

# MEDICAL OFFICE FOR LEASE

## LOCATION! LOCATION! LOCATION!

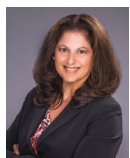
8732 Fountain Avenue | Tampa, FL 33615

PROPERTY	Medical Office
LEASING PRICE	\$31.00/SF
UNIT SIZE	2,400 SF



## INVESTMENT HIGHLIGHTS

- > 2400 sf, beautifully decorated and in turnkey condition for any number of uses
- > Six spacious exam/procedure rooms, all plumbed, plus an additional private office, break room and large storage room
- > Highly visible corner lot medical office; 30,000 cars per day
- > Roomy business office complete with private check in and check out windows, a large lobby/waiting area, and two ADA restrooms
- > Ample off-street parking with a generous ratio of 6.2 spaces/1000 sf
- > Lease Price: \$31 PS



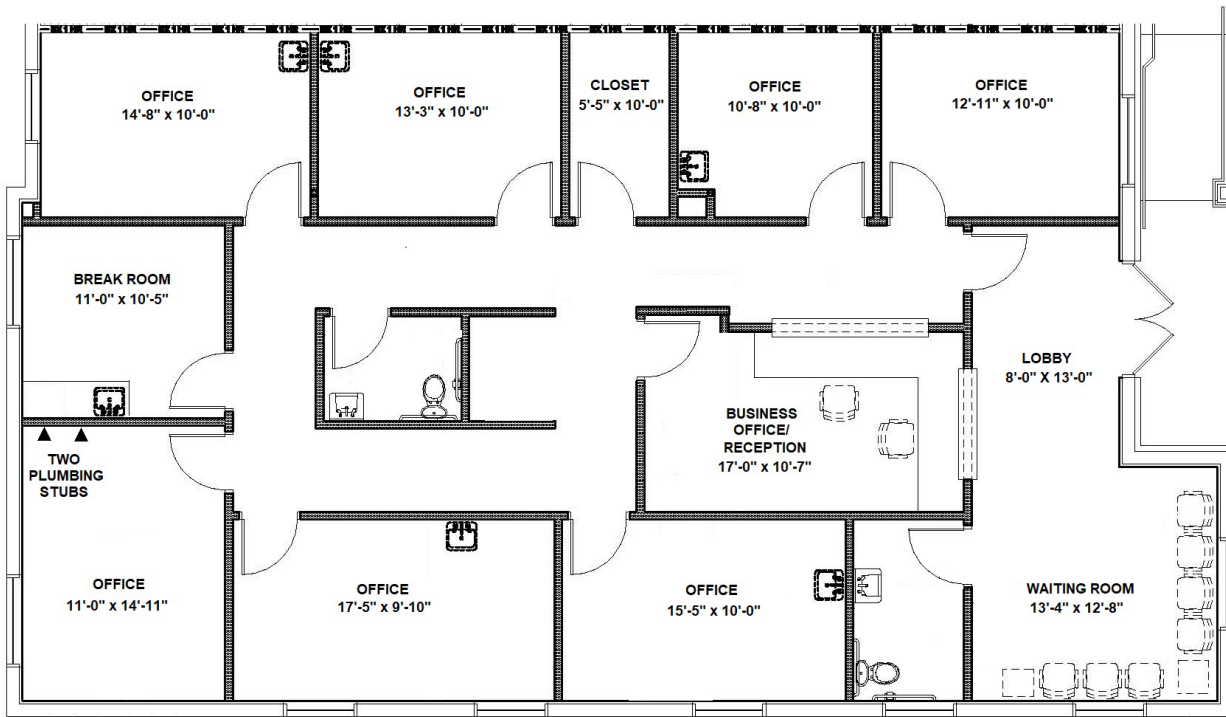
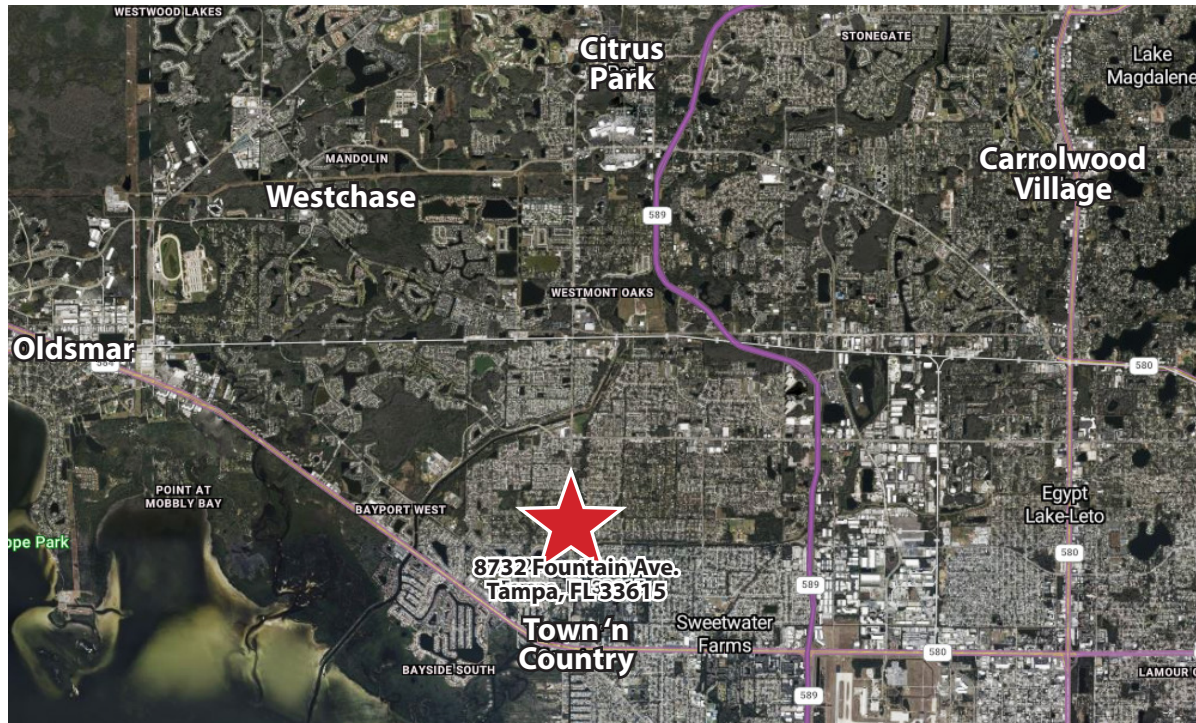
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Medical Office | Tampa, FL

## MARKET DEMOGRAPHICS



### POPULATION

	1-MILE	3-MILE	5-MILE
2029 Projection	8,652	44,709	145,970
2024 Population	7,967	41,815	138,404
Growth 2010-2024	0.1%	-0.7%	-0.8%
Growth 2024-2029	1.7%	1.4%	1.1%
Median Age	39	41.1	42.9



### HOUSEHOLDS

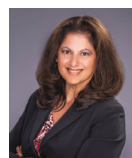
	1-MILE	3-MILE	5-MILE
2029 Projection	3,554	17,187	58,667
2024 Households	3,262	16,040	55,677
Growth 2010-2024	0.2%	-0.4%	-0.5%
Growth 2024-2029	1.8%	1.4%	1.1%



### INCOME

	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$115,554	\$140,790	\$107,737
2024 Median Household Income	\$93,795	\$112,468	\$82,124

Source: Costar 2025



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