

**MEDICAL OFFICE  
SPACE FOR SALE  
OR LEASE**

# Habana Professional Suites - Suite 302

4710 N HABANA AVE • TAMPA, FL • 33614



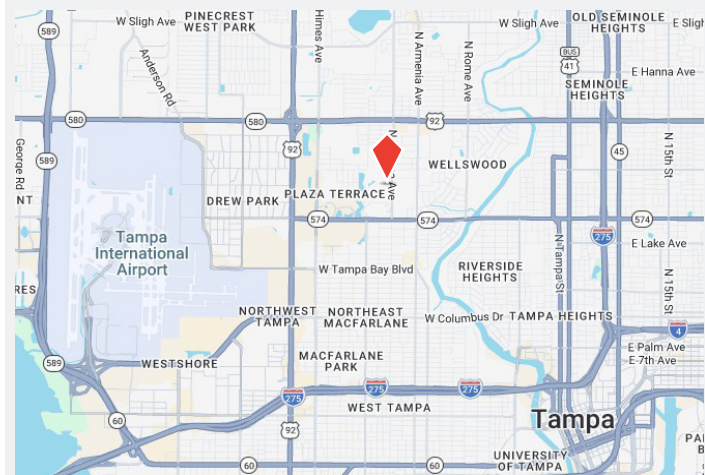
## 3RD FLOOR MEDICAL OFFICE CONDO

### PROPERTY HIGHLIGHTS

Property Type	Office/Medical Condos
Property Size	45,000 sf
Suite 302 Size	1,200 sf
Class	B
Year Built	1984, Renov 2022
Zoning	OP-1
Parking	3.99/1,000

### SUITE 302 OVERVIEW

- + Ideal for medical, wellness, or professional office users
- + Open area at the center of the suite, surrounded by 5 offices on the perimeter
- + (2) Two ADA restrooms
- + Eat-in kitchen/break room



### LOCATION

- + Positioned within one of Tampa's established healthcare corridors and adjacent to St. Joseph's Hospital
- + Centrally located near surrounding business and residential communities
- + Convenient access to major transportation arteries



**Thomas Hernandez, SIOR, CCIM**  
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thernandez@ciminelli.com



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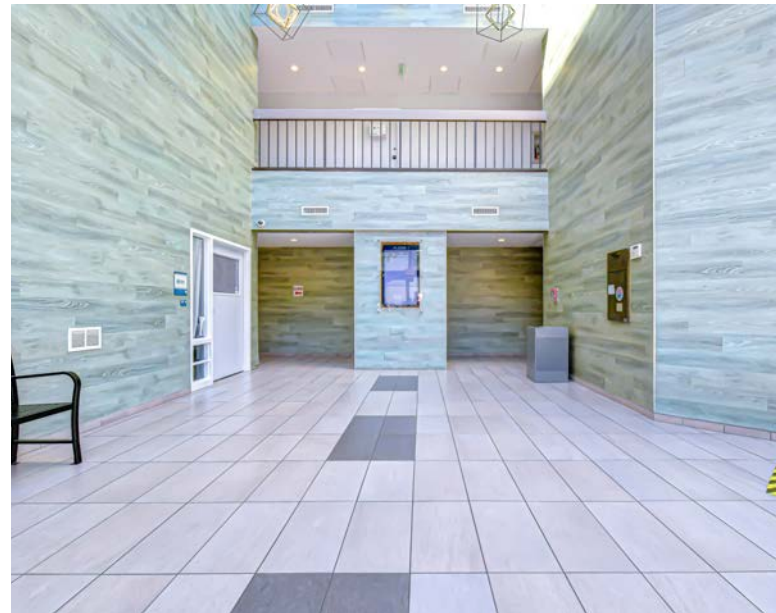
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## 2025 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	15,512	129,052	331,421
Total Households	6,642	54,106	137,703
Median Age	41.6	39.1	38.5
Median HH Income	\$52,892	\$62,517	\$69,570

Source: CoStar Group/US Census Bureau



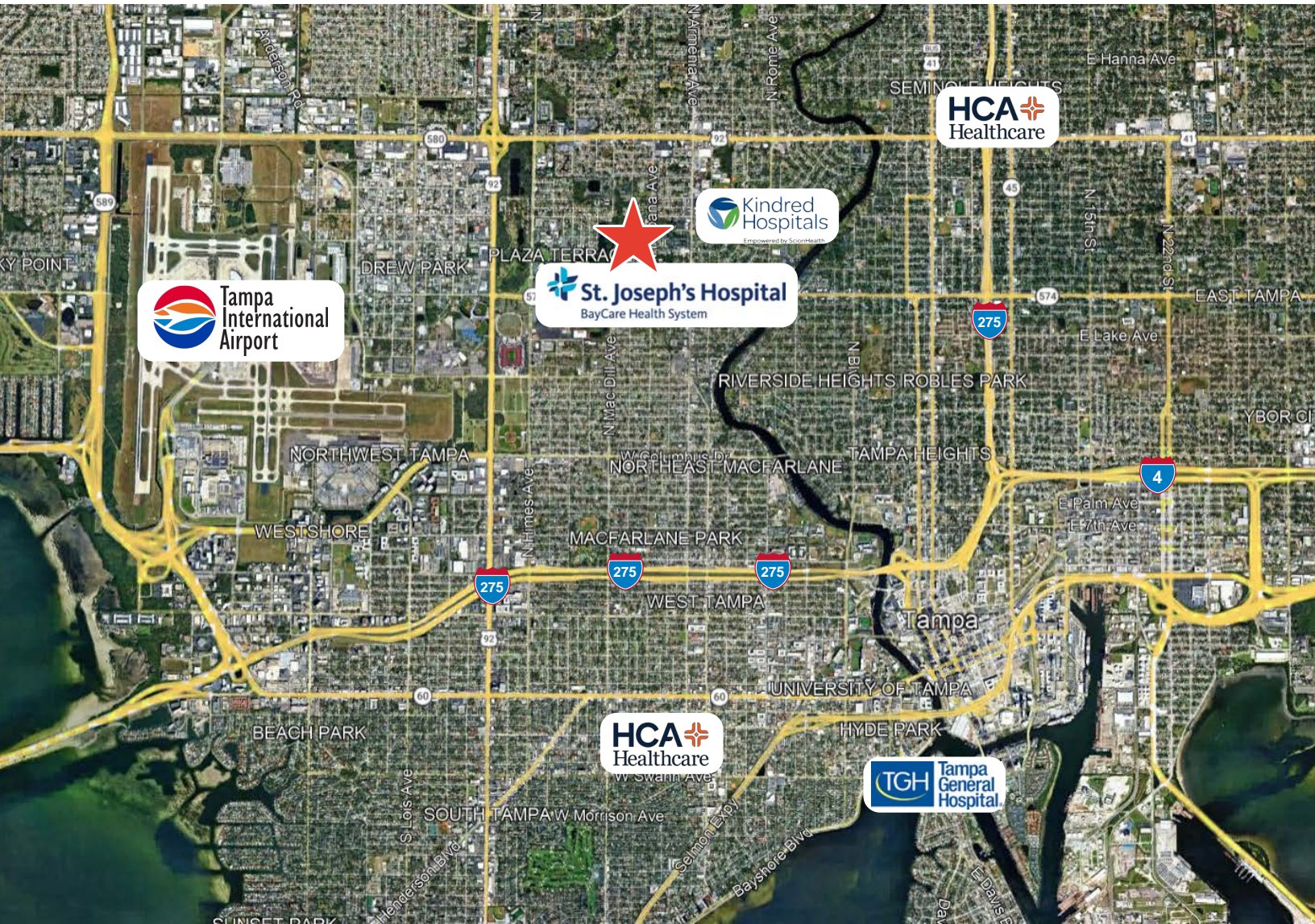
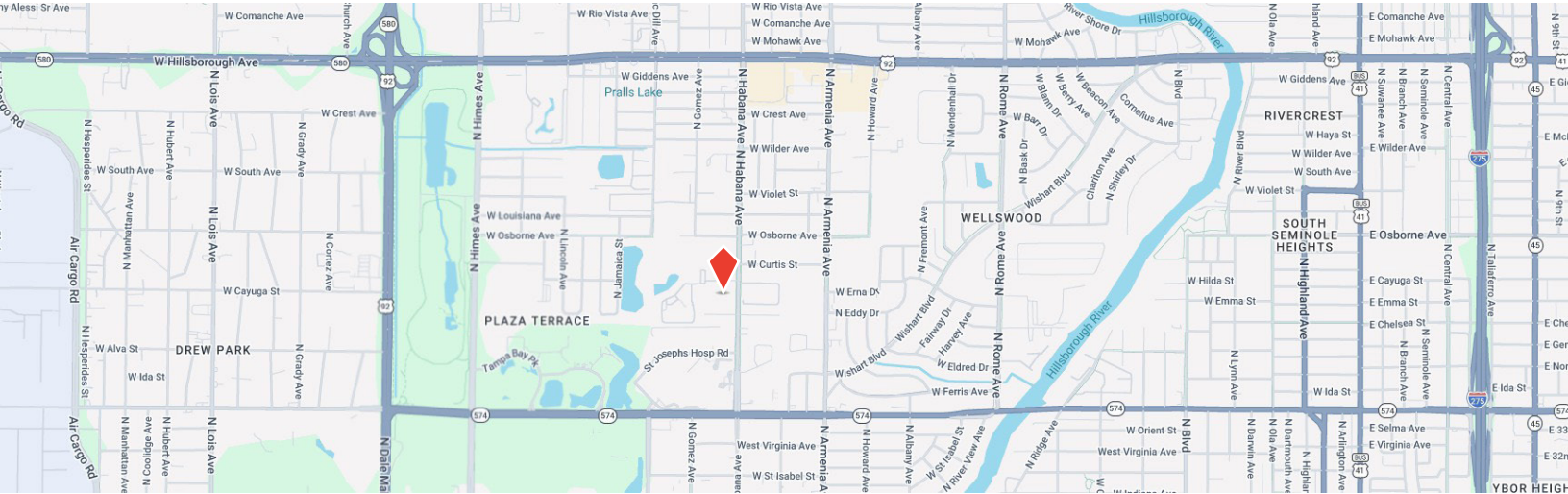
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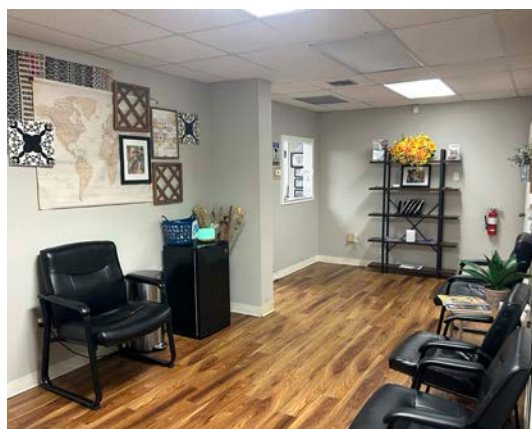
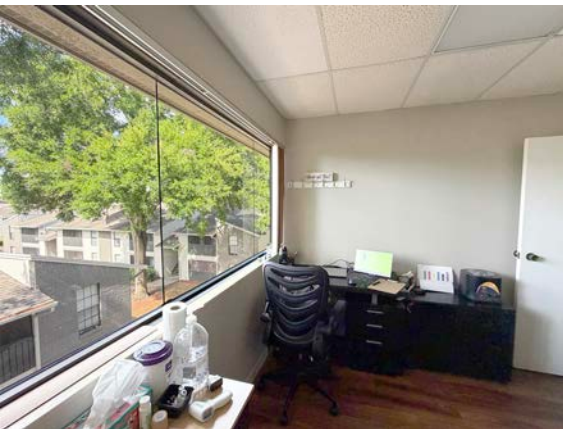
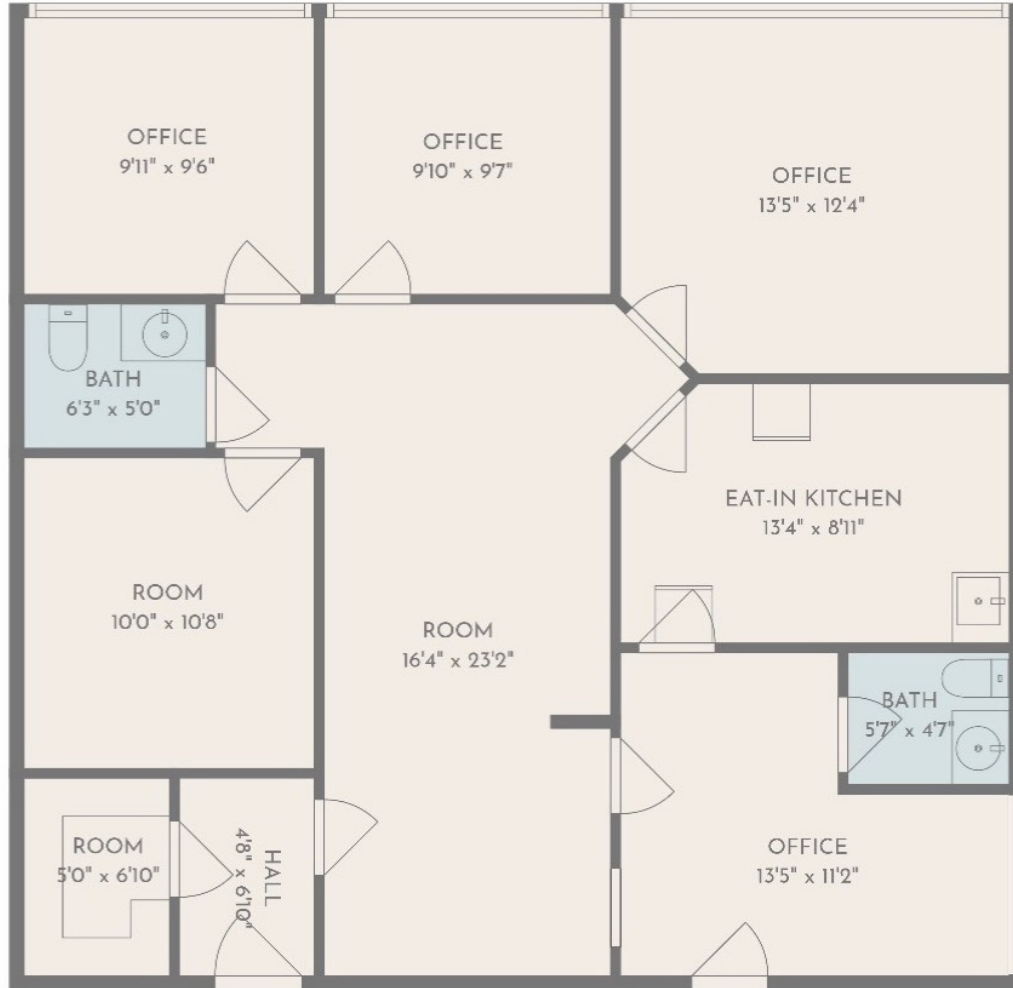


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## SUITE 302 - 1,200 RSF



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