



# Medical Center at Wiregrass Ranch

## *Available for lease*

2894 Hueland Pond Blvd.  
Wesley Chapel, FL 33543



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### Presenting the opportunity to pre-lease Class A medical office space in Wesley Chapel

#### Availability details

- 3,000 to 12,500 SF available for lease
- Located on second floor
- Space offered in shell condition with ample tenant improvement allowance, providing flexible improvement options for medical-related users
- Asking rate:  
\$32.00/SF NNN  
\$11.29/SF CAM

#### Building details

- 60,000 SF, two-story Class A medical office building
- 5.00/1,000 SF parking ratio
- Currently under construction, ground breaking occurred Q1 2023
- Anticipated delivery by Q2 2024
- Anchored by Florida Cancer Specialists & Research Institute, the largest independent medical oncology/hematology practice in the US
- Less than one mile from Orlando Health's new Wiregrass Ranch facility



Developed by Onicx Group, a full-service real estate owner and developer of commercial real estate in Florida.

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## Interior renderings\*

2894 Hueland Pond Blvd.  
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\*subject to change

Main entry / atrium







## Interior renderings\*

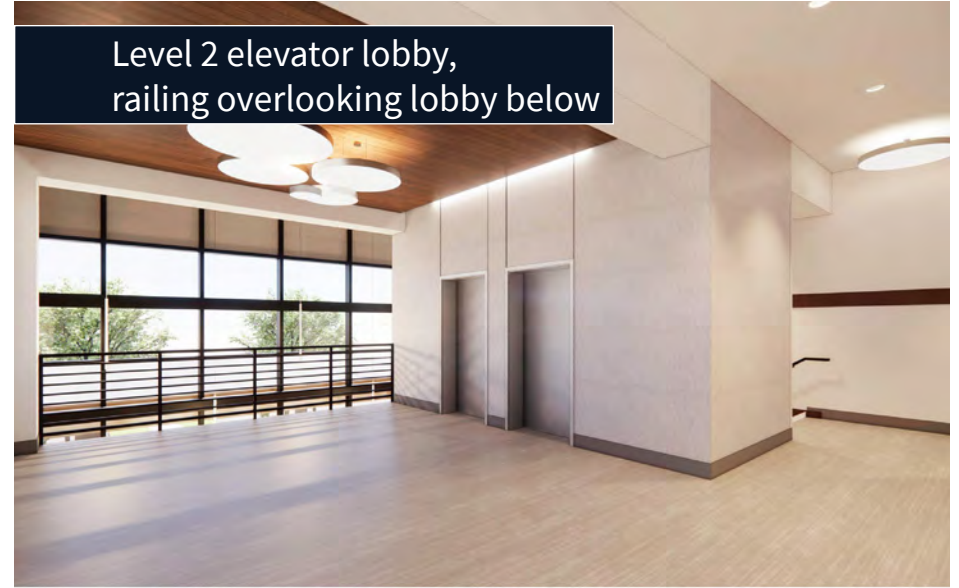
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\*subject to change

Level 2 elevator lobby & stairs



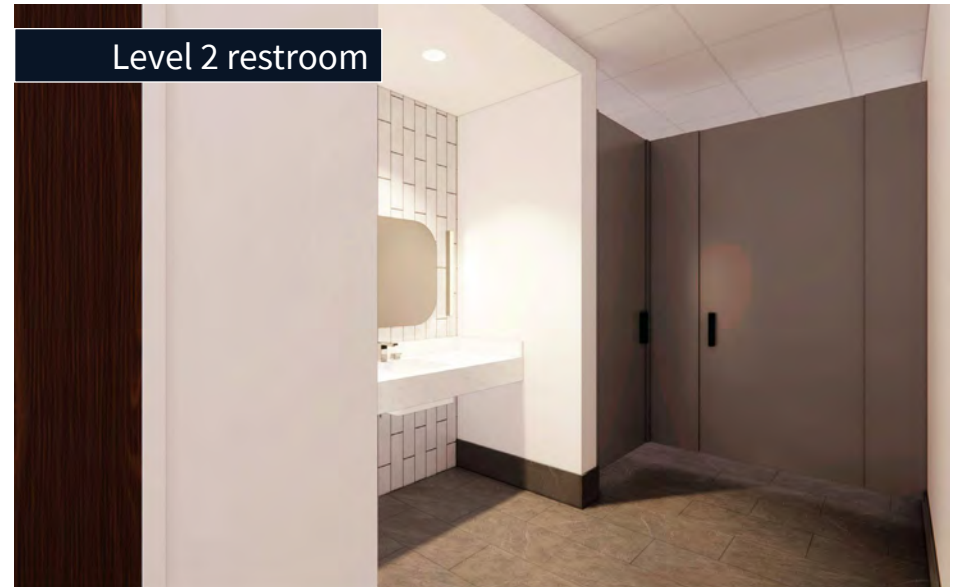
Level 2 elevator lobby, railing overlooking lobby below



Level 2 corridor



Level 2 restroom





## Level 2 floorplan\*

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\*subject to change

### Space 1:

- 12,500 SF
- Shell space
- Double doors for main entrance
- Includes two terraces on the Northwest and Southwest corners



### Space 2:

- 3,000 SF
- Shell space
- Entry directly across from elevator lobby

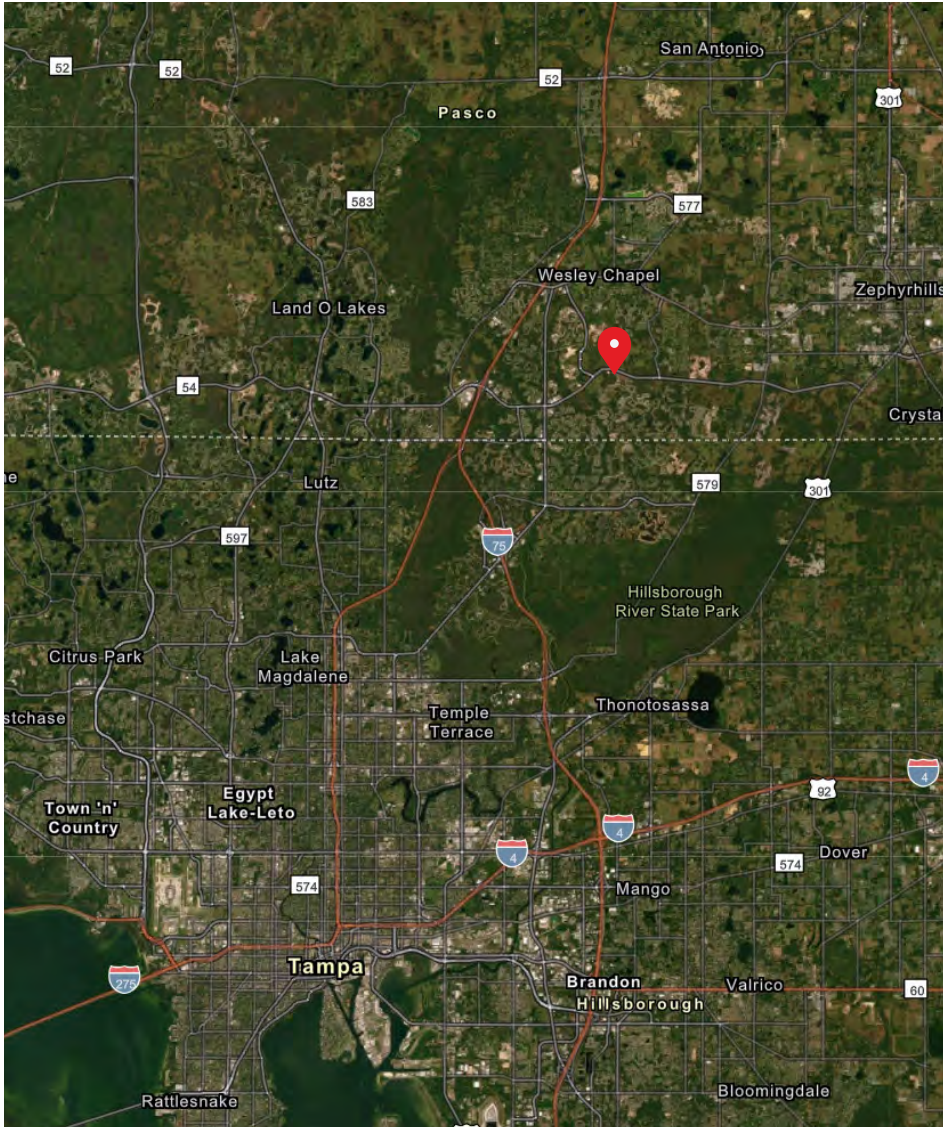
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**Location and site plan**  
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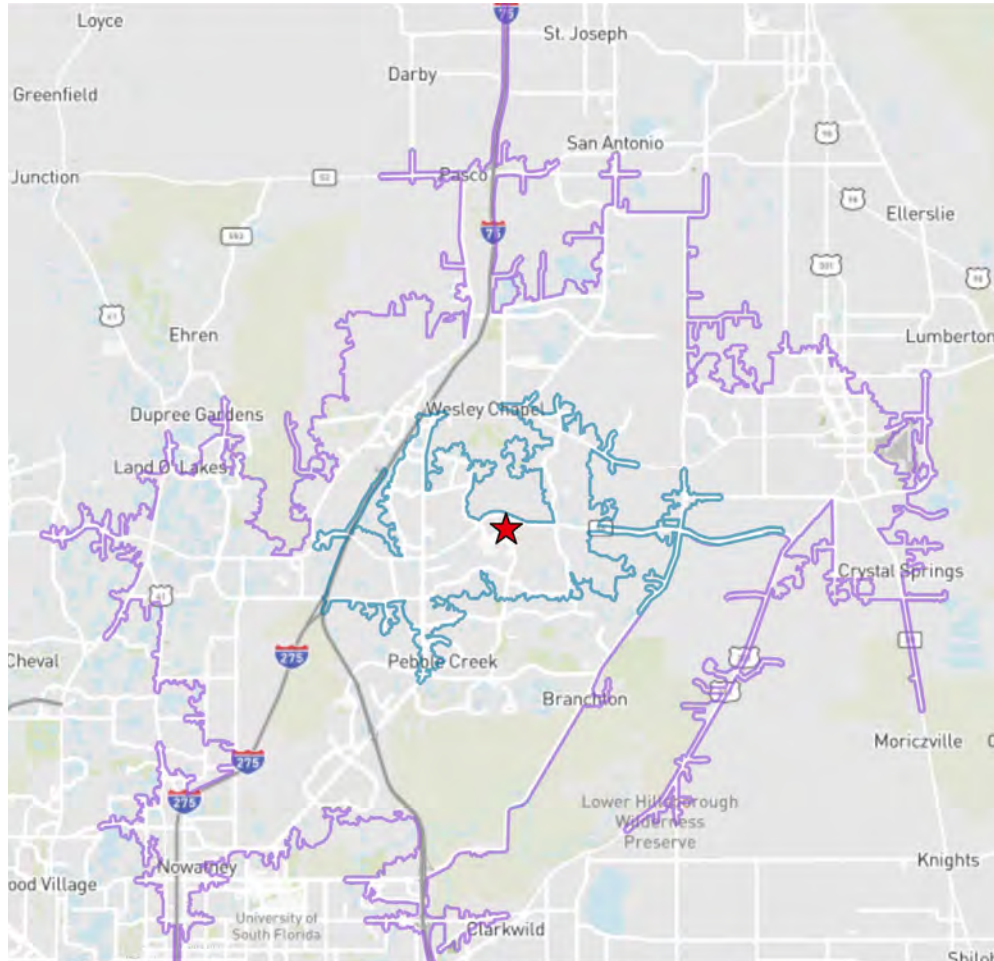


## Medical and demographic analysis

2894 Hueland Pond Blvd.  
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Demographic and Medical data by  
10-minute and 20-minute drive times



Demographics	10 minute drive time	20 minute drive time
<b>Total population</b>	48,328	303,841
<b>Total households</b>	17,130	116,384
<b>2022-2027 population annual growth rate</b>	1.41%	1.00%
<b>Average household Income</b>	\$122,203	\$103,296
<b>Median age</b>	38.8	38.5
<b>Ages 65+ (%)</b>	15.06%	17.46%
<b>Bachelor's Degree</b>	9,595	52,200
<b>Health care consumer spending</b>		
<b>Health care</b>	\$141,948,387	\$819,511,607
<b>Health insurance</b>	\$92,784,966	\$538,299,036
<b>Medicare payments</b>	\$16,484,230	\$106,030,939
<b>Medicaid premiums</b>	\$164,450	\$1,106,281
<b>Blue Cross/Blue Shield</b>	\$24,962,329	\$139,310,025
<b>Blue Cross/Blue Shield (avg)</b>	1,457	1,197
<b>Health care (avg)</b>	8,287	7,041
<b>Physician services</b>	\$6,074,557	\$33,855,390
<b>Dental services</b>	\$9,687,781	\$54,876,316
<b>Eyecare services</b>	\$1,602,658	\$9,189,502
<b>Lab tests/x-rays</b>	\$1,662,958	\$9,188,359
<b>Hospital room &amp; service</b>	\$5,402,424	\$28,352,508
<b>Convalescent/nursing home care</b>	\$648,469	\$4,584,328

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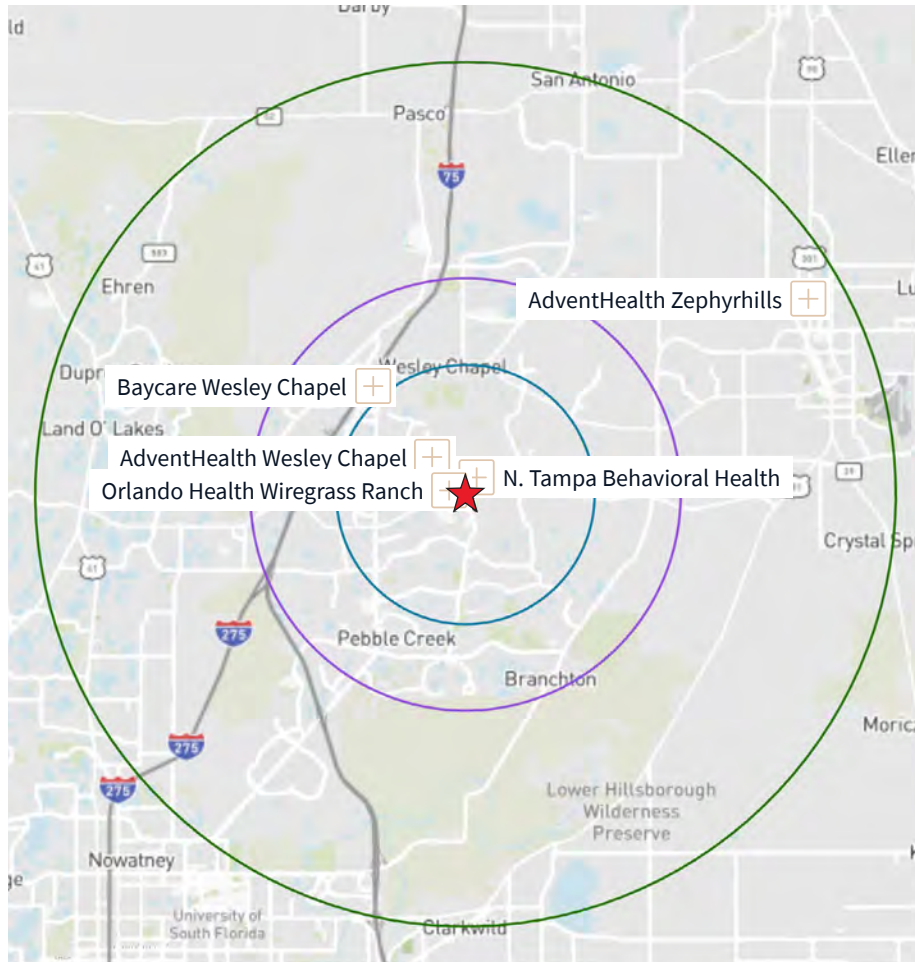


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Hospitals within a 3, 5 and 10-mile radius



**Orlando Health Wiregrass Ranch**  
(announced)  
NEC SR 56 & Wiregrass Ranch Blvd.  
Hospital, 300 beds  
Less than one mile

**N. Tampa Behavioral Health**  
29910 State Road 56  
Wesley Chapel, FL 33543  
Psychiatric, 126 beds  
1.8 miles

**AdventHealth Wesley Chapel**  
2600 Bruce B. Downs Blvd.  
Wesley Chapel, FL 33544  
STAC, 169 beds  
3.0 miles

**BayCare Wesley Chapel**  
(opens 03/2023)  
4501 Bruce B. Downs Blvd.  
Wesley Chapel, FL 33544  
STAC, 86 beds  
4.8 miles

**AdventHealth Zephyrhills**  
7050 Gall Blvd.  
Zephyrhills, FL 33541  
STAC, 149 beds  
13.2 miles

### A little beyond 10 miles

**AdventHealth Tampa**  
3100 E. Fletcher Ave.  
Tampa, FL 33613  
Hospital, 626 beds  
12.7 miles south

**Moffitt Cancer Center**  
12902 Magnolia Drive  
Tampa, FL 33612  
STAC, 218 beds  
13.7 miles south

**AdventHealth Dade City**  
13100 Fort King Road  
Dade City, FL 33525  
STAC, 120 beds  
17.5 miles north

**James A. Haley VA Hospital**  
13000 Bruce B. Downs Blvd.  
Tampa, FL 33612  
STAC, 499 beds  
13.5 miles south

**Encompass Health of North Tampa**  
3840 Atmore Grove Drive  
Lutz, FL 33548  
Rehabilitation, 50 beds  
15.3 miles west

**Northside Behavioral Health**  
12512 Bruce B. Downs Blvd.  
Tampa, FL 33612  
Psychiatric, 15 beds  
13.5 miles south

**St. Joseph's Hospital - North**  
4211 Van Dyke Road  
Lutz, FL 33558  
STAC, 216 beds  
16.0 miles west

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\*STAC = Short term acute care