

# NNN MEDICAL FOR SALE

3520 38th Ave N | St. Petersburg, FL 33713

OM VENTURES



## HIGH-PERFORMING MEDICAL OFFICE IN ST. PETERSBURG 2,130 SF

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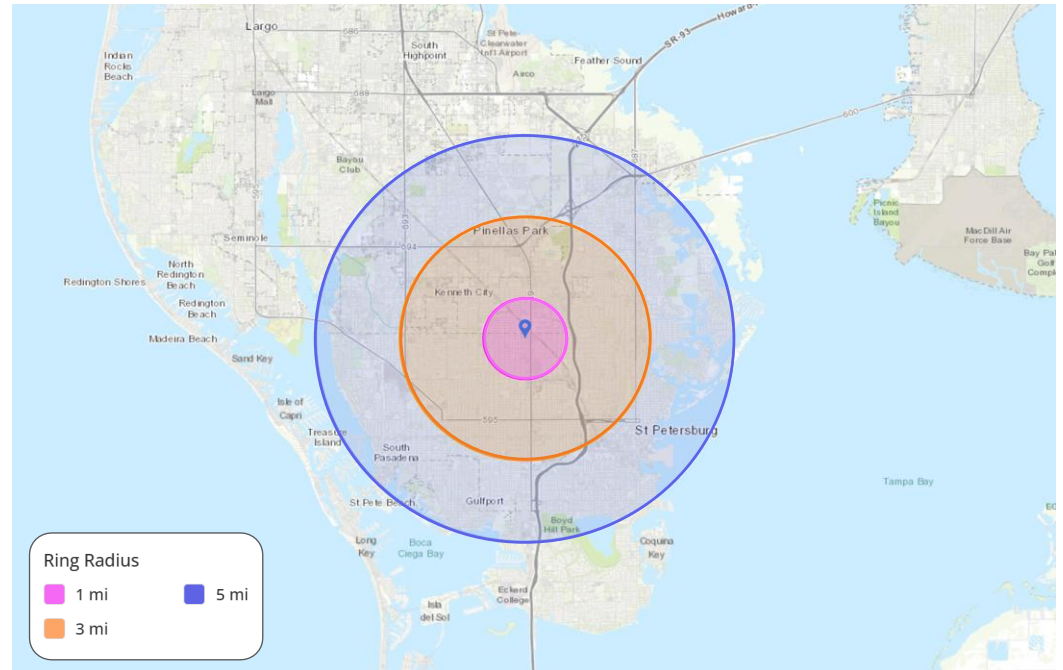
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## OFFERING SUMMARY

<b>Sales Price</b>	\$899,999
<b>Cap Rate</b>	5.77%
<b>NOI</b>	\$51,948.10
<b>Building Size</b>	2,130 SF
<b>Price PSF</b>	\$24.39 PSF
<b>Lot Size</b>	0.33 Acres
<b>Zoning</b>	CRS-1
<b>Parking Ratio</b>	7.5/1,000 SF
<b>Occupancy</b>	100%
<b>Tenancy</b>	Single
<b>Parcel Number</b>	10-31-16-95274-003-0010

## HIGHLIGHTS

- Stabilized medical office investment
- Corporate-backed tenancy
- Rare high-density parking for medical use
- Dense infill location with high patient demand



## 2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Total Population</b>	16,024	132,433	311,272
<b>Daytime Population</b>	13,521	122,040	315,816
<b>Total Households</b>	7,369	66,013	161,699
<b>Average HH Income</b>	\$75,894	\$97,198	\$102,413

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## Company Website

[www.visitonehealth.com](http://www.visitonehealth.com)

## Lease Type

NNN

## Original Lease Term

10 Years

## Lease Term Remaining

6 Years

## Rent Increases

3% Annual Escalations

## Renewal Options

Two 5-Year Options

## Rent Commencement Date

1/1/2022

## Rent Expiration Date

12/31/2031

## Number of Locations

9 locations

## REMAINING RENT SCHEDULE

Lease Year	Lease Years	Annual	% Increase
1/1/2026 – 12/31/2026	3	\$51,948.10	3%
1/1/2027 – 12/31/2027	4	\$53,543.62	3%
1/1/2028 – 12/31/2028	5	\$55,149.93	3%
1/1/2029 – 12/31/2029	6	\$56,804.43	3%
1/1/2030 – 12/31/2030	7	\$58,508.56	3%
1/1/2031 – 12/31/2031	8	\$60,263.82	3%

## TENANT OVERVIEW

OneHealth Primary Care occupies the property under a long-term lease with six years remaining, backed by two additional five-year extension options and 3% annual rent escalations, providing stable and predictable income growth for an investor. The practice has operated at this location since 2016, establishing the site as a mission-critical, high-performing clinic within its regional network of nine locations. OneHealth is supported by its parent company, Better Health Group, a nationally scaled healthcare platform generating over \$1.2 billion in annual revenue, offering strong corporate strength behind the tenancy. The clinic provides essential primary-care services, leveraging the property's highly functional design and rare 7.5/1,000 parking ratio to accommodate high patient volumes. This combination of long-term tenancy, corporate backing, proven operational success, and demand-driven medical use positions OneHealth Primary Care as a reliable and durable occupant for years to come.



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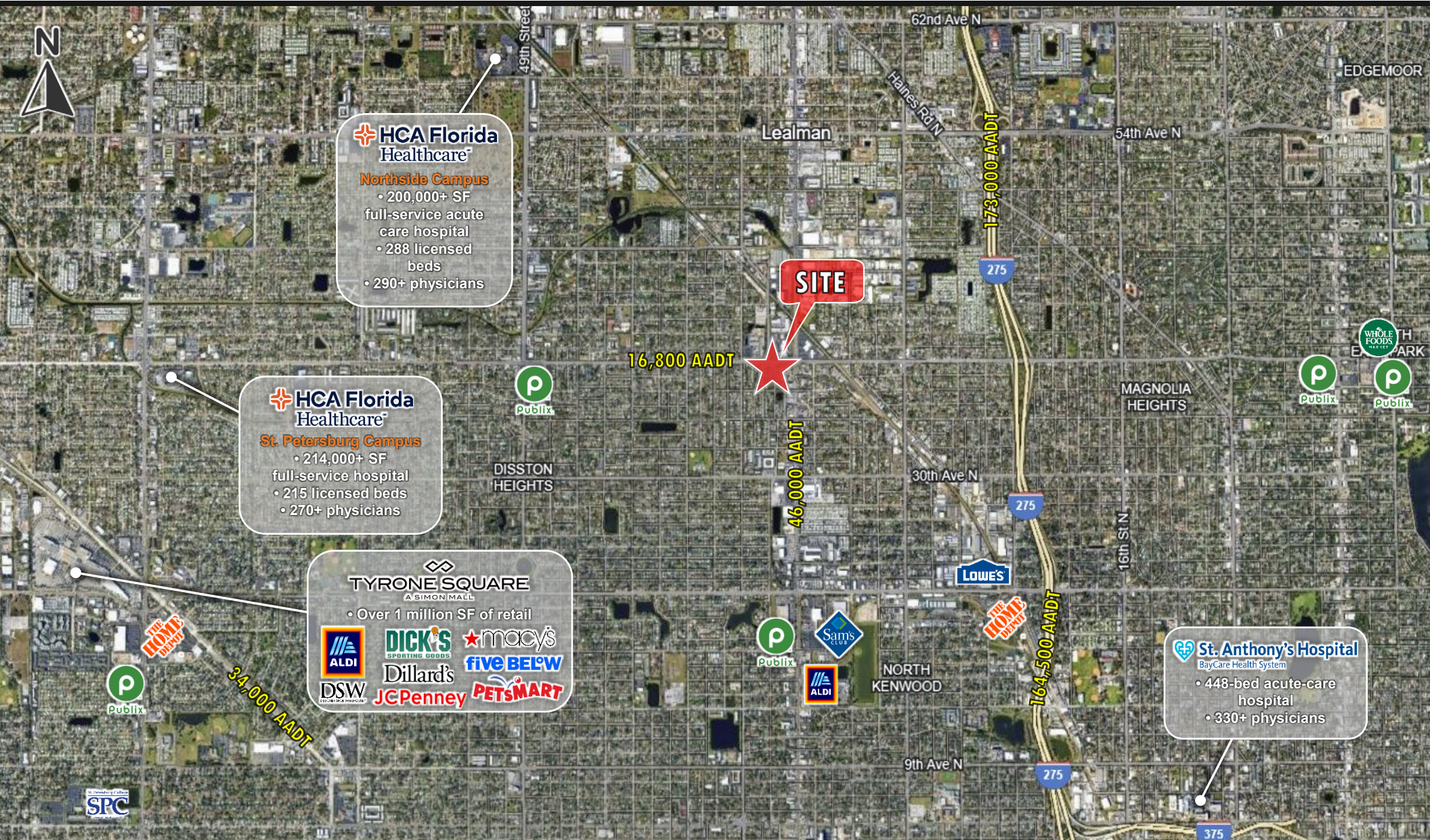
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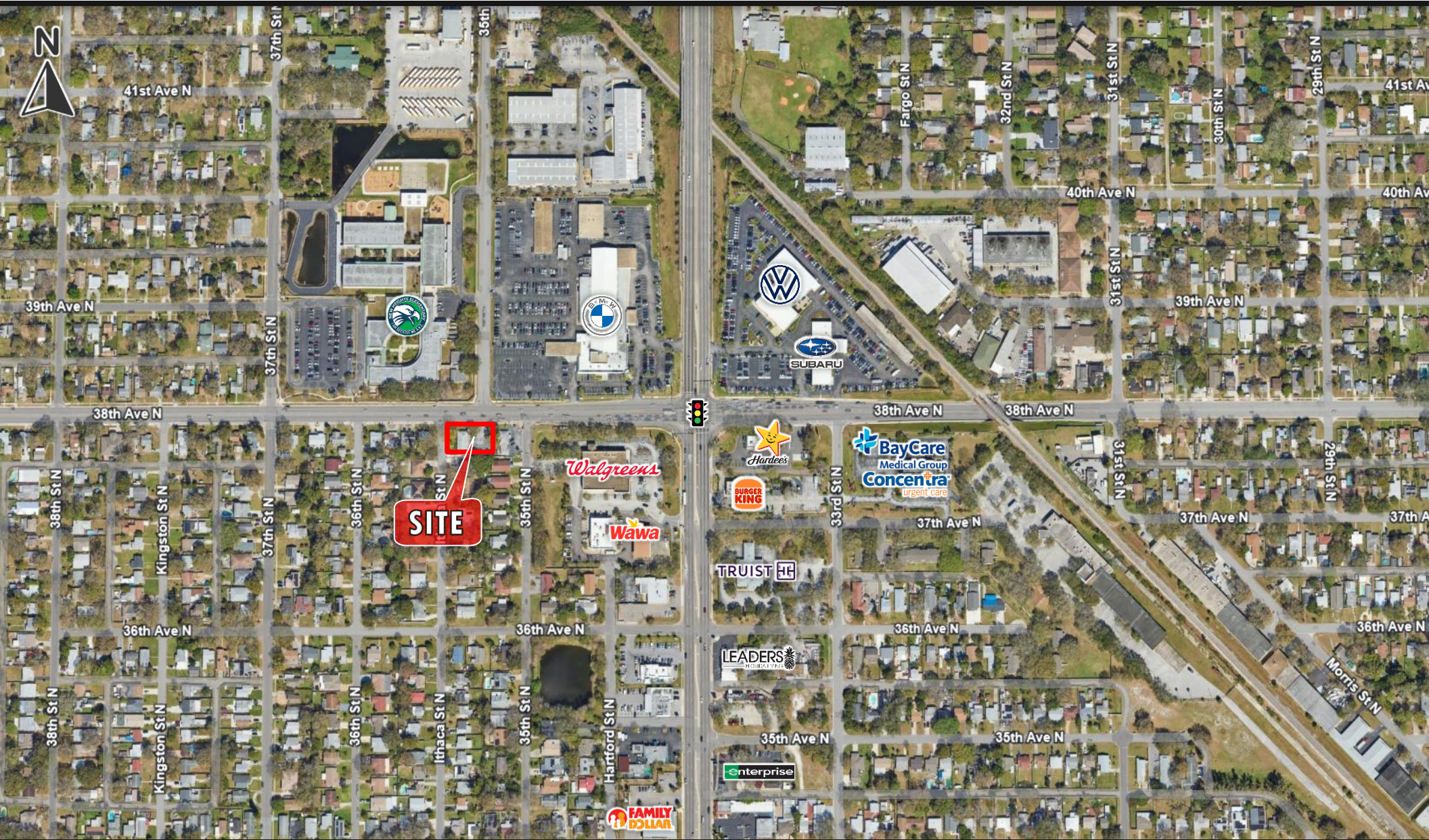
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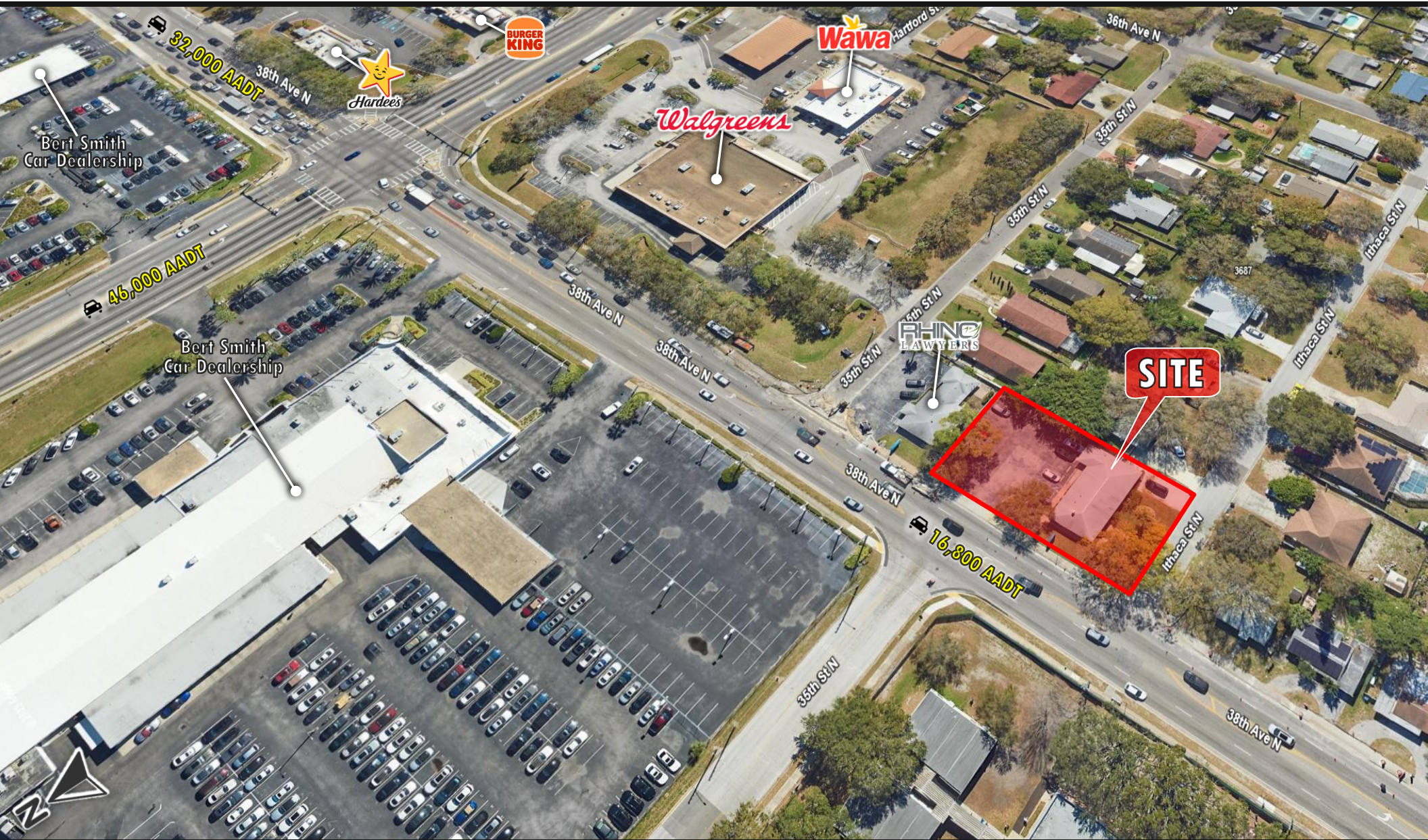
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