

FOR LEASE

3,000 SF SUITE
& 6,000 SF SUITE
OR COMBINE SPACE

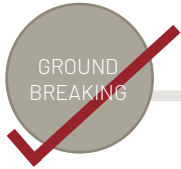
FLETCHER MEDICAL OFFICE BUILDING

3331-3343 W. Fletcher Avenue | Tampa, Florida 33618

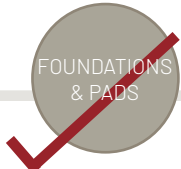


TIMELINE

Q2 2023



Q3 2023



Q4 2023



Current



Q2 - Q3 2024



BUILDING SPECIFICATIONS



Total Building Area:
± 18,000 SF



Delivery:
4Q 2023



Stories:
One (1)



Parking:
5.00/1,000



Lease Rate:
\$28.50/SF, NNN



TI Allowance
\$80/SF

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AVAILABLE SPACE - 3,000 SF and 6,000 SF or combine for 9,000 SF in the North Building. Women's Care has leased the entire South building.

BUILDING SUMMARY

New to Carrollwood are (2) two brand new, Class A Medical Office Buildings perfect for practices looking to expand into a growing market. The proposed buildings will each feature 9,000 RSF of space for lease with functional 5/1 parking, opportunities for pylon and building signage and high building visibility.

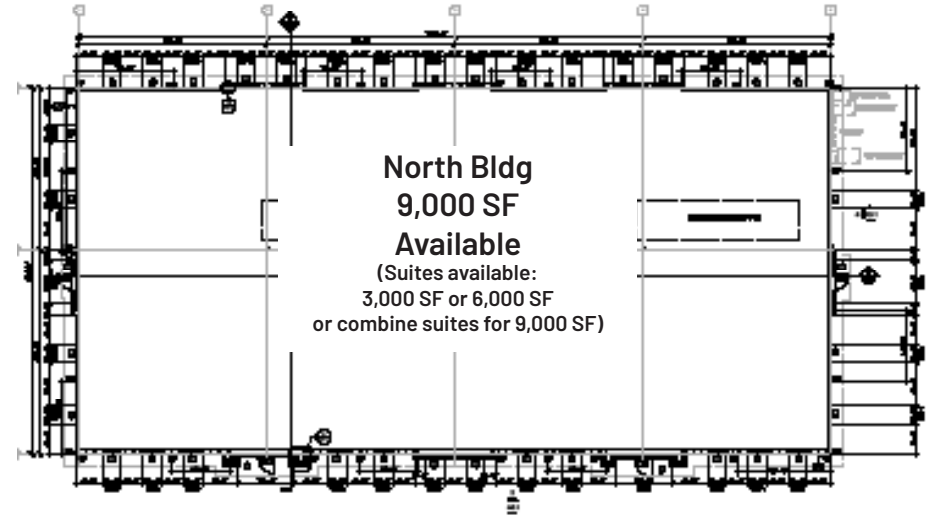
- North building suites ranging from 3,000 to 9,000 RSF
- New Construction
- Ready for occupancy late Q3 2024
- Pylon sign installed
- Excellent visibility with signage for building

FLETCHER MEDICAL OFFICE BUILDING

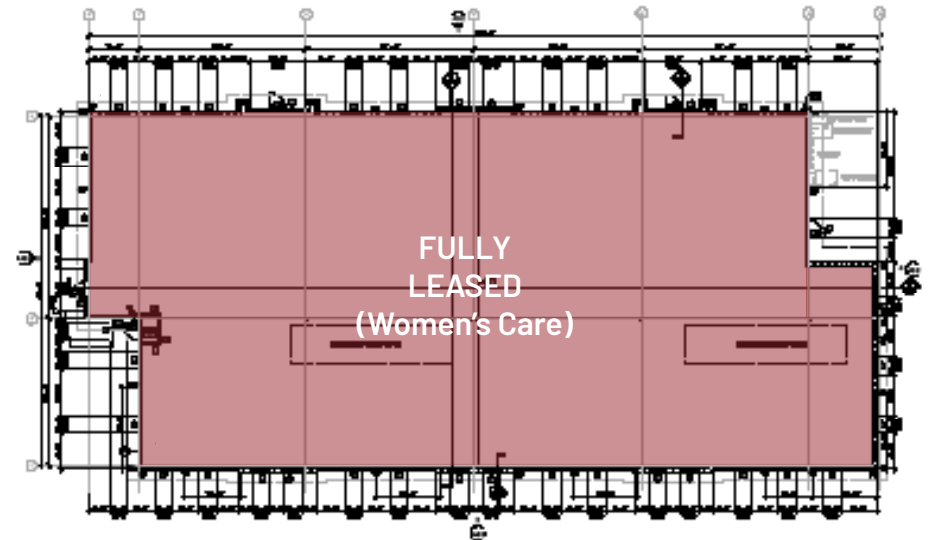
3331-3343 W. FLETCHER AVENUE | TAMPA, FL 33618



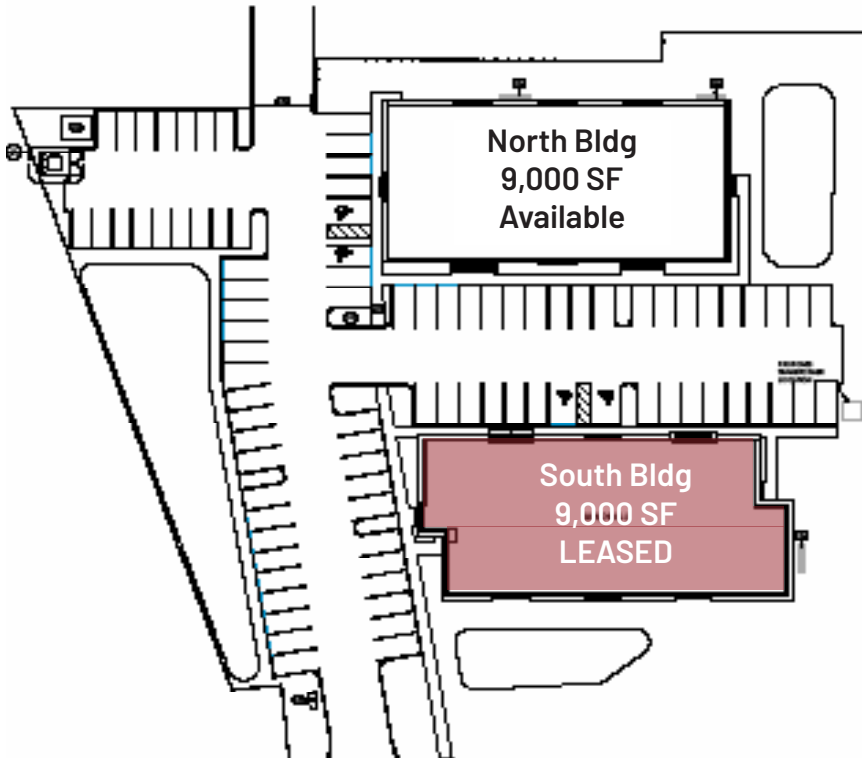
North Building | 3343 & 3341 W Fletcher Avenue



South Building | 3331 & 3333 W Fletcher Avenue



Site Plan



FLETCHER MEDICAL OFFICE BUILDING

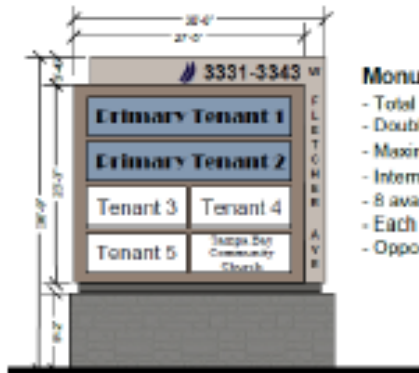
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Revista Med's analytics shows the projected additional providers needed within 3 miles for the following specialties surrounding 3331 W. Fletcher Avenue:

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY

SPECIALTY	CURRENT PROVIDERS NEEDED	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY MARKET
Internal Medicine	35.4	21.24	31,860 SF
Pediatrics	26	15.6	23,400 SF
Family Medicine	21	12.6	18,900 SF
Dental	20	12	18,000 SF
Radiology	17	10.2	15,300 SF
Cardiology & Vascular	14.1	8.46	12,690 SF
Urology	5.4	3.24	4,860 SF

$$\begin{array}{r}
 \text{26.0} \\
 \text{Total Pediatrics}
 \end{array}
 \times
 \begin{array}{r}
 \text{0.6} \\
 \text{Total Market Share}
 \end{array}
 \times
 \begin{array}{r}
 \text{1,500 SF} \\
 \text{Average SF Per Physician}
 \end{array}
 =
 \begin{array}{r}
 \text{23,400 SF} \\
 \text{Total Size of Additional Medical Office} \\
 \text{Needed to Satisfy Requirement}
 \end{array}$$



- Monument Sign Summary**
- Total MOB Available Area = 18,000 SF
 - Double-sided monument sign
 - Maximum sign area per side = 50 SF
 - Internally lit cabinet
 - 8 available panel units on each side
 - Each panel is approximately 14" x 36"
 - Opportunity for 2 units (Primary Tenants)



1 Site Monument Sign Elevation (double sided)

Scale: 1/4" = 1'-0"

4 North Medical Office Building - Parking Lot Facing Elevation

Scale: 1/16" = 1'-0"

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EXECUTIVE SUMMARY / SITE PLAN

3331-3343 W. Fletcher Avenue includes two (2) 9,000 SF proposed medical office buildings located in the growing, affluent Carrollwood market. It is located 5.2 miles south of St. Joseph's Hospital and 3.9 miles north of Advent Health Carrollwood. This new development property has excellent access, visibility and function.



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HILLSBOROUGH COUNTY

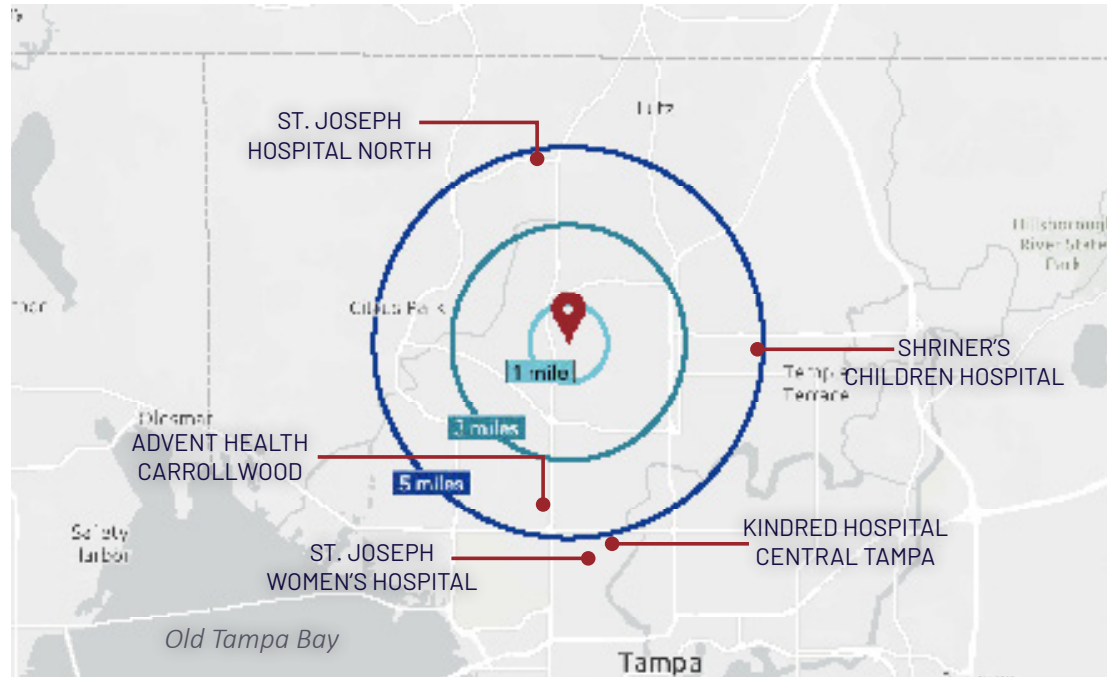
Located mid-way along the west coast of Florida, Hillsborough County has 1,048 square miles of land and 24 square miles of inland water area for a total of 1,072 square miles. The unincorporated area encompasses 909 square miles, or more than 84% of the total county area. Municipalities account for 163 square miles. Incorporated cities in Hillsborough County are Tampa, Brandon, Temple Terrace and Plant City.

CARROLLWOOD

Carrollwood, FL is home to 33,000+ people and is a part of the Tampa Bay MSA. Located approximately 10 minutes north of Tampa-proper, Carrollwood is considered very accessible with major roads such as Highway 275, Highway 41 and the Veterans Expressway. This accessibility translates into a demographic of 411,470* people who live within a 15 minute drive of the subject property. Locally, the healthcare market is anchored by over 180 physician groups and Advent Health

Carrollwood with 103 Acute Care Beds and St. Joseph's North with 216 Acute Care Beds. Advent Health and St. Joseph's are each within a 6 mile radius of the subject property, as well as a host of other single specialty and multi-specialty practices. According to a recent Advisory Board Report, physician demand for various specialties will increase significantly in Carrollwood over the next five years. Based on the projected market growth, Carrollwood should support an additional 200+ physicians in the market in the next five years.

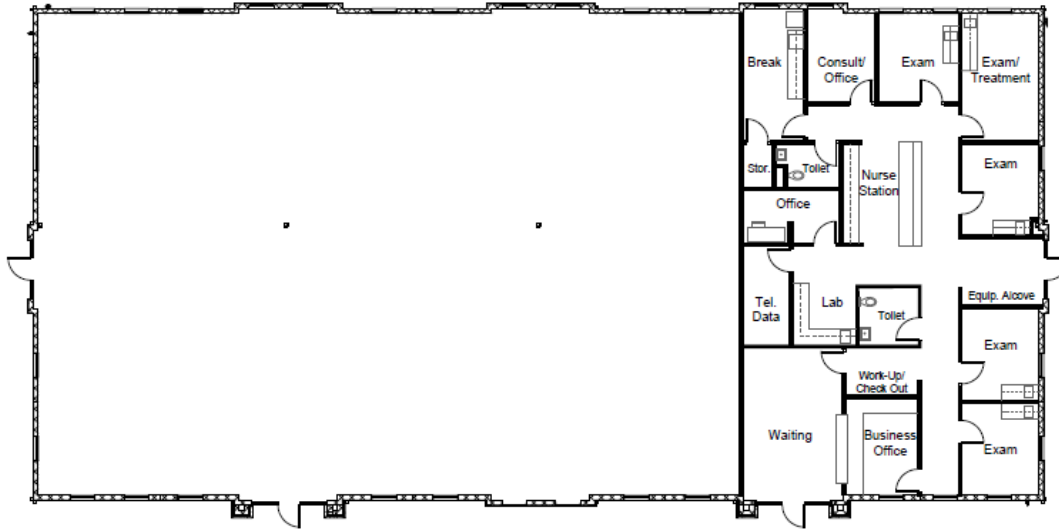
*Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.



	1 Mile	3 Mile	5 Mile
Total Population			
2023 Population	8,337	103,848	285,478
Population Growth (2023 - 2028)	0.63%	0.91%	1.09%
Total Households			
2023 Total Households	3,938	43,454	112,810
Household Growth (2021 - 2028)	0.77%	0.82%	1.00%
Average Household Income			
2023 Median Household Income	\$113,044	\$94,909	\$82,865
Med. Income Growth (2023 - 2028)	2.27%	3.34%	1.94%

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Speculative medical office suite
2 Provider Study

2,670 SF

North Medical Office Building Space Summary

Proposed Clinical Suite = +/-2,670 USF

Remaining Available Area = +/-6,300 USF



Speculative medical office suite
3 Provider Study

3,250 SF

North Medical Office Building Space Summary

Proposed Clinical Suite = +/-3,250 USF

Remaining Available Area = +/-5,720 USF

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