

FOR LEASE

2716 Stonewood Park Loop Land O Lakes, FL 34638



OFFERING MEMORANDUM

Bryant Mercier
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OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (MG)
Available SF:	3,189 SF
Zoning:	PO2
Market:	Land O Lakes
Submarket:	Tampa
Traffic Count:	54,000

PROPERTY OVERVIEW

Introducing a prime leasing opportunity for a spacious medical office spanning 3189 SF. This meticulously designed space features 8 exam rooms along with a dedicated lab, ensuring efficiency and seamless patient care. Welcoming patients into a large lobby, the space boasts a well-appointed reception area complete with a convenient check-out counter. Offering comfort and convenience, there are two bathrooms and a spacious break room for staff relaxation. Additionally, the office includes two private doctor's offices, an IT room for streamlined operations, and ample space for administrative tasks. Elevate your medical practice in this thoughtfully crafted facility designed to meet all your professional needs.

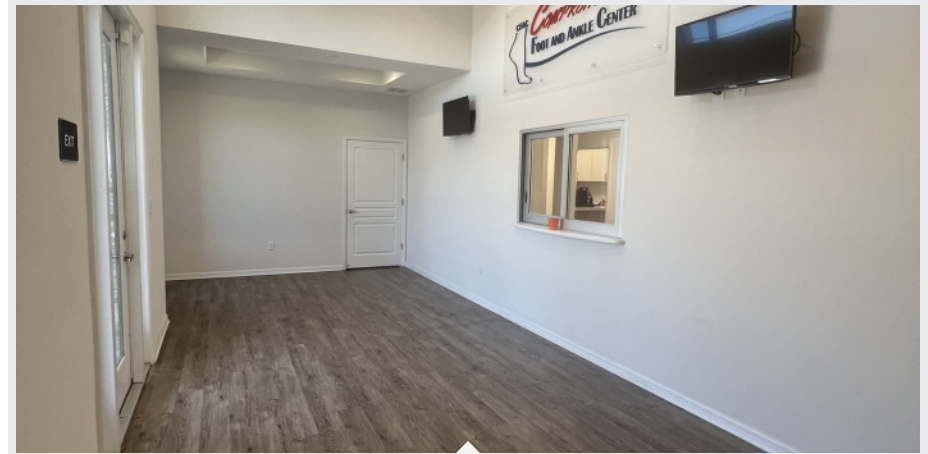
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Property Type	Office
APN	26-26-18-0000-02500-0042
Building Size	3,178 SF
Building Class	A
Year Built	2020
Number of Floors	1

- 3,189 SF Building with 24+ Parking Spaces and Excellent Visibility Facing State Road 54 with 54,000 Vehicles Per Day
- Within 15 Minutes of I-75, 10 Minutes from the Suncoast Expressway, and a Few Minutes from US 41
- Livano at Sunlake 234-Unit Multi-Family Apartment Complex Under Construction immediately South Across SR 54
- Numerous Restaurants and Shopping Within 10 Minutes
- 8 Exam Rooms, 1 Lab, Large Lobby; Reception Area w/check out counter, 2 Bathrooms, Break Room, IT room, 2 Doctor's Offices
- Average Household Income within 1 mile is \$120,252

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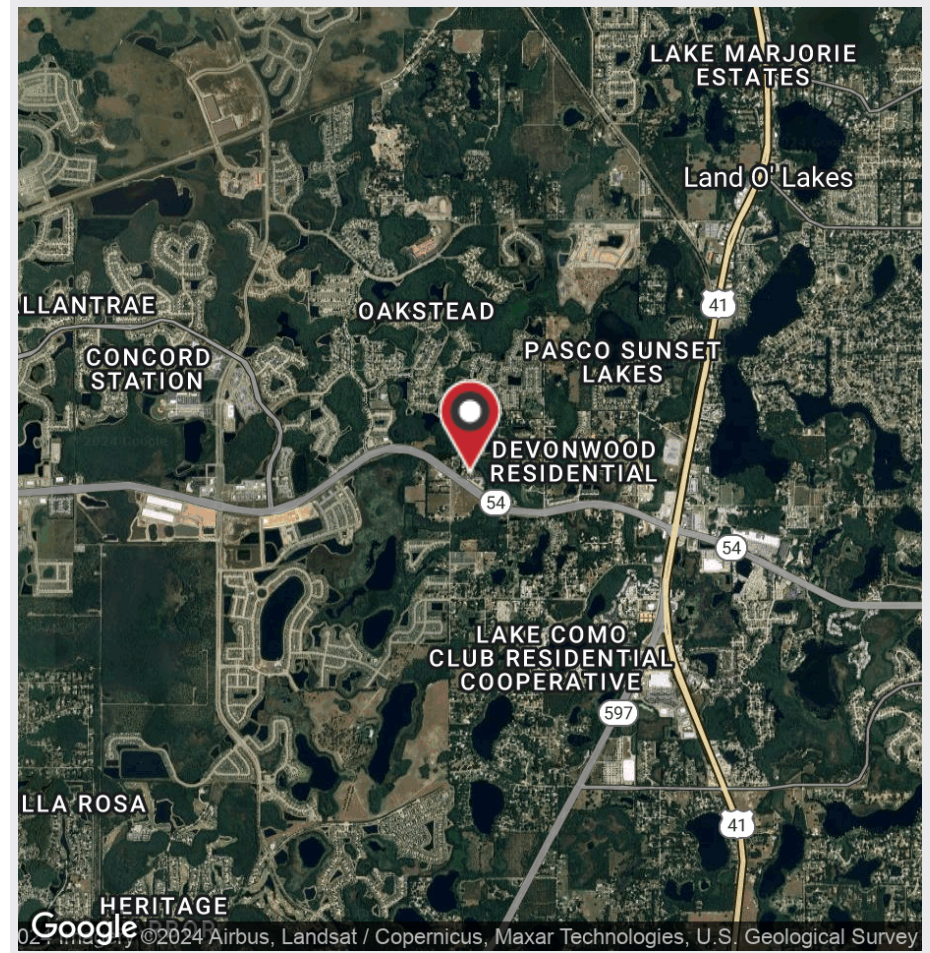
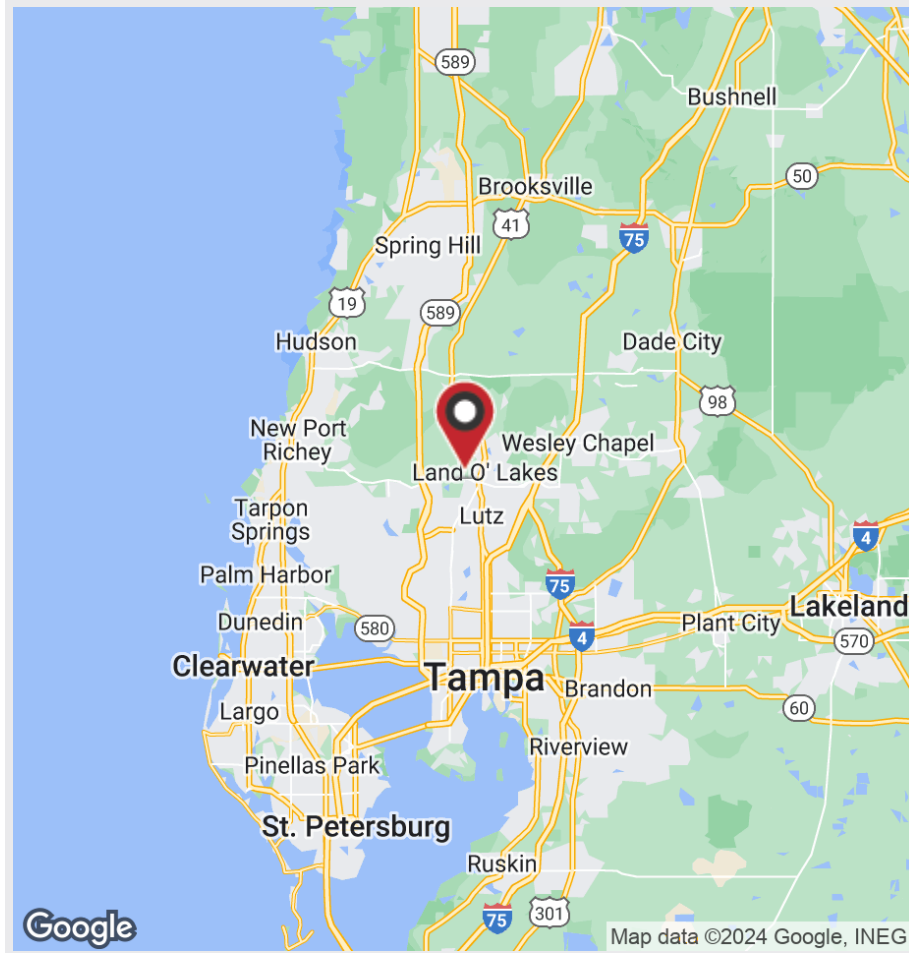
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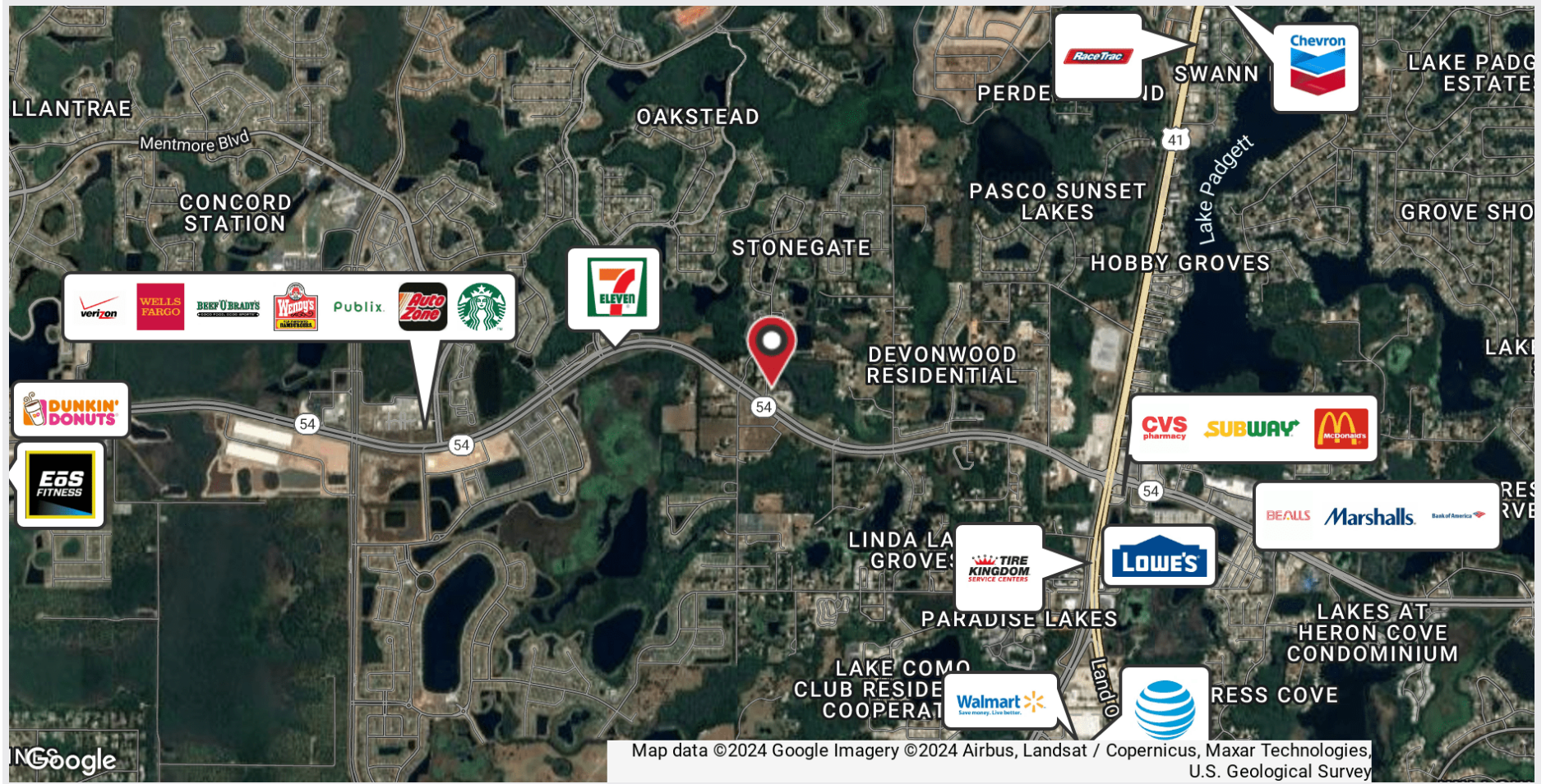
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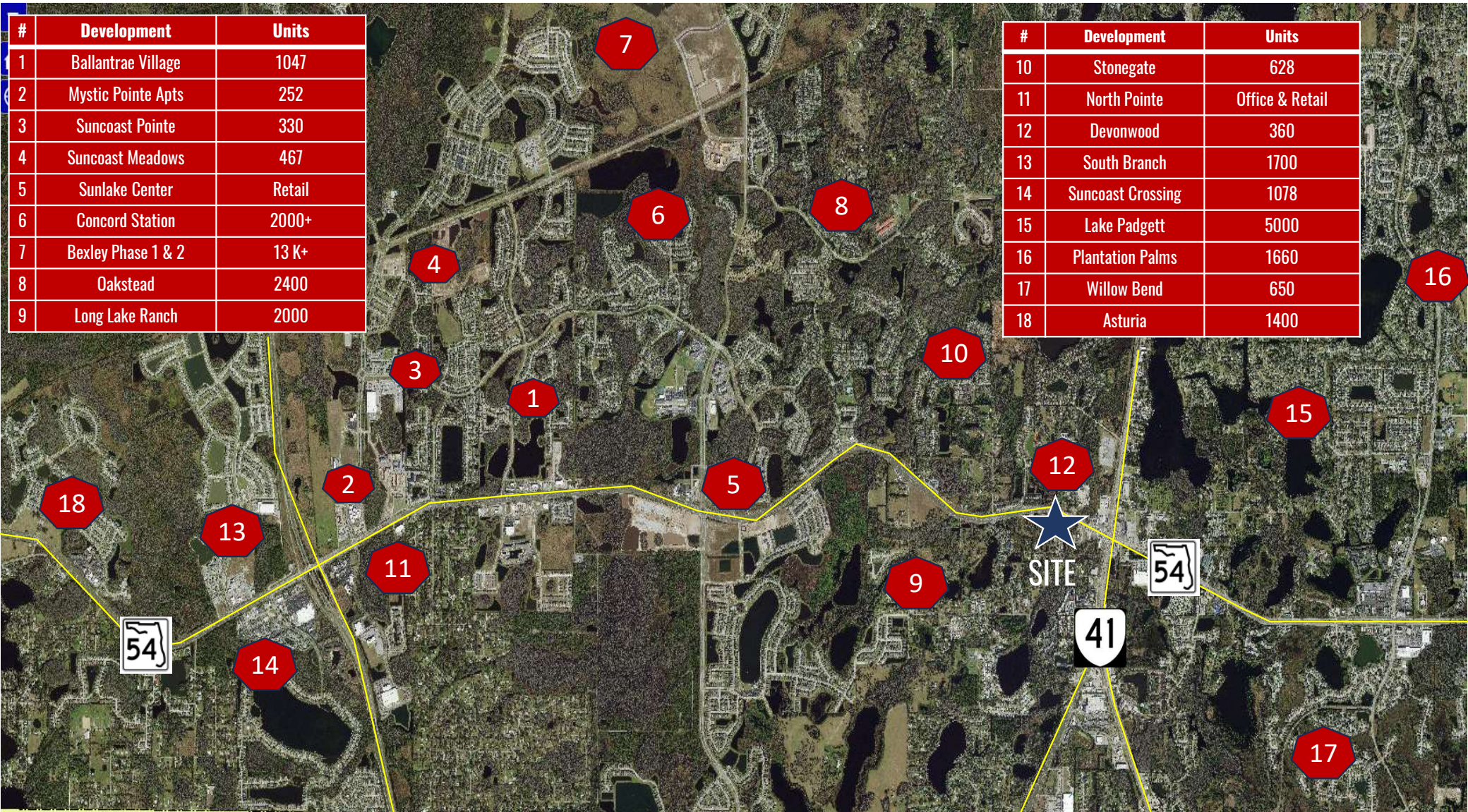
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#	Development	Units
1	Ballantrae Village	1047
2	Mystic Pointe Apts	252
3	Suncoast Pointe	330
4	Suncoast Meadows	467
5	Sunlake Center	Retail
6	Concord Station	2000+
7	Bexley Phase 1 & 2	13 K+
8	Oakstead	2400
9	Long Lake Ranch	2000

#	Development	Units
10	Stonegate	628
11	North Pointe	Office & Retail
12	Devonwood	360
13	South Branch	1700
14	Suncoast Crossing	1078
15	Lake Padgett	5000
16	Plantation Palms	1660
17	Willow Bend	650
18	Astoria	1400



FOR LEASE

Moffitt Cancer Center in Land O' Lakes - currently under construction



Moffitt will build the Speros on land off Ridge Road in Land O'Lakes. It will eventually have 140 buildings that will include housing, hotel space, veterans' facilities, and academic training space.

SPEROS DETAILS

- Moffitt Cancer Center to develop 775 acres for their research hub at the intersection of Suncoast Parkway and the Ridge Road Extension
- Construction of the Campus Phase 1A has begun and expects to be completed by 2028
- \$1.6 billion: The estimated cost of Phase 1A
- \$600 million: Total investment in Phase 1A by Moffitt, the state of Florida and Pasco County - Including \$200 million for research, \$80 million for clinical, \$70 million for proton therapy and \$100 million for infrastructure
- Creating \$14,500 new jobs in the immediate area
- \$1 billion: Private Sector Investment for Phase 1A



6+ Miles of new road construction for the entire project

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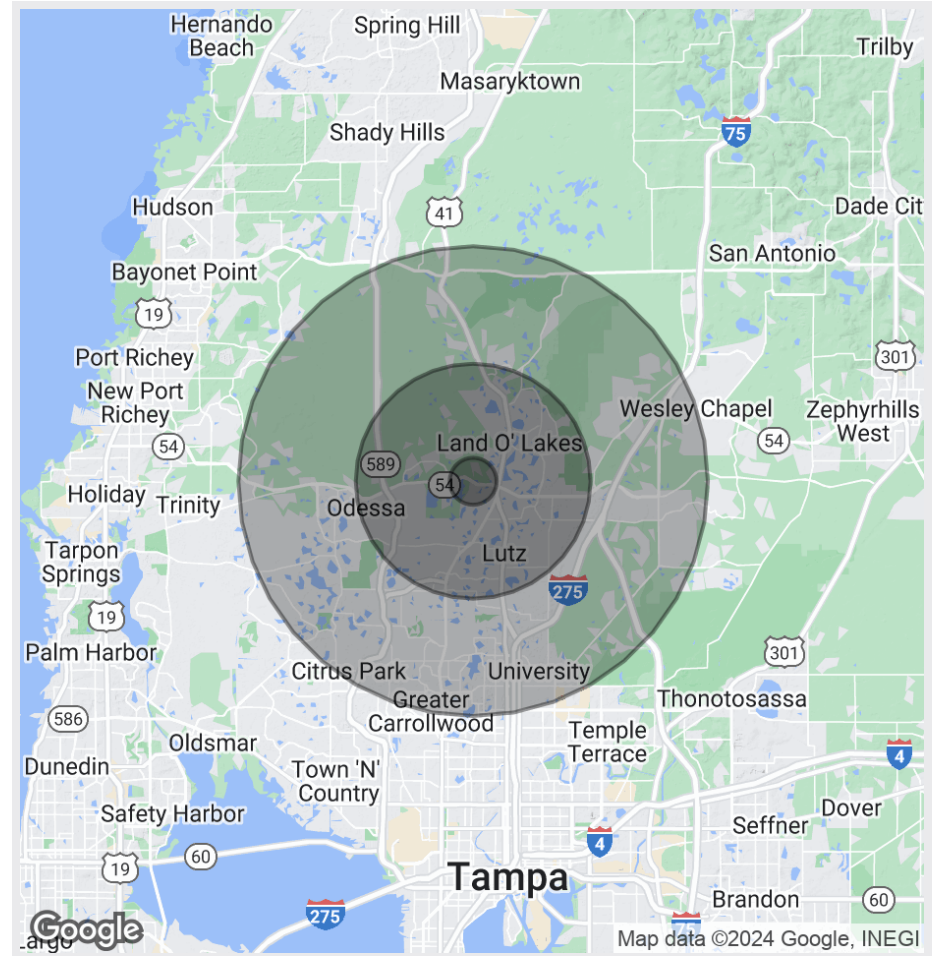
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,162	93,896	386,968
Average Age	45.9	40.9	39.2
Average Age (Male)	45.4	40.4	38.1
Average Age (Female)	48.0	41.4	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,350	34,085	151,895
# of Persons per HH	2.3	2.8	2.5
Average HH Income	\$120,252	\$108,953	\$92,560
Average House Value	\$328,795	\$314,564	\$261,596

TRAFFIC COUNTS

54,000/day

* Demographic data derived from 2020 ACS - US Census



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BRYANT MERCIER



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PROFESSIONAL BACKGROUND

Bryant was raised in Michigan and came to live in the Tampa Bay area in 1987 . Bryant's experience in real estate began in the late 80s in property management and sales. He has successfully assisted his clients in navigating real estate development issues and has had great success in problem solving. He expanded into the mortgage side of the industry for residential and commercial financing, specializing in FHA, Conventional, VA, hard money and commercial loan products. He currently serves Pinnacle Realty Advisors in commercial leasing, land development and real estate sales. He is the past president of the Board of Director's of one of Lennar's flagship properties Stagecoach Villages in Land O' Lakes. and a proud member of the Wesley Chapel Rotary Club. Bryant is personable, motivated and thoughtful broker who enjoys working with clients to determine the best properties for their real estate needs.

MEMBERSHIPS

Wesley Chapel Rotary, New Tampa Chamber of Commerce.

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