

BRAND NEW 2023 BUILD OUT



TOTAL OF 1,760 SF FOR LEASE

7008 Jason Drive, Zephyrhills FL 33541

CONTACT

BRYANT MERCIER

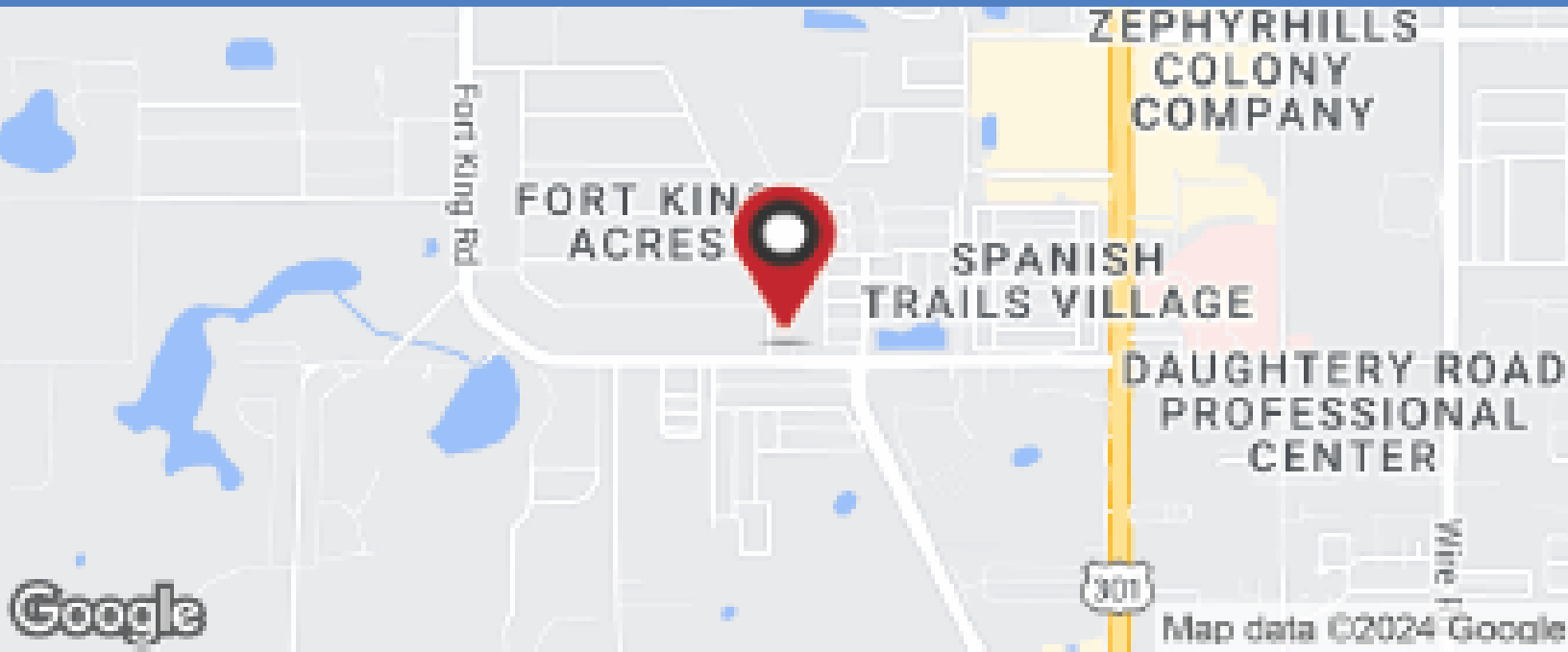
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777 BRICKELL AVE, #500-94761 MIAMI, FL 33131



PINNACLE
REALTY ADVISORS

7008 JASON DRIVE, ZEPHYRHILLS FL 33541



PROPERTY OVERVIEW

This medical space is right down the street from AdventHealth Zephyrhills situated adjacent to a bustling Pediatrics office, this medical office space is perfectly poised for primary care practices or any specialist looking to establish a presence in a thriving community. Boasting C2 commercial zoning, the possibilities for utilization extend beyond medical practices to accommodate a range of businesses requiring office space and examination rooms. Step inside to discover a spacious reception area and waiting room, providing a warm and inviting atmosphere for patients and clients. With four exam rooms, two offices, a break room, and two bathrooms, this well appointed space ensures comfort and functionality for both staff and visitors.

PROPERTY FEATURES

- Freshly Painted and Brand New Interior
- Perfect for specialists like dermatology, med spa, chiropractor, pediatric,
- 4 Exam Rooms
- Separate Lab,
- 2 Private Offices
- Large Waiting Room
- Large Break Room
- Patient Restroom & Staff Restroom
- Ample Parking

OFFERING SUMMARY

Lease:	Suite A	\$18.00 per SF (NNN)
Building Size:	3,500 SF	
Available SF:	1,760 SF Suite A	
Available SF:		
Year Built:	1983	
Zoning:	C2	
Traffic Count:	10,200	

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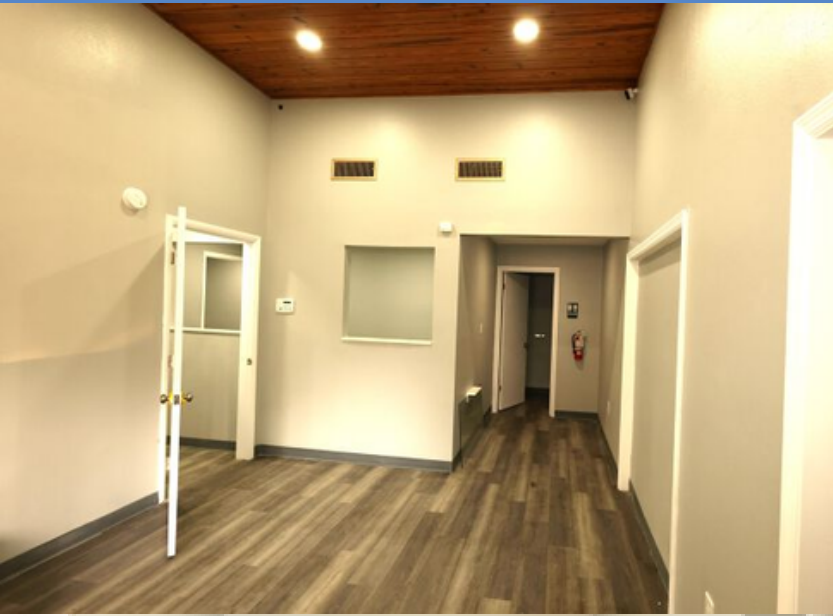
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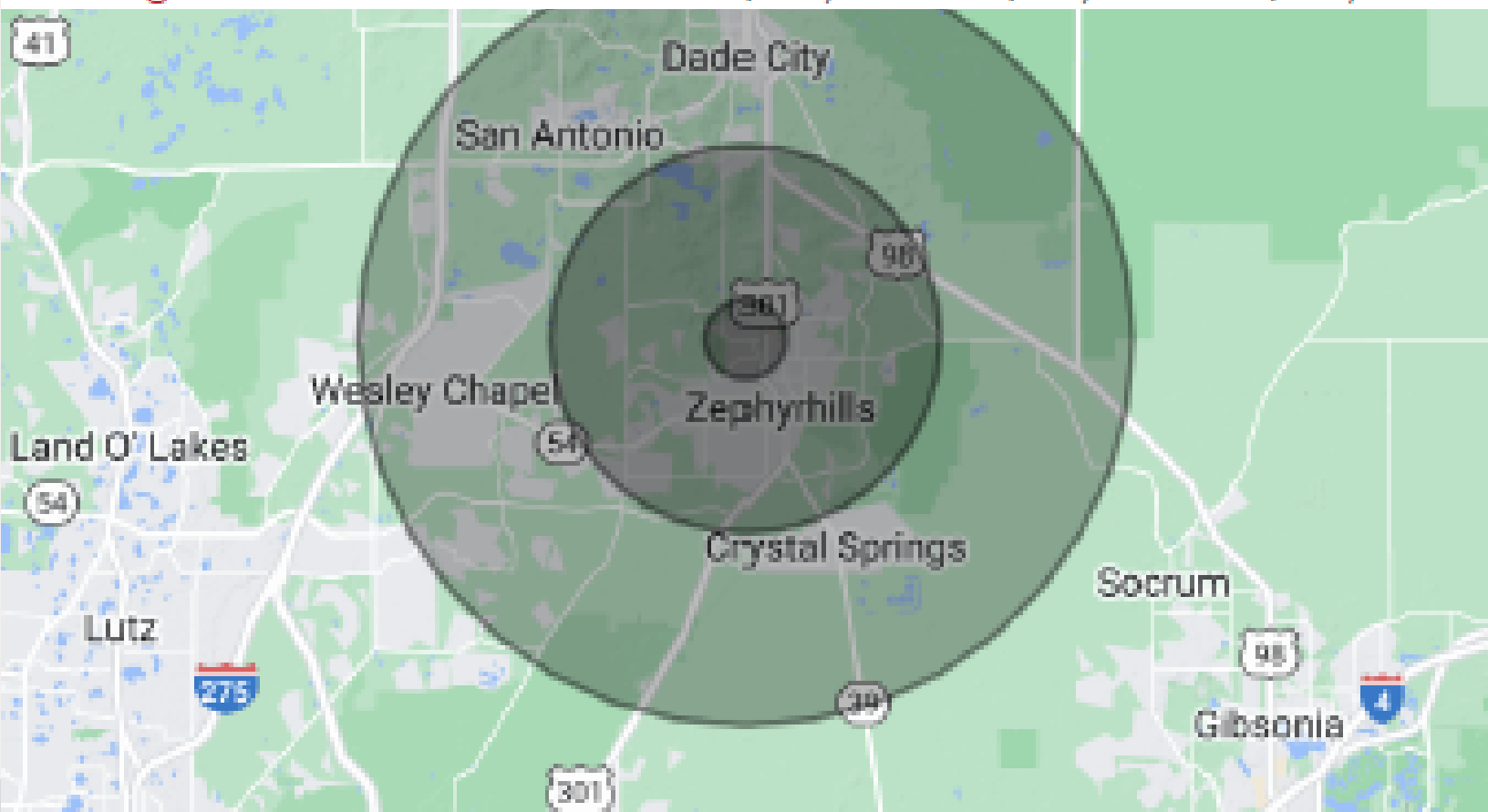


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Total Population	5,857	60,423	146,333
Average Age	54.7	53.1	44.9
Average Age (Male)	51.0	52.8	44.2
Average Age (Female)	57.0	53.7	46.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,567	33,950	65,925
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$36,674	\$42,471	\$62,090
Average House Value	\$128,408	\$119,504	\$179,128



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