

FOR LEASE

WESTCHASE MEDICAL/DENTAL

13027 W Linebaugh Ave | Tampa, FL 33626

PROPERTY	Office
LEASING PRICE	Negotiable
UNIT SIZE	1,500 SF
BUILDING SIZE	3,500 SF
YEAR BUILT	2009



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PROPERTY HIGHLIGHTS

- > 1500 SF former dental office in highly desirable Westchase Commons Professional Park
- > Infrastructure in place to install sinks and cabinetry for medical office use, or to convert to a three, and potentially four operatory dental office
- > Tastefully decorated with neutral décor and numerous upgrades
- > Superb location surrounded by upscale residential communities with easy access to Pinellas, Pasco, the Veterans Expressway and TIA

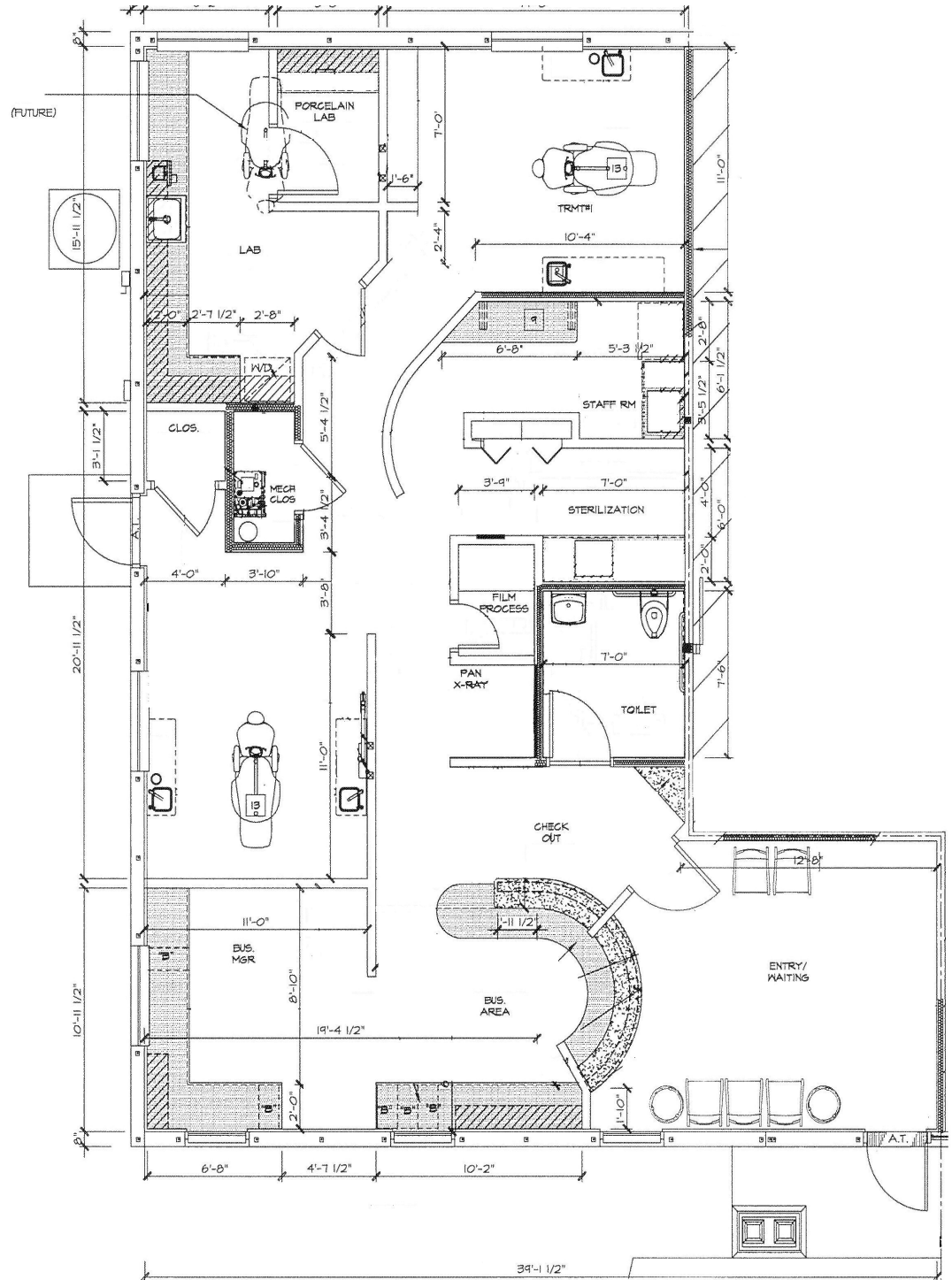
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LOCATION



FLOOR PLAN



MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	4,460	52,449	161,199
2022 Population	4,079	48,630	151,484
Growth 2010-2022	1.2%	1.3%	0.9%
Growth 2022-2027	1.9%	1.6%	1.3%
Median Age	39.2	40.1	42.7



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	1,886	20,061	65,554
2022 Households	1,731	18,588	61,789
Growth 2010-2022	0.8%	1.0%	0.6%
Growth 2023-2027	1.8%	1.6%	1.2%



INCOME	1-MILE	3-MILE	5-MILE
2021 Average Household Income	\$115,725	\$129,177	\$102,034
2021 Median Household Income	\$89,748	\$102,709	\$74,612

Source: Costar 2023



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