

# FOR SALE

## WESTCHASE MEDICAL OFFICE

13047 W Linebaugh Ave | Tampa, FL 33626

<b>PROPERTY</b>	Medical Office
<b>BUILDING SIZE</b>	3,000 SF
<b>ASKING PRICE</b>	\$949,900



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### INVESTMENT HIGHLIGHTS

- > Beautifully appointed medical office building in coveted Westchase Commons.
- > 3000 SF of pre-plumbed medical space. Solid tenant occupies 1500 SF, additional 1500 SF is available for lease or ready for an owner/user.
- > Vacant suite includes sinks and cabinetry in four of the five office/exam rooms including a lab.
- > The efficient floor plan provides generously sized rooms and high ceilings with recessed lighting.
- > Perfectly situated to draw from Hillsborough, Pinellas or Pasco, and surrounded by upscale residential communities.

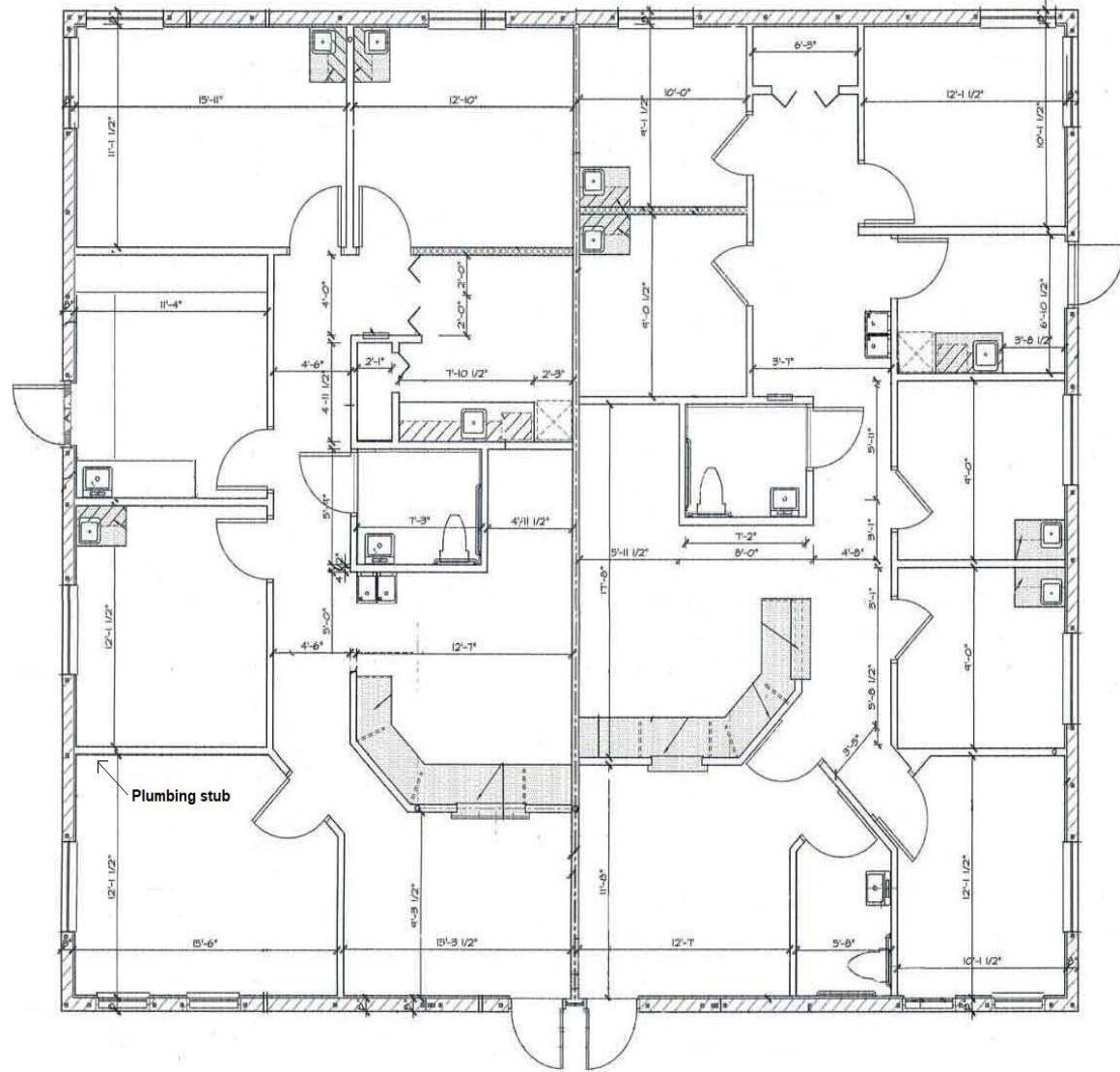
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## LOCATION



## FLOOR PLAN





## MARKET DEMOGRAPHICS



### POPULATION

	1-MILE	3-MILE	5-MILE
2029 Projection	4,794	46,900	150,958
2024 Population	4,413	44,291	143,955
Growth 2020-2024	0.2%	-1.0%	-0.9%
Growth 2024-2029	1.7%	1.2%	1.0%
Median Age	40.4	41.1	43.4



### HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2029 Projection	2,038	18,106	61,411
2024 Households	1,868	17,074	58,646
Growth 2020-2024	0.3%	-0.6%	-0.6%
Growth 2024-2029	1.8%	1.2%	0.9%



### INCOME

	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$103,904	\$137,107	\$107,270
2024 Median Household Income	\$82,077	\$109,078	\$81,360

Source: Costar 2026



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