

# FREESTANDING MEDICAL OFFICE

1130 Ponce De Leon Blvd / Clearwater, FL

FOR SALE



12,124± SF

INACTIVE SURGERY CENTER

**Brian Breeding, CCIM**

Managing Director

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Click [here](#) to view  
a walkthrough video



# PROPERTY FEATURES



**1130 PONCE DE LEON BLVD** CLEARWATER, FL 33756

TOTAL BUILDING SIZE **12,124 SF**

FLOOD ZONE **B/X**

YEAR BUILT **1983**

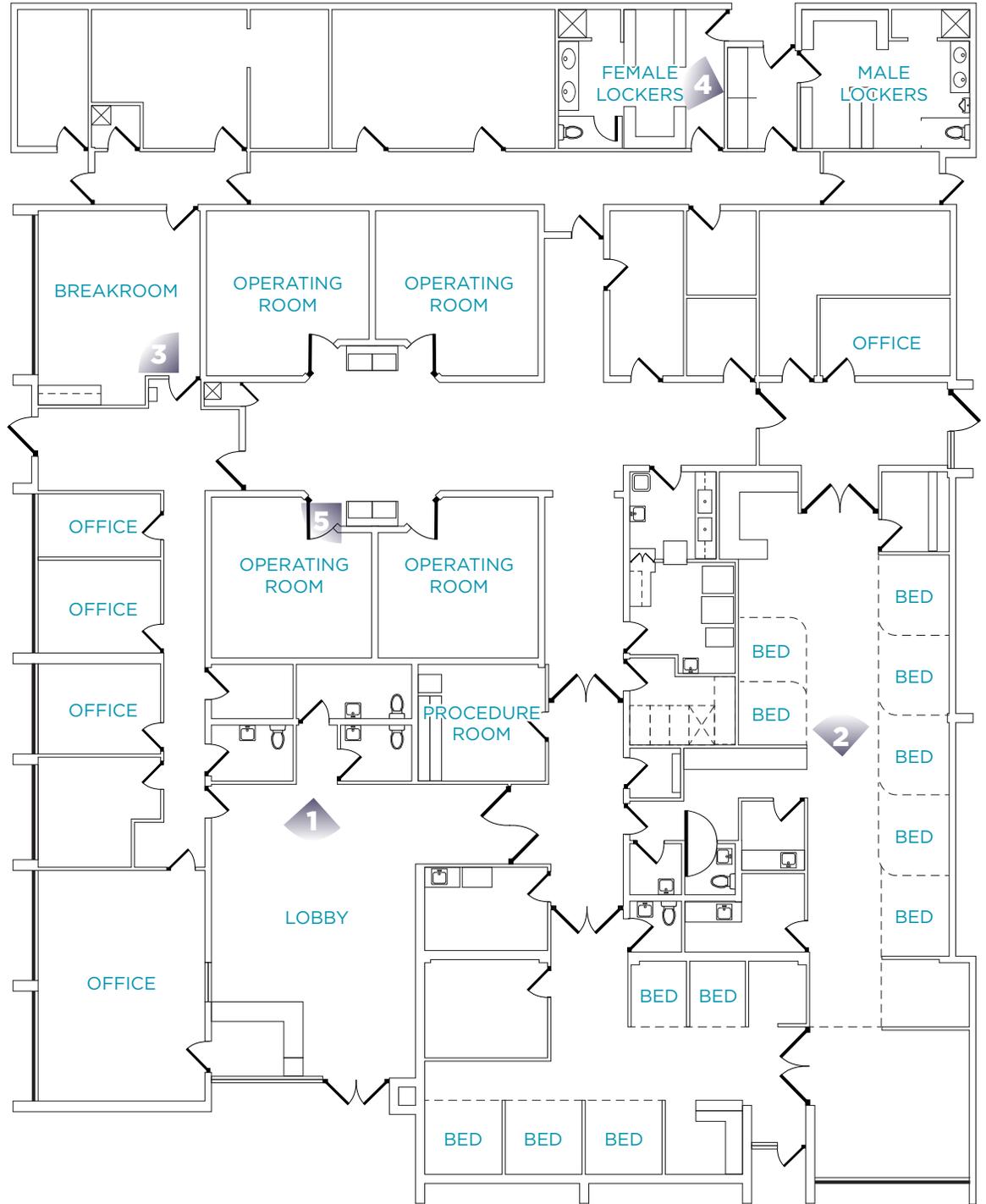
PARKING RATIO **4.50/1,000 SF**

TOTAL SITE SIZE **1.12 ACRES**

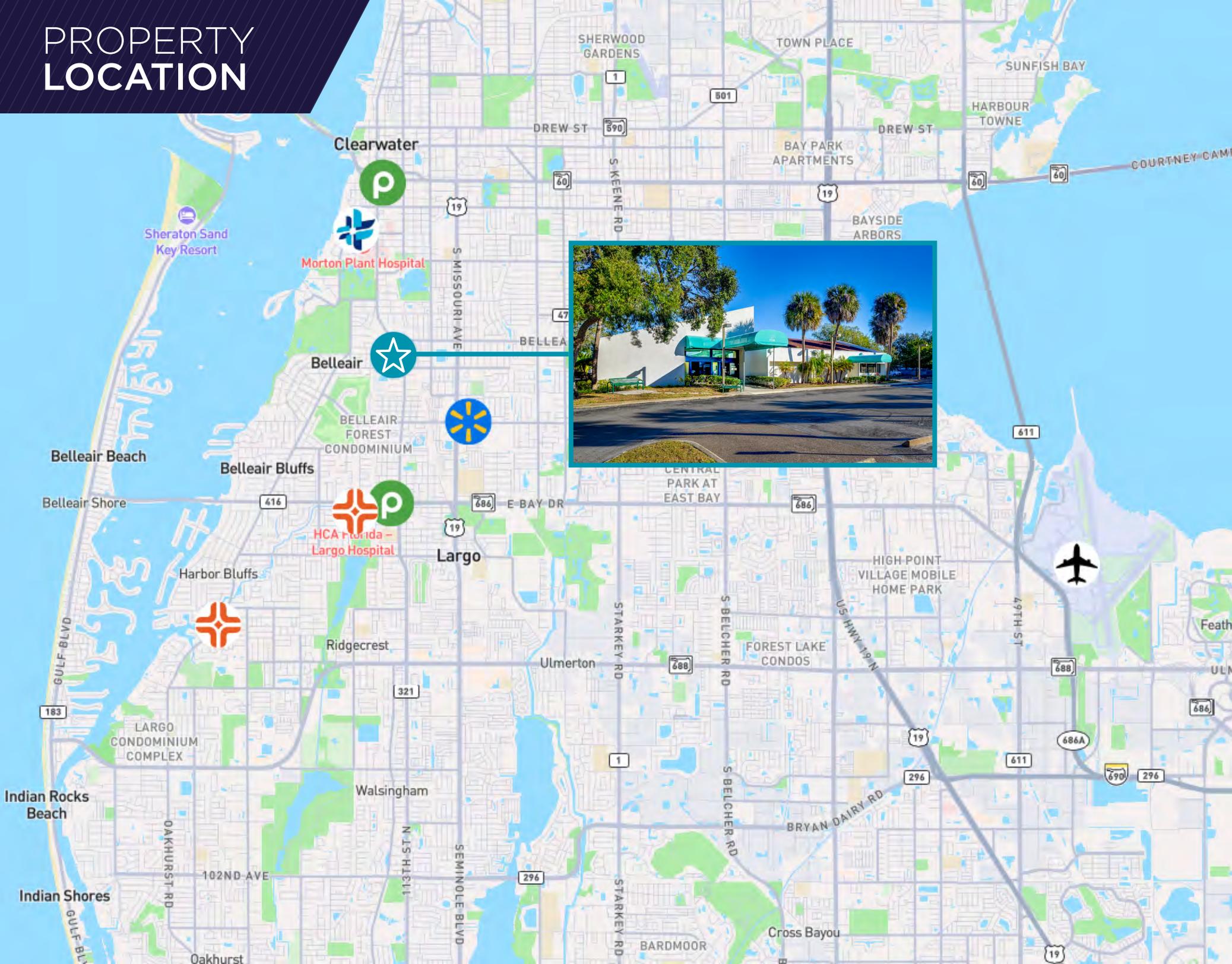
SALES PRICE **\$2.7M (\$222.70/SF)**



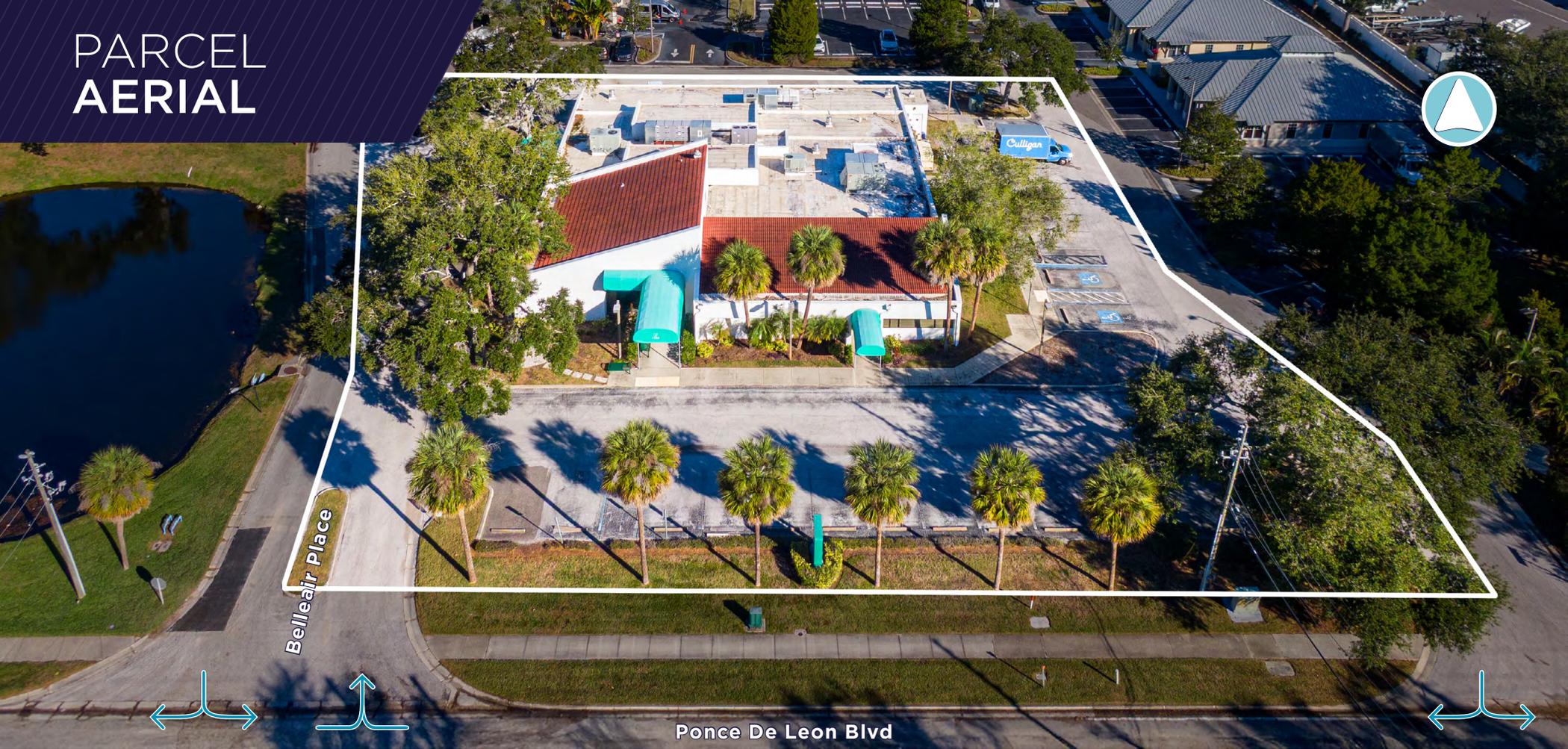
# FLOORPLAN



# PROPERTY LOCATION



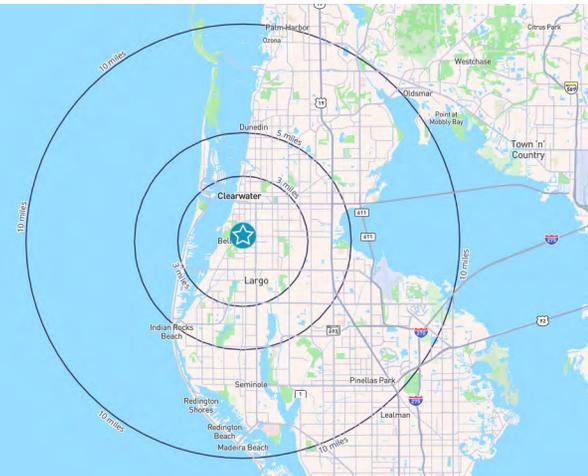
# PARCEL AERIAL



Ponce De Leon Blvd

## Demographics

	3 MILES	5 MILES	10 MILES
POPULATION	99,824	239,228	546,249
MEDIAN AGE	50.9	49.3	50.3
HOUSEHOLDS	46,161	110,232	251,200
AVG HH INCOME	\$79,157	\$80,943	\$84,071



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DIRECTIONAL  
AERIAL

VIEW LOOKING  
EAST



DIRECTIONAL  
AERIAL

VIEW LOOKING  
WEST





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