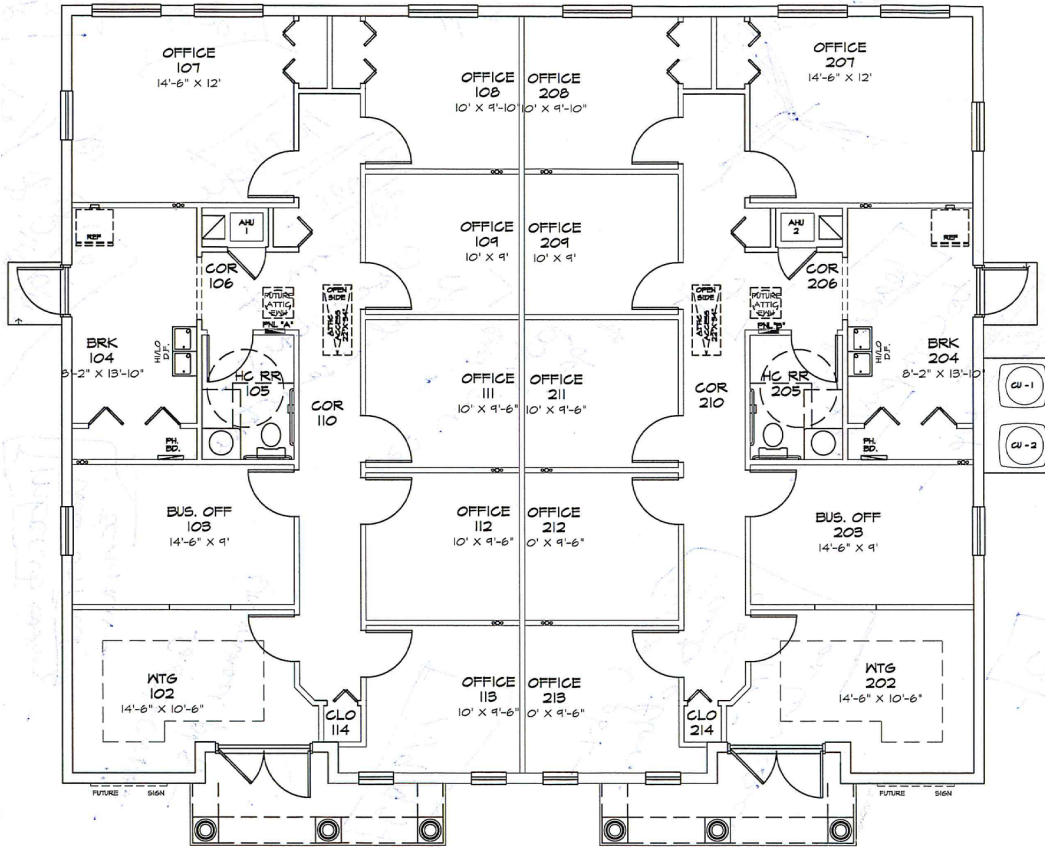


Jim Allen
Senior Vice President
Leasing & Brokerage
813-629-0743
jim.allen@FlagshipHP.com
www.MedicalBroker.com



2404 CREEL LANE
WESLEY CHAPEL FLORIDA 33544

FLOOR PLAN



1,500 SF - Suite 101
FOR LEASE
Office / Medical Office
Unit is pre-plumbed for medical.

1,500 SF - Suite 102
Medical office tenant with near term
lease expiration but has options to
renew.





2404 CREEL LANE
WESLEY CHAPEL FLORIDA 33544

Cypress Glen Professional Park is located in Wesley Chapel. Wesley Chapel is one of the nation's fastest-growing communities, and it's no secret why. Wesley Chapel is popular among locals and visitors alike due to their many luxury communities, great amenities, fantastic weather, and welcoming community. Wesley Chapel boasts the highest median income in the Tampa Bay area.



AREA DEMOGRAPHICS

15 Minute Drive Time



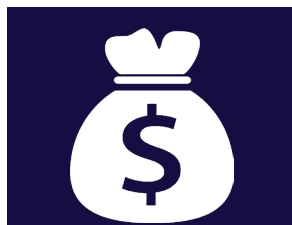
TOTAL POPULATION

2024 - 149,608
2029 - 159,256



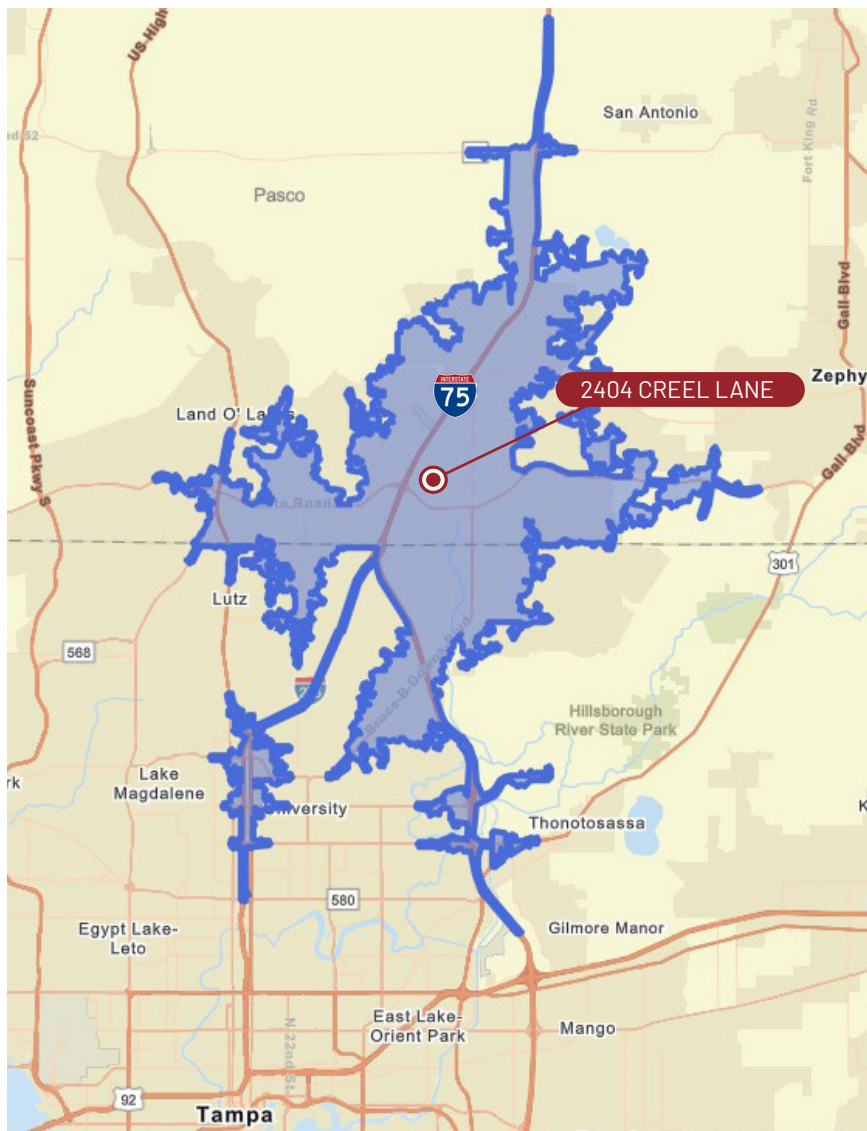
TOTAL HOUSEHOLD

2024 - 56,050
2029 - 59,833



AVG HOUSEHOLD INCOME

2024 - \$ 131,857
2029 - \$ 152,483





2404 CREEL LANE
WESLEY CHAPEL FLORIDA 33544

Sub-market is under served in the following specialities:

- Rehabilitation/Acute Care
- Neurosurgery
- Other Trauma
- Cardiac Services
- Neurology
- General Medicine
- Oncology/Hematology
- General Surgery
- Ophthalmology
- Vascular Services
- Neonatology
- Thoracic Surgery
- Spine
- Obstetrics
- ENT



CALL US ABOUT 2404 CREEL LANE



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