# LARGO MEDICAL CENTER MEDICAL OFFICE BUILDING

1301 2ND AVENUE SOUTHWEST LARGO, FL 33770

# Premier Medical Office Space for Lease CLINIC



Building owned and managed by **HEALTHCARE REALTY** 

**BRIAN BREEDING, CCIM** 

Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com

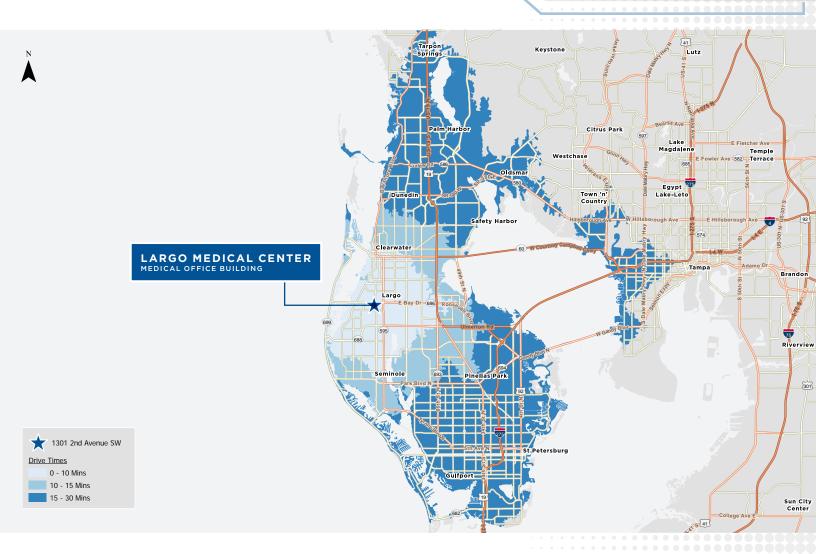
## Opportunity

- 151,000 SF, 6-story medical office building
- Within a block of the HCA Largo Medical Center
- Built in 2007
- 5/1000 parking ratio in attached garage with covered walkway directly into the building
- Easy central Pinellas County access
- On site pharmacy
- Anchor practices include Women's Care, Dermatology, Diagnostic clinic and Cardiology

150,716 SF

### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	124,417	282,850	847,478
2022 MEDIAN AGE	52.8 Yrs	50.7 Yrs	49.7 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$57,643	\$60,212	\$62,647





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# Nearby Amenities





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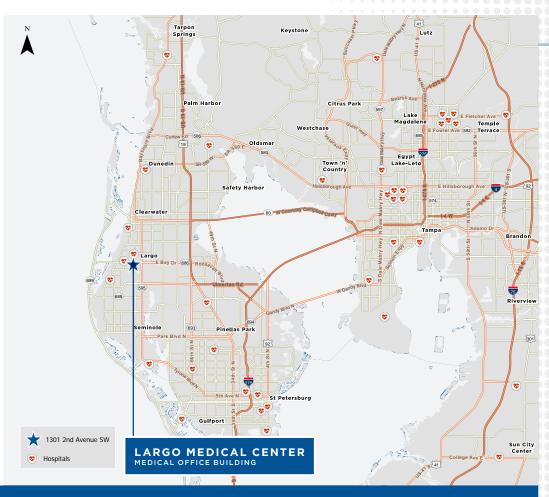
MEDICAL OFFICE BUILDING

Nearby Medical









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### **BRIAN BREEDING, CCIM**

Director Florida Healthcare Advisory Practice +1 813 204 5369 brian.breeding@cushwake.com

### **WENDY GIFFIN**

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