



# COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

## Summit Medical and Professional Center

7515 & 7455 State Road 52 • Hudson, FL 34667

### OFFICE FOR LEASE



Starting from:  
\$16 psf  
Modified Gross

- ◆ Medical & Professional Office Center with suites available for immediate occupancy
- ◆ Available 1101 & 1515 sf
- ◆ Beautiful building with abundant natural light and ample parking

- ◆ New exterior paint and upcoming common area renovations
- ◆ Conveniently located on SR 52 at a traffic lighted intersection between US Hwy 19 & Little Rd.



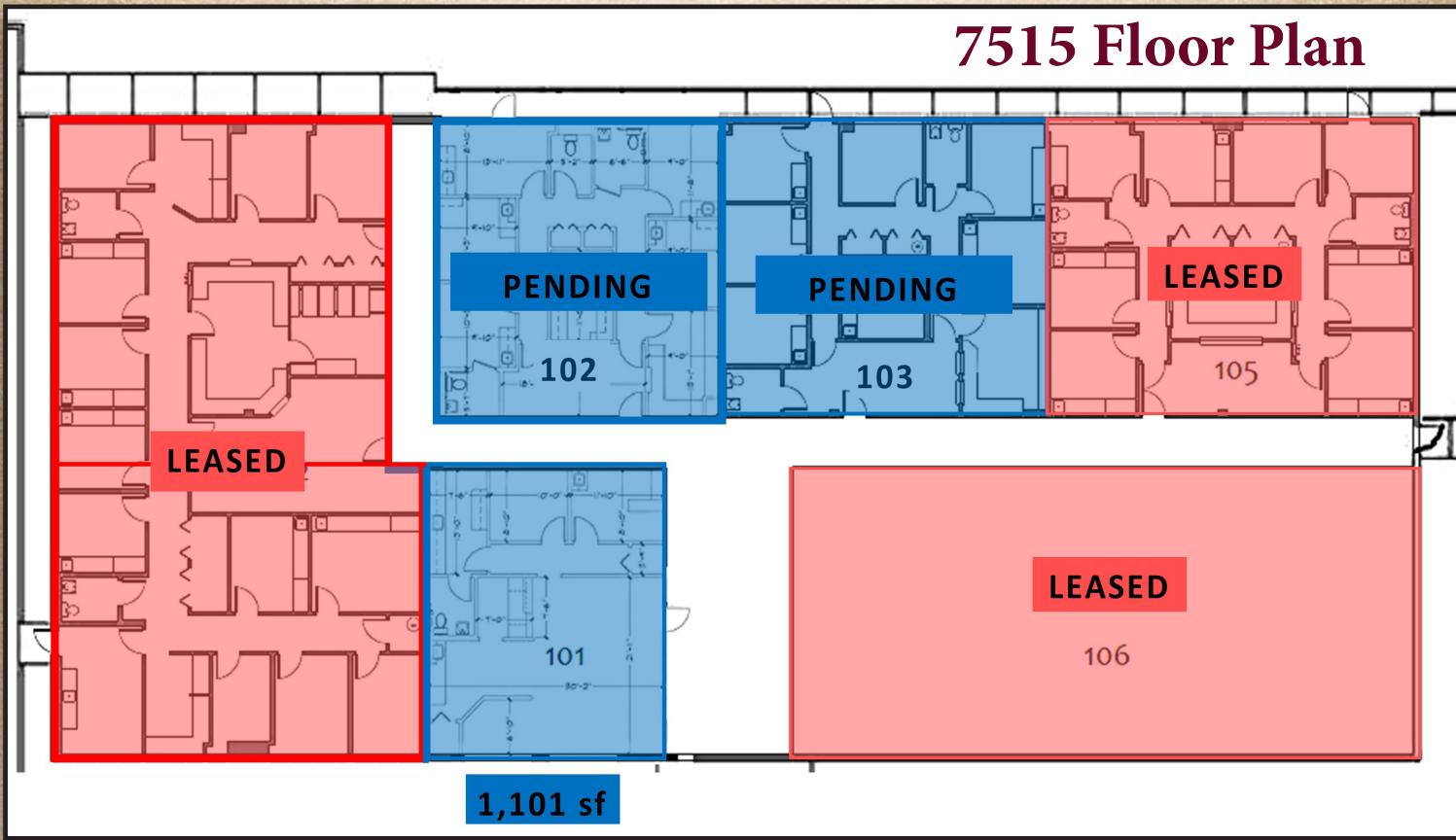
- ◆ Incentives available for qualified tenants
- ◆ Prominent Pylon Signage on SR 52



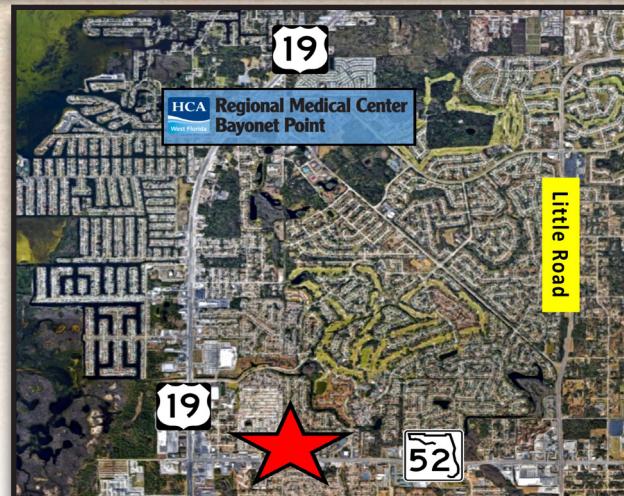
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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.

# FLOOR PLANS, LOCATION MAP & DEMOS



**7455 - 1,515 sf available**



### Demographics

DEMOGRAPHICS	3-MILE	5-MILE
POPULATION	63,564	107,845
HOUSEHOLDS	28,513	47,257
AVG. HH INCOME	\$49,495	\$57,228
MEDIAN AGE	51.9	53.0