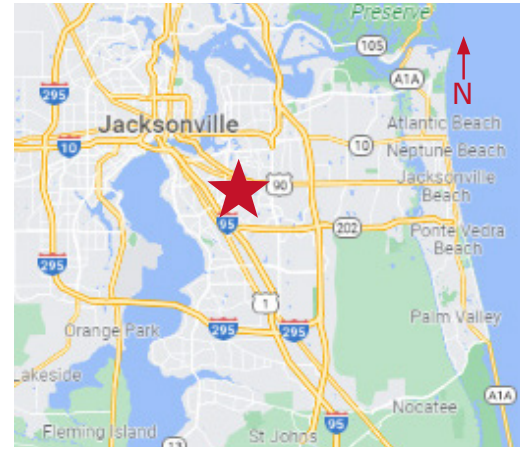




- **+/-3,827 Medical Office**
- **Purchase Price: \$1,250,000**
- Triple Net Lease in place with Olios Health, current term expires February 28, 2035
- Tenant is subleasing to Barbour Orthopedics
- Current NOI: \$75,000 with 3% annual rent increases
- Nicely improved, medical floor plan to include reception, x-ray, five exam rooms, recovery room, procedure room, breakroom, four private offices, conference room and three restrooms
- Underlying land lease renewed in 2025 for fifty years
- Well-located medical office building adjacent to the HCA Florida Memorial Hospital campus



2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	11,000	90,013	225,702
Average HH Income	\$103,566	\$83,995	\$90,380
Daytime Total Employees	7,665	69,215	188,043



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katie@strategicsites.com

OR

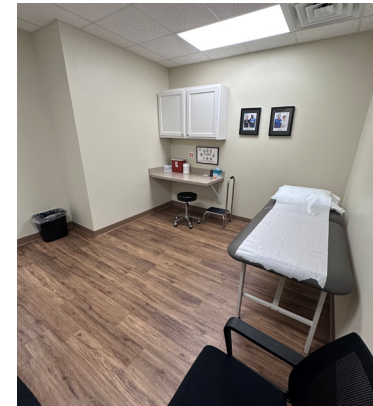
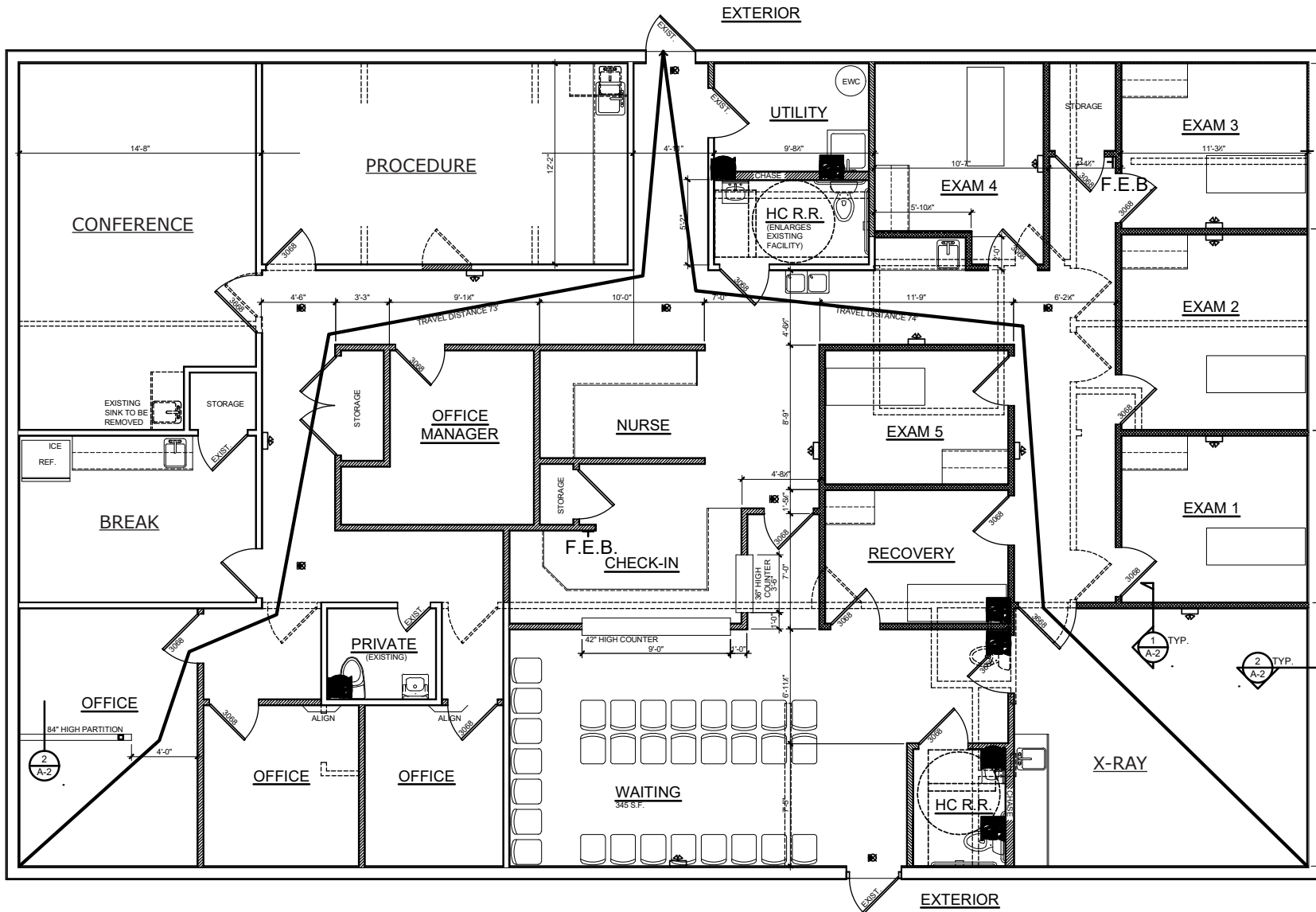
JC Clifford
jc@strategicsites.com

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Floor Plan Unit #601 +/-3,827 SF



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