



OFFERING MEMORANDUM

10320 N 56TH ST SUITE 110, TEMPLE TERRACE FL 33617

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01 Executive Summary

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THE SPACE

Address

10320 N 56th St Suite 110, Temple Terrace FL 33617

- This 2,698 rentable square foot medical office suite offers a functional layout tailored for healthcare providers. The suite features a welcoming check-in area and a large administrative space behind the reception counter. The suite has six plumbed exam rooms, two restrooms, a former x-ray room with a control area, and a dedicated procedure room. There is also a private office, an area for the laboratory functions and ample storage space throughout. Located on the first floor with direct access, the suite is adjacent to another medical practice, creating a professional and synergistic environment. The building offers a 4.31/1,000 parking ratio and convenient ingress/egress to 56th Street and Serena Drive, ensuring ease of access for staff and patients. With its thoughtfully designed layout and prime location, this suite is ideal for medical practices seeking a move-in-ready space.



HIGHLIGHTS

- NearUSF MedicalCorridor
- Excellent Parking
- 1st Floor Access
- Private Office

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,161	115,527	254,610

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,486	\$68,099	\$71,512

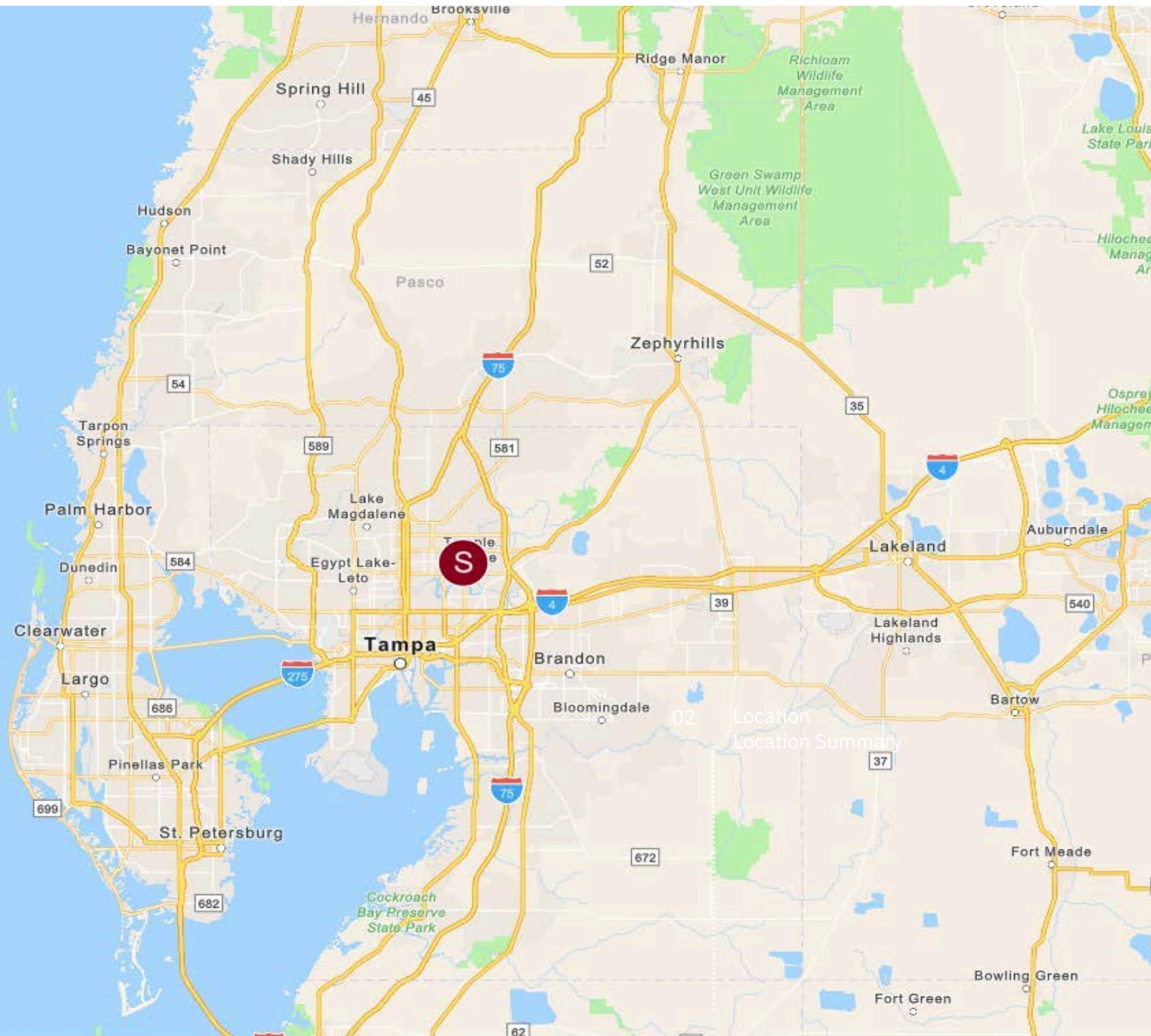
NUMBER OF HOUSEHOLDS

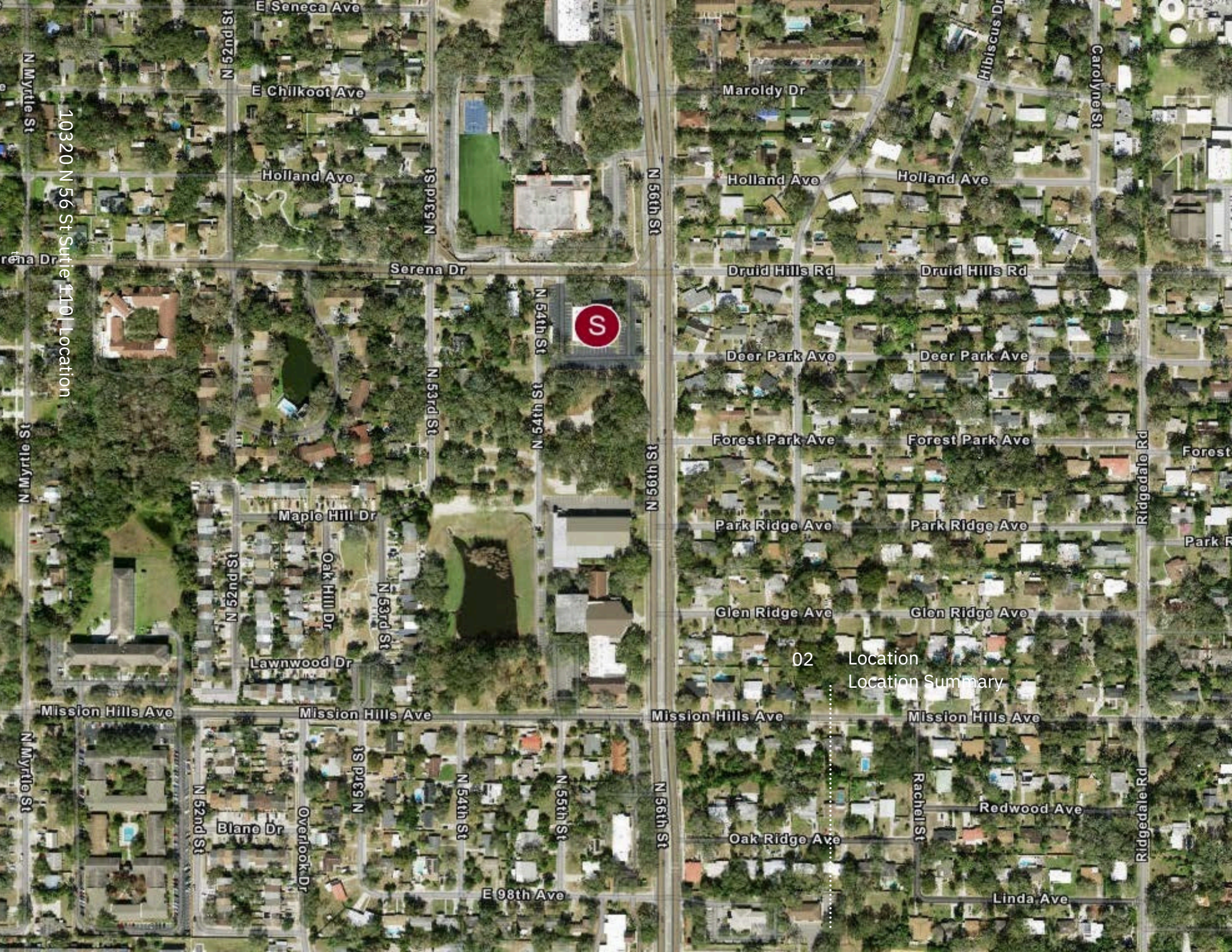
1.00 MILE	3.00 MILE	5.00 MILE
6,462	43,967	97,236



02

Location
Location Summary

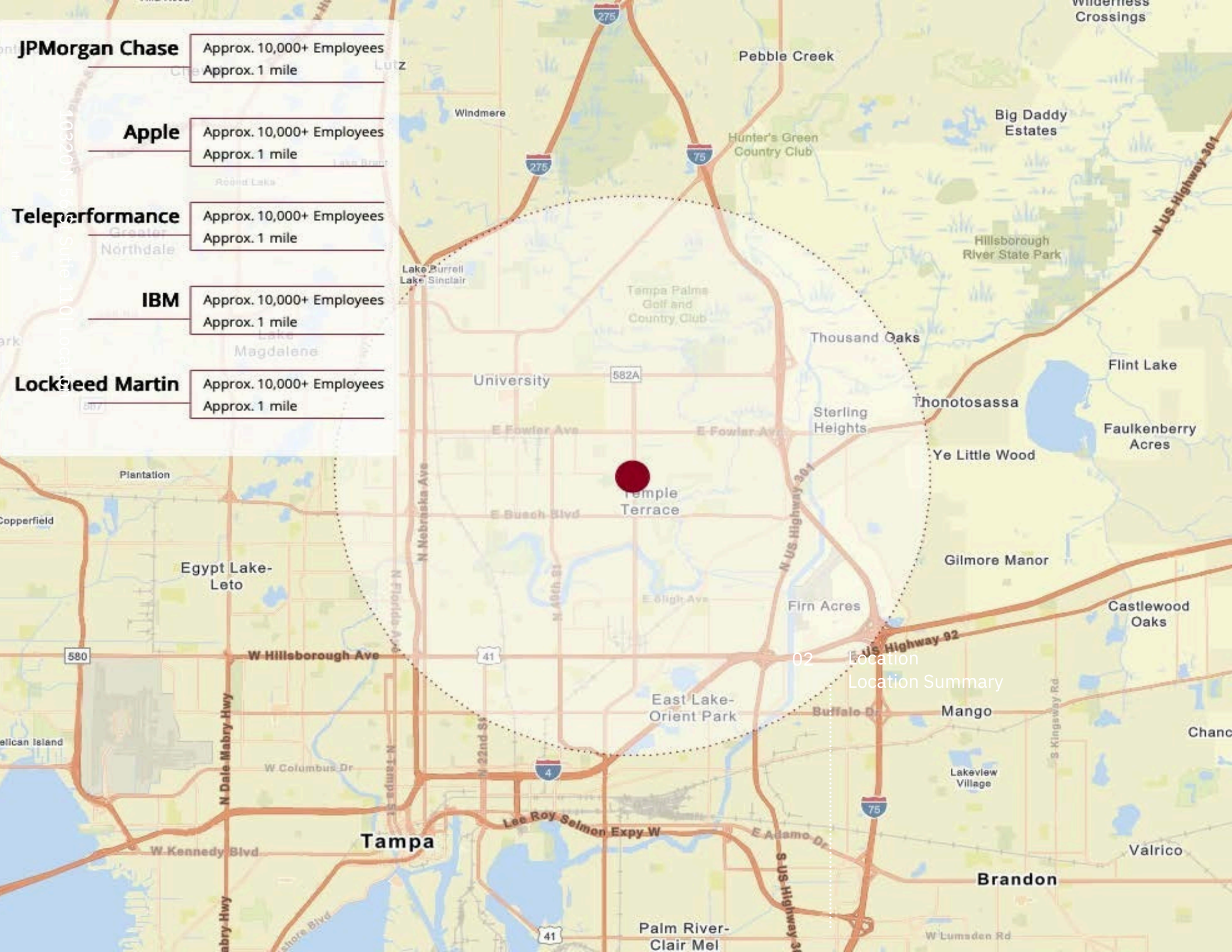




10320 N 56 St Suite 110 Location

02

Location
Location Summary



JPMorgan Chase	Approx. 10,000+ Employees Approx. 1 mile
Apple	Approx. 10,000+ Employees Approx. 1 mile
Teleperformance	Approx. 10,000+ Employees Approx. 1 mile
IBM	Approx. 10,000+ Employees Approx. 1 mile
Lockheed Martin	Approx. 10,000+ Employees Approx. 1 mile

02 Location
Location Summary



03

Property Description
Property Features

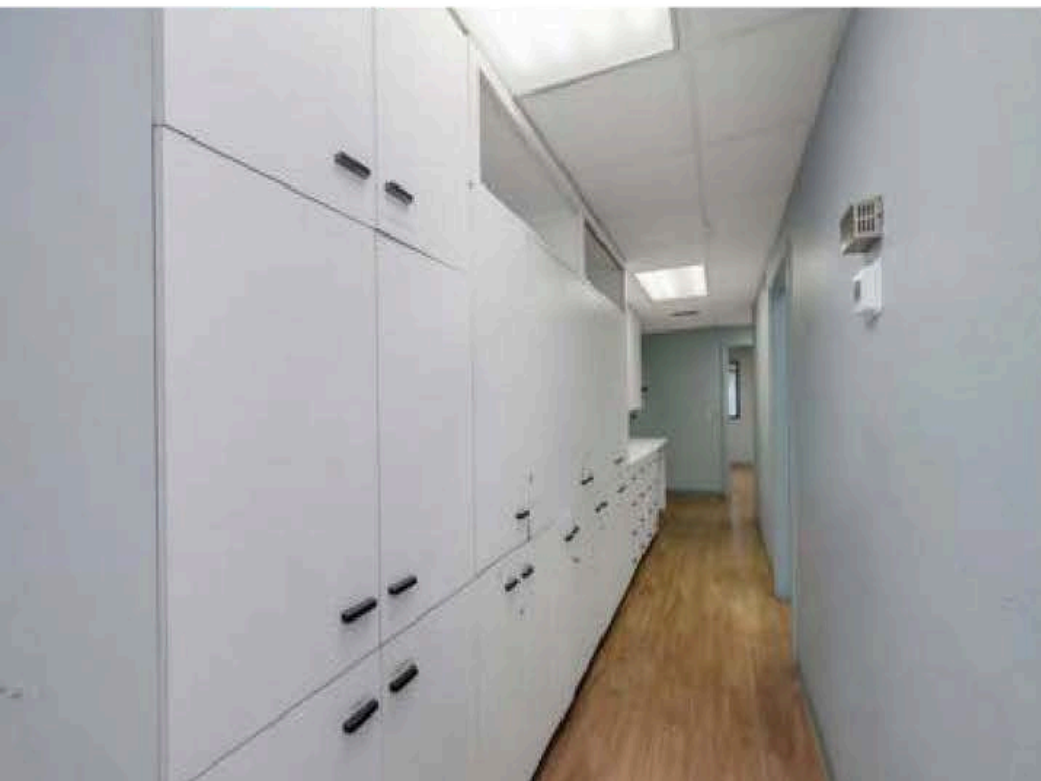
PROPERTY FEATURES

BUILDINGSF	2,698
LAND SF	100,624
LAND ACRES	2.31
YEAR BUILT	1972
ZONING TYPE	CO-Temple Terrace
BUILDING CLASS	C
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	75
PARKING RATIO	4.31 Spaces per 1,000 SF











04 Sale Comps

Lease Comps Summary

Lease Comps Report

Property Name - Address		Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	9800-9806 N 56th St	★ ★ ★ ★ ★	1,622	1st	7/15/2023	New Lease	\$1.75/nnn	Effective
2	9780 56th St N	★ ★ ★ ★ ★	1,350	1st	1/1/2023	New Lease	\$1.75/nnn	Starting
3	Terrace Professional Ce... 5212-5228 E Fowler Ave	★ ★ ★ ★ ★	1,633	1st	5/10/2022	New Lease	\$1.50/nnn	Asking



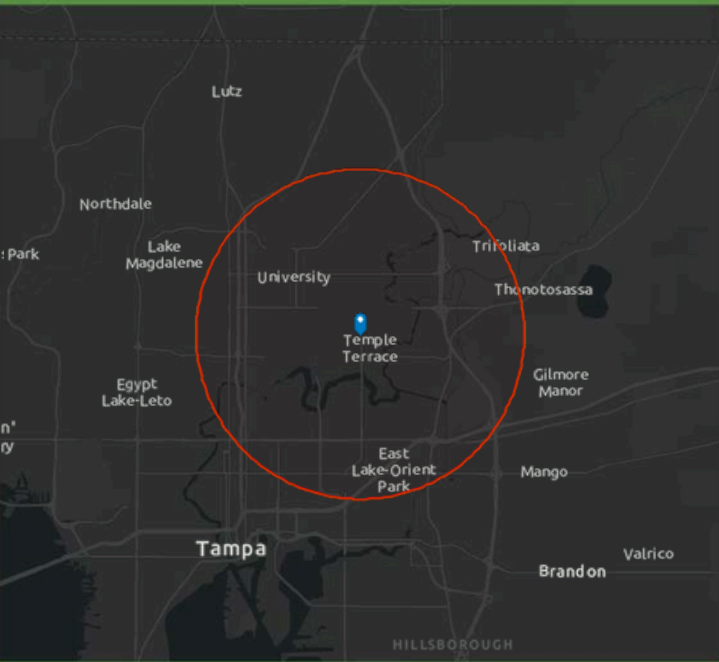
05 Demographics



DEMOGRAPHIC PROFILE

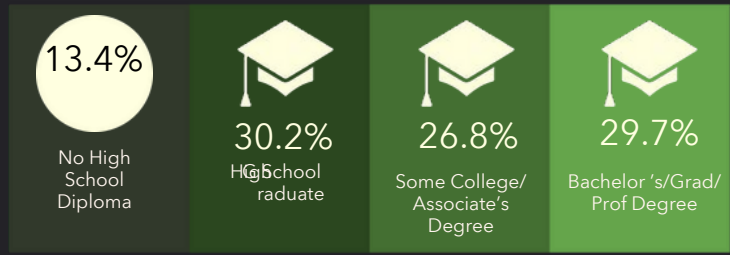
10320 N 56th St, Temple Terrace, Florida, 33617

Ring of 5 miles

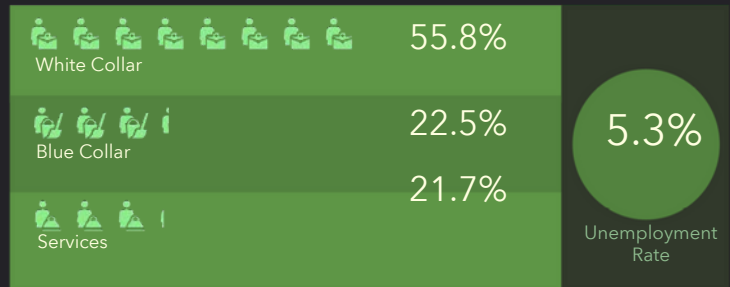


Source: This infographic contains data provided by Esri (2025, 2030).
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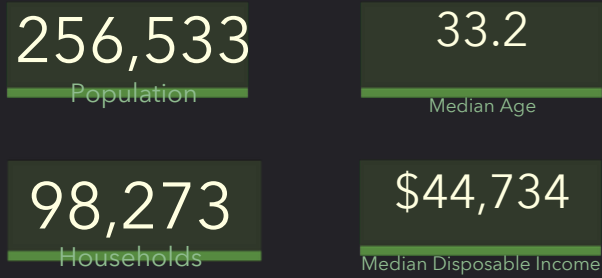
EDUCATION



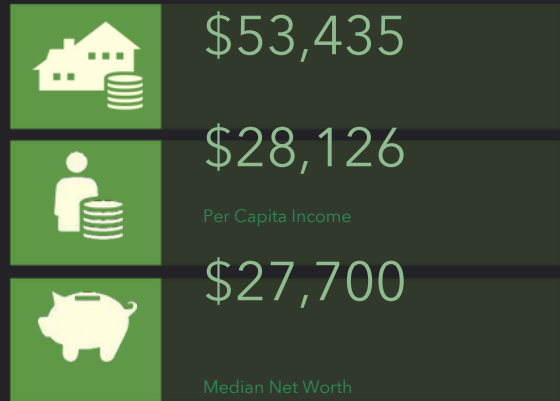
EMPLOYMENT



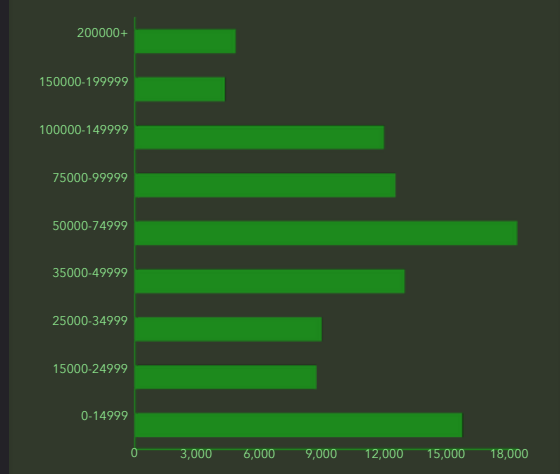
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

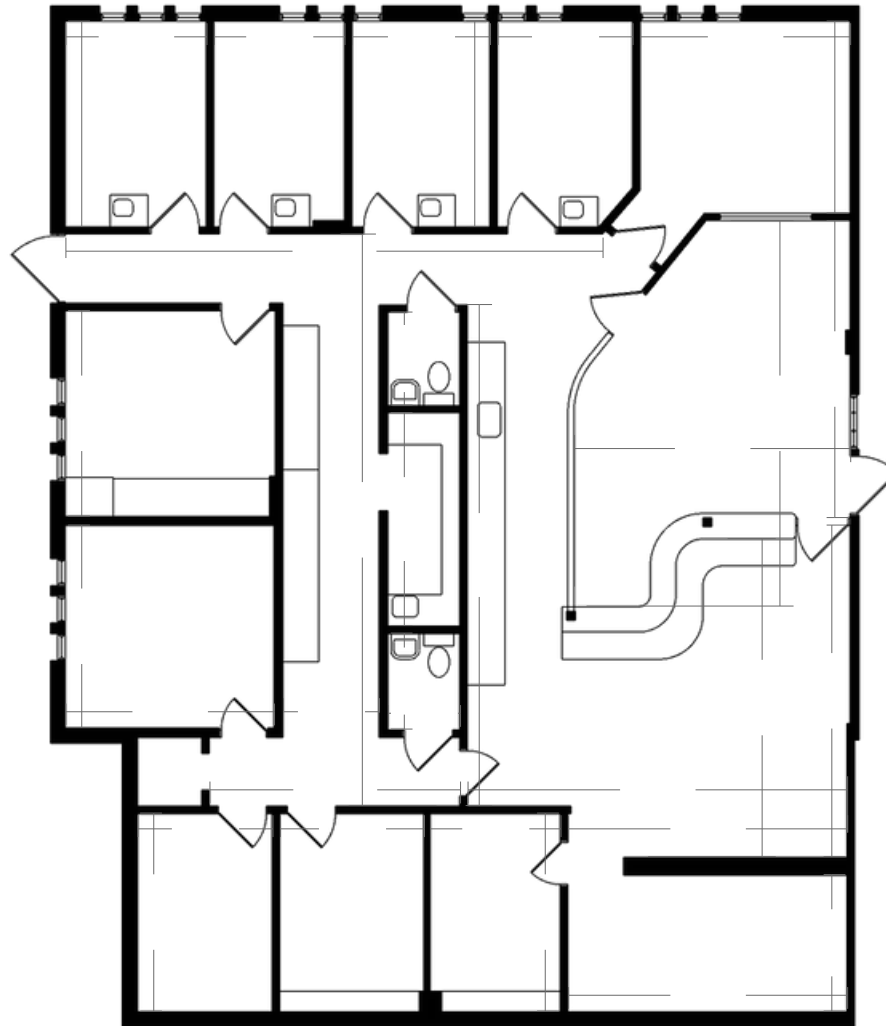




06 Additional Information Floor Plan

10320 N 56th St

Temple Terrace, FL 33617







Brad Meinck
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.



Andrea Polizzi is the Chief Operating Officer for Asset and Key. Before joining Asset and Key, Andrea had a successful career in property management. She has also been integral to commercial transactions in Multi-Family, Office, Retail, and Land acquisition/disposition. Andrea has had support roles for a multi-specialty commercial team and is currently a licensed Realtor specializing in commercial leasing and sales.



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