

FOR LEASE

WESTCHASE DENTAL OFFICE

13019 W Linebaugh Ave | Tampa, FL 33626

| | |
|----------------------|---------------|
| PROPERTY | Dental Office |
| UNIT SIZE | 1,750 SF |
| BUILDING SIZE | 3,500 SF |
| YEAR BUILT | 2017 |



THERESA MARGARIS
T: 727-238-3876 x405
M: 813-765-0948
tmargaris@holdthyssen.com

28163 U.S. Highway 19 N.
Suite 200
Clearwater, FL 33761
www.holdthyssen.com



PROPERTY HIGHLIGHTS

- > Turnkey dental office with 3 fully equipped operatories plus sterile room, consult/X-ray and storage room.
- > Well-designed layout provides a spacious waiting area, functional business office with separate check in/out, and an additional side entry to bypass patient areas.
- > Two private offices for manager and doctor, the latter with its own private bath and shower.
- > Dedicated interior server room and exterior mechanical room, located, and accessed from the Northern elevation.
- > Ideal location with fast, easy access to Pinellas and Pasco County.
- > Lease Price: \$25 PSF NNN

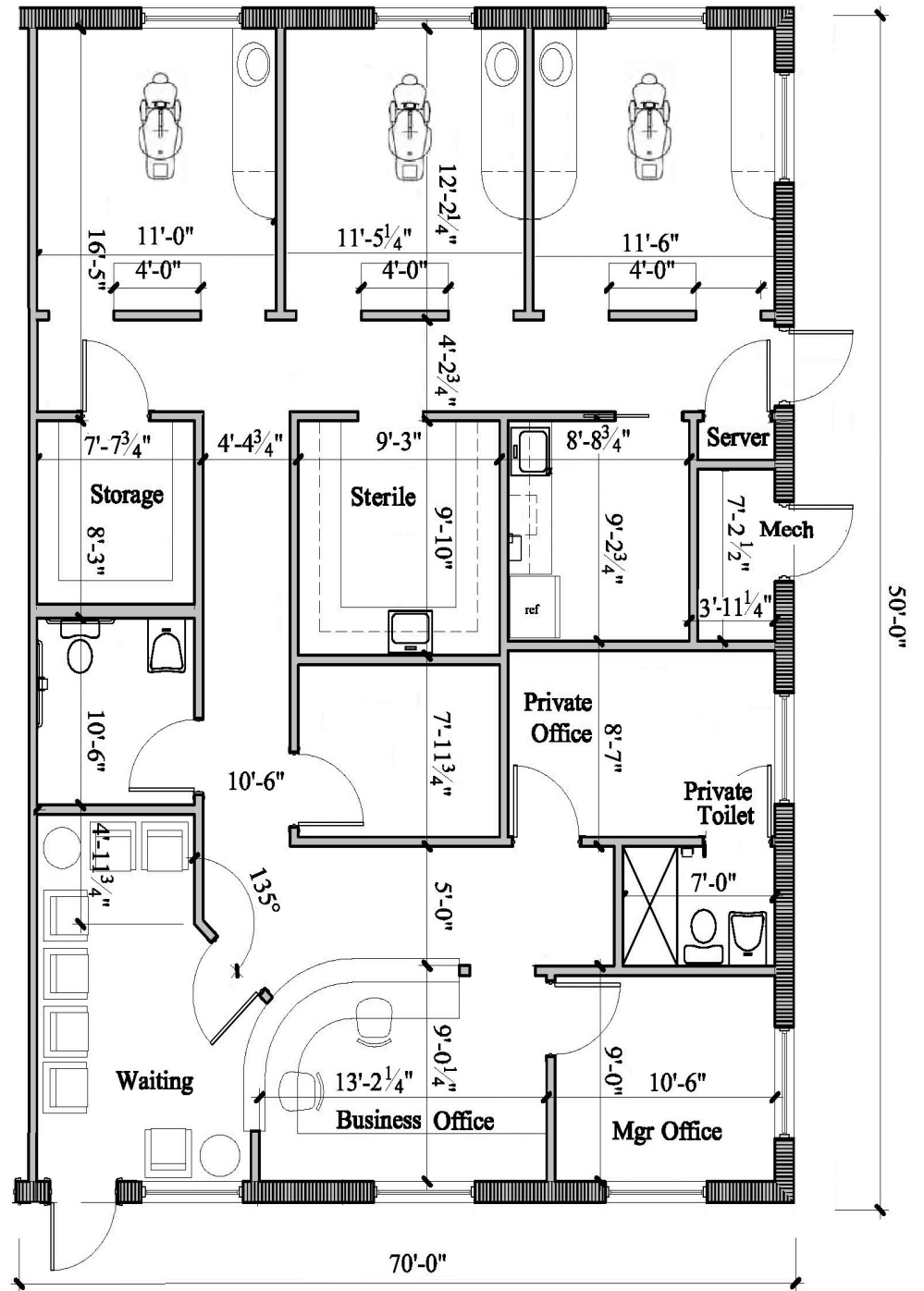
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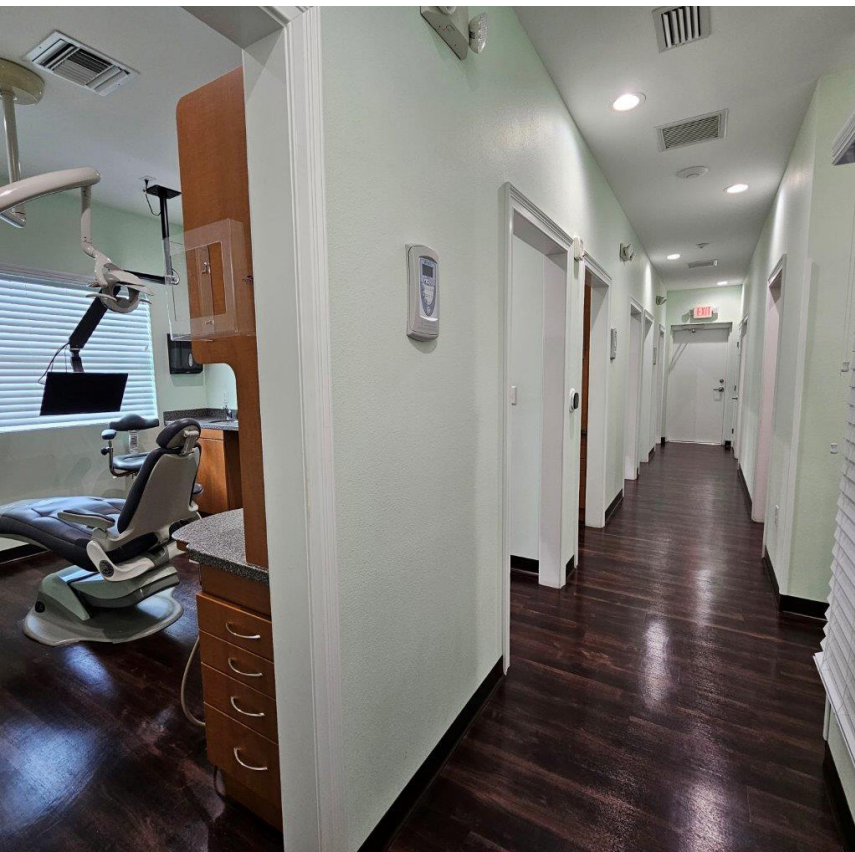


LOCATION



FLOOR PLAN





MARKET DEMOGRAPHICS



| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|--------|---------|
| 2027 Projection | 4,460 | 52,449 | 161,199 |
| 2022 Population | 4,079 | 48,630 | 151,484 |
| Growth 2010-2022 | 1.2% | 1.3% | 0.9% |
| Growth 2022-2027 | 1.9% | 1.6% | 1.3% |
| Median Age | 39.2 | 40.1 | 12.7 |



| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|--------|--------|
| 2027 Projection | 1,886 | 20,061 | 65,554 |
| 2022 Households | 1,731 | 18,588 | 61,789 |
| Growth 2010-2022 | 0.8% | 1.0% | 0.6% |
| Growth 2023-2027 | 1.8% | 1.6% | 1.2% |



| INCOME | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| 2021 Average Household Income | \$115,725 | \$129,177 | \$102,034 |
| 2021 Median Household Income | \$89,748 | \$102,709 | \$74,612 |

Source: Costar 2023



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