

LARGO MEDICAL CENTER

MEDICAL OFFICE BUILDING

1301 2ND AVENUE SOUTHWEST
LARGO, FL 33770

Premier Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM
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WENDY GIFFIN
Managing Director
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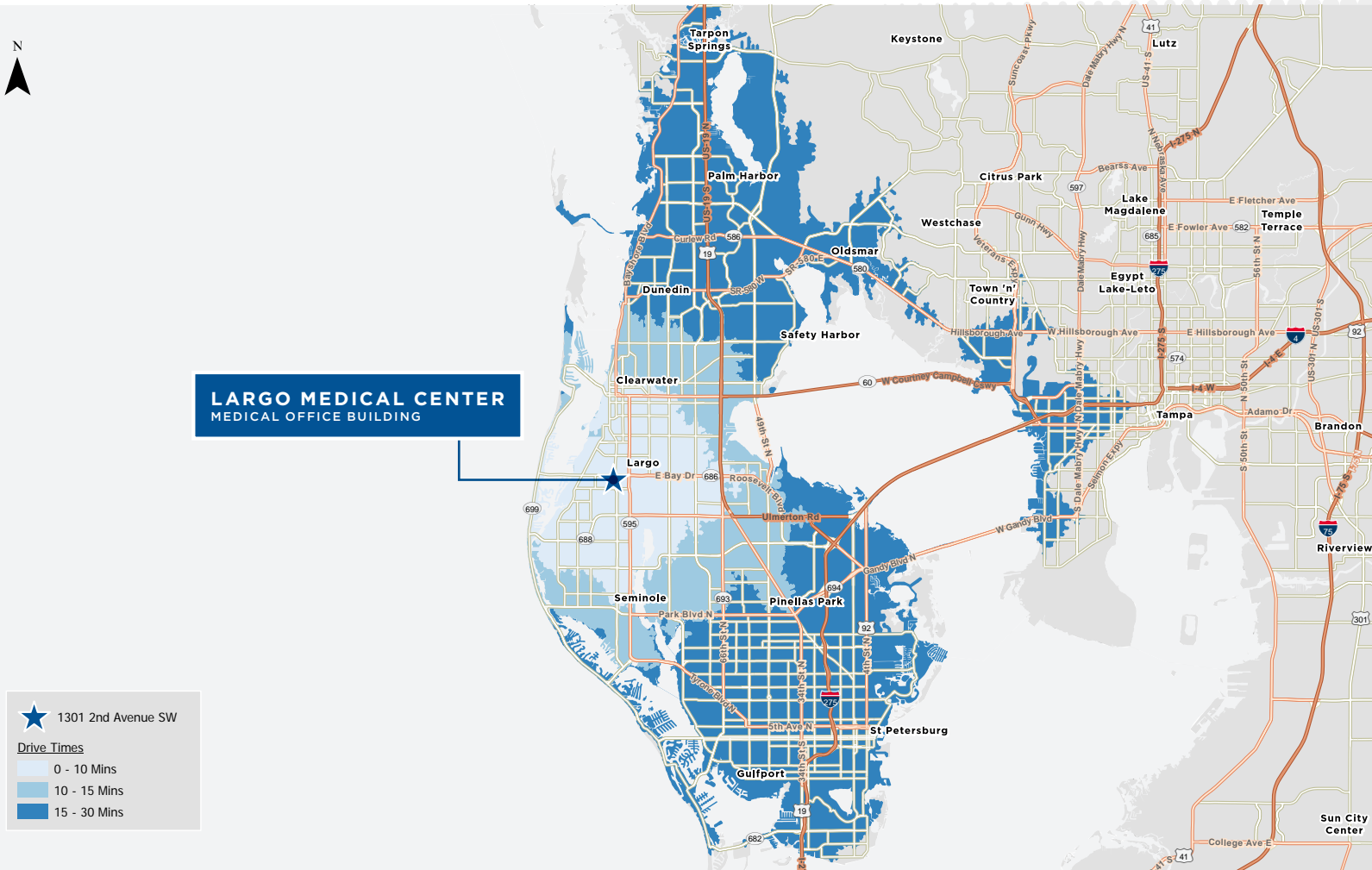
Opportunity

- 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

SIZE
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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★ 1301 2nd Avenue SW

Drive Times

- 0 - 10 Mins
- 10 - 15 Mins
- 15 - 30 Mins

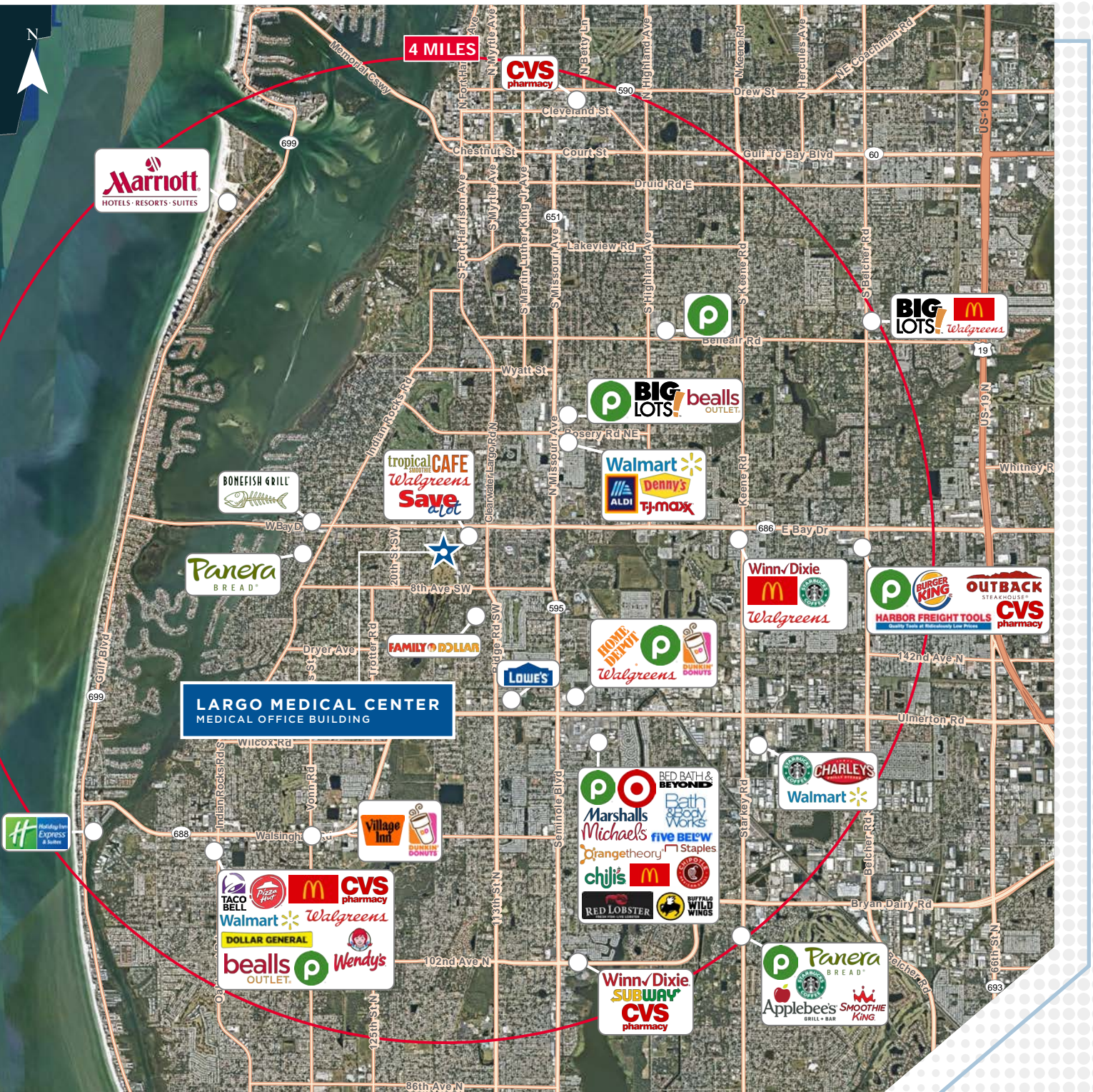


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Nearby Amenities



CUSHMAN & WAKEFIELD
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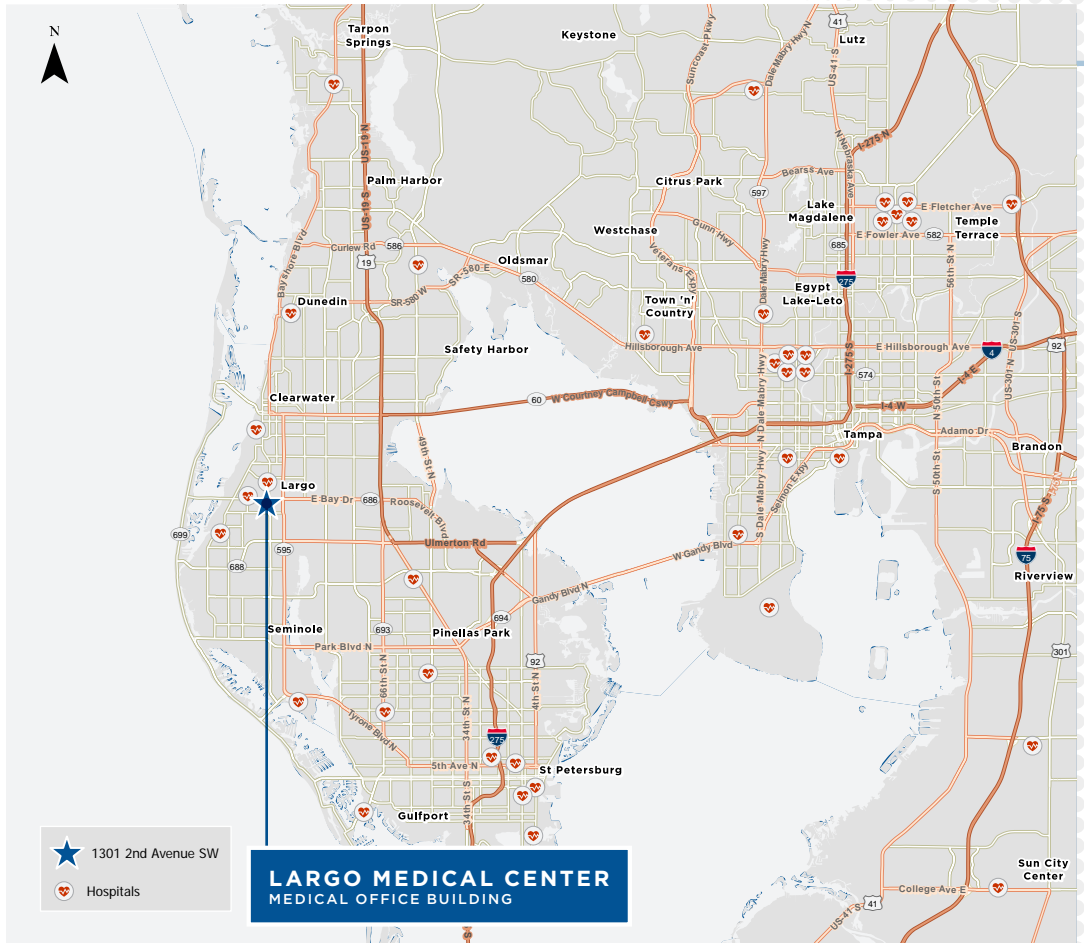
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Nearby Medical



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