



Turnkey Medical Facility

650 34th St S, St. Petersburg, FL 33711

 727-822-4715

 www.cprteam.com



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An aerial photograph of a commercial building with a white roof and a prominent arched entrance. The building is surrounded by lush green trees and a paved parking lot. In the foreground, a road with a crosswalk is visible. The image is overlaid with a semi-transparent architectural grid and technical drawings, including lines, rectangles, and numerical values such as '0.50', '1.10', and '0.80'. In the top right corner, there is a small white bar chart icon with four vertical bars of varying heights.

01

PROPERTY OVERVIEW



**PROPERTY
OVERVIEW**

**PRICING & DEAL
OVERVIEW**

**DEMOGRAPHIC
DATA**

**LISTING
TEAM**





US HWY 19
AADT: 44,500

**SUBJECT
PROPERTY**

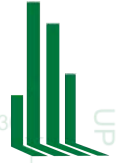
FAIRFIELD AVE S

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GENERAL SUMMARY

BUILT IN
2006

SITS ON A
1.03
ACRE PARCEL

BUILDING SIZE
10,316
SF

Located along the highly traveled 34th Street South corridor, 650 34th Street South presents an opportunity for both owner-users seeking a move-in-ready clinical facility and investors looking to acquire a freestanding, single-tenant asset structured as a dark NN investment.

For an owner-user, the property delivers a turnkey clinical environment — purpose-built to Fresenius Medical Care's institutional specifications — eliminating the time, cost, and risk associated with ground-up development or shell conversion. For an investor, the property represents a dark NN acquisition opportunity — a freestanding, institutionally built facility with an existing NN lease structure in place, ready to be re-tenanted in a submarket where healthcare demand is growing and purpose-built clinical product rarely becomes available.

The surrounding area is supported by a dense residential population and rising demand for outpatient healthcare services, making the 34th Street corridor an established and high-visibility location for patient-centered medical care. The property's central infill positioning provides convenient access to downtown St. Petersburg and major thoroughfares throughout Pinellas County, enabling efficient patient reach across a broad and growing catchment area.



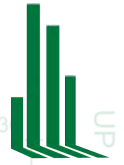
COMMERCIAL PARTNERS REALTY

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HIGHLIGHTS



Freestanding Medical Facility In
Excellent Condition



10,316± SF
on 1.03± AC



2nd Gen Dialysis Center
+ On-Site Generator



47 On-Site
Parking Spaces



ADA-Compliant Layout With
Accessible Entrances, Restrooms,
And Patient Flow Corridors



Specialized
Plumbing



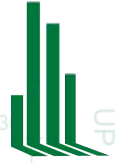
2,000+ Planned Apartment Units
Along 34th St S Corridor



3-Phase Power
1060 AMPS



Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.

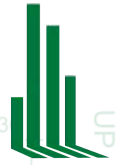


Location



The planned **Fairfield residential development** directly across the street introduces a strong built-in demand driver for the **property**, bringing a steady influx of new residents within immediate proximity. The unit mix will include 74 one-bedroom units, 162 two-bedroom units, and 28 three-bedroom units, creating a diverse and substantial residential base that will further support daily activity in the area. This added density, combined with **close proximity to SkyTown in the Skyway Marina District**, featuring 401 apartments in its first phase.

Located near major healthcare anchors including HCA Florida Pasadena Hospital, Orlando Health, Johns Hopkins All Children's Hospital, and St. Anthony's Hospital, this site benefits from strong foot traffic, visibility, and steady demand, especially for medical and service users. Ongoing residential growth in the area further strengthens the corridor, positioning the property to capture a growing local customer base and long-term value."



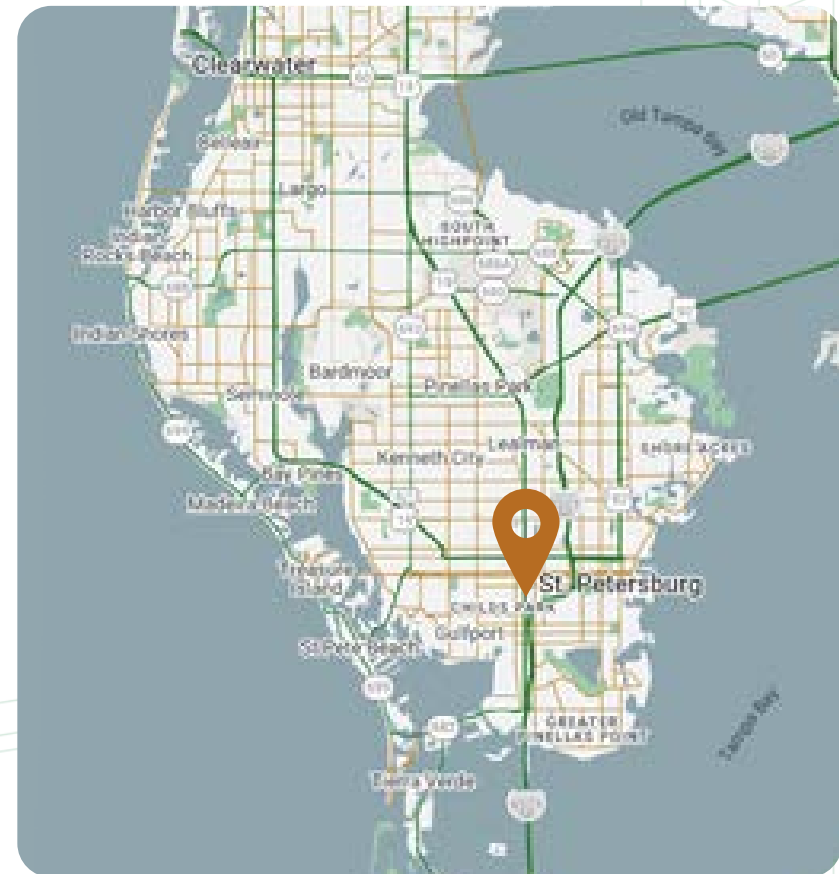
ZONING DESCRIPTION

CCS-1 (CORRIDOR COMMERCIAL SUBDISTRICT)

CCS-1 zoning is designed to support a wide range of commercial and service-oriented uses along key transportation corridors, making it ideal for businesses that benefit from strong visibility and accessibility. This zoning district allows for a mix of medical, retail, office, and personal service uses, providing flexibility for both traditional and specialty operators.

PERMITTED USES

- Wide range of permitted uses, including medical offices, urgent care, dental clinics, and outpatient healthcare facilities
- Retail and service-oriented businesses such as pharmacies, salons, and neighborhood-serving shops are allowed
- Office and professional uses, including administrative, financial, and consulting services
- Opportunity for adaptive reuse of existing structure or conversion to alternative commercial uses



An aerial photograph of a commercial building with a white roof and a prominent entrance. The image is overlaid with a technical architectural drawing grid. Various dimensions and labels are visible: 'UP' on the left, '0.50' and '1.10' on the left side, and '0.80' near the building. In the top right corner, there is a stylized bar chart icon with four vertical bars of varying heights.

02

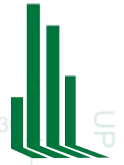
PRICING & DEAL OVERVIEW

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PRICING & DEAL OVERVIEW - OWNER USER



PURCHASE PRICE

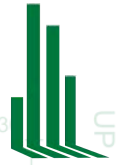
\$4,000,000

\$388 PSF



ASKING RENTAL RATE

\$28 PSF NN



PRICING & DEAL OVERVIEW - INVESTORS



PURCHASE PRICE
\$4,000,000



NOI
\$267,989.59



CAP RATE
6.75%



**7 YEARS LEFT IN TERM
CORPORATE GUARANTY**
2.5% ANNUAL ESCALATIONS

An aerial photograph of a commercial building with a white roof and a prominent arched entrance. The image is overlaid with a semi-transparent architectural grid and technical drawings. Various numerical values are scattered across the grid, including '0.50', '1.10', and '0.80'. In the top right corner, there is a small white bar chart icon. The overall aesthetic is technical and data-driven.

02

DEMOGRAPHIC DATA

PROPERTY OVERVIEW

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DEMOGRAPHIC SUMMARY

650 34th St S, St. Petersburg, FL 33711
DRIVE OF 10 MINUTES



KEY FACTS

173,612 Population
45.5 Median Age

83,124 Households
\$60,338 Median Disposable Income



EDUCATION

6.3% No High School Diploma
29% Some College/Associate's Degree

24.2% High School Graduate
40.4% Bachelor's/Grad/Prof Degree



INCOME

\$73,031 Median Household Income

\$49,026 Per Capita Income

\$161,939 Median Net Worth



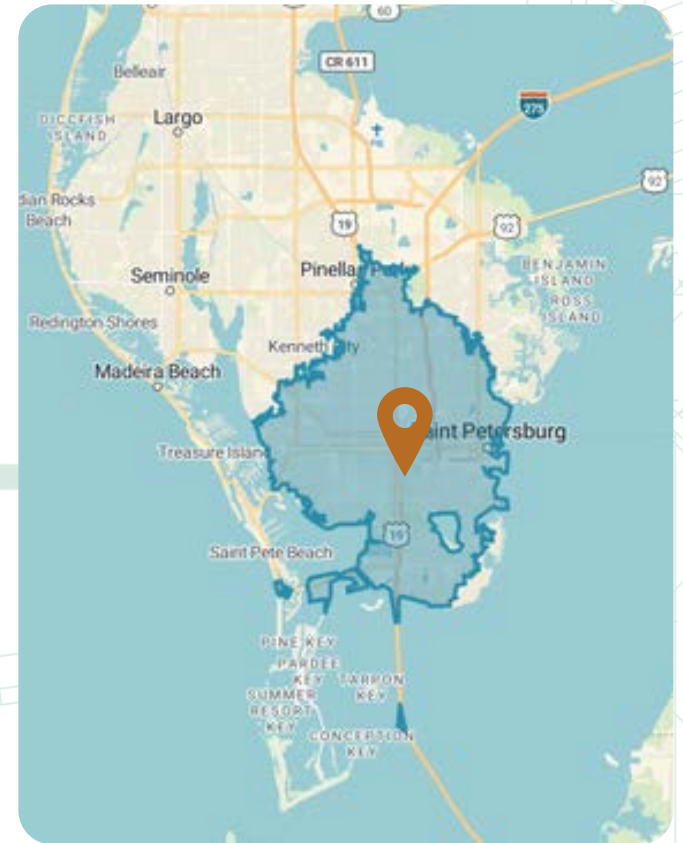
EMPLOYMENT

69.3% White Collar

16.2% Blue Collar

19.3% Services

4.8% Unemployment Rate



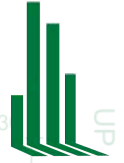
Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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650 34TH ST S, ST. PETERSBURG, FL 33711

Positioned in the heart of South Pinellas within the Tampa–St. Petersburg market, this ±10,316 SF freestanding medical facility at 650 34th Street South offers a rare opportunity to lease or acquire a **fully built-out healthcare asset** in a growing and well-connected corridor.

Originally constructed in 2006 and situated on just over an acre, the property benefits from its central location with convenient access to surrounding residential neighborhoods and major thoroughfares, supporting consistent patient demand and ease of access.

Designed to **accommodate specialized medical use**, the building's infrastructure and layout create a seamless environment for a wide range of healthcare and service-oriented users, making it an ideal option for established operators and expanding practices seeking a **strategic presence in the St. Petersburg market**.

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03

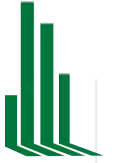
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