

FOR LEASE

WESTCHASE DENTAL OFFICE

13019 W Linebaugh Ave | Tampa, FL 33626

PROPERTY	Dental Office
UNIT SIZE	1,750 SF
BUILDING SIZE	3,500 SF
YEAR BUILT	2017



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PROPERTY HIGHLIGHTS

- > Turnkey dental office with 3 fully equipped operatories plus sterile room, consult/X-ray and storage room.
- > Well-designed layout provides a spacious waiting area, functional business office with separate check in/out, and an additional side entry to bypass patient areas.
- > Two private offices for manager and doctor, the latter with its own private bath and shower.
- > Dedicated interior server room and exterior mechanical room, located, and accessed from the Northern elevation.
- > Ideal location with fast, easy access to Pinellas and Pasco County.
- > Lease Price: \$25 PSF NNN

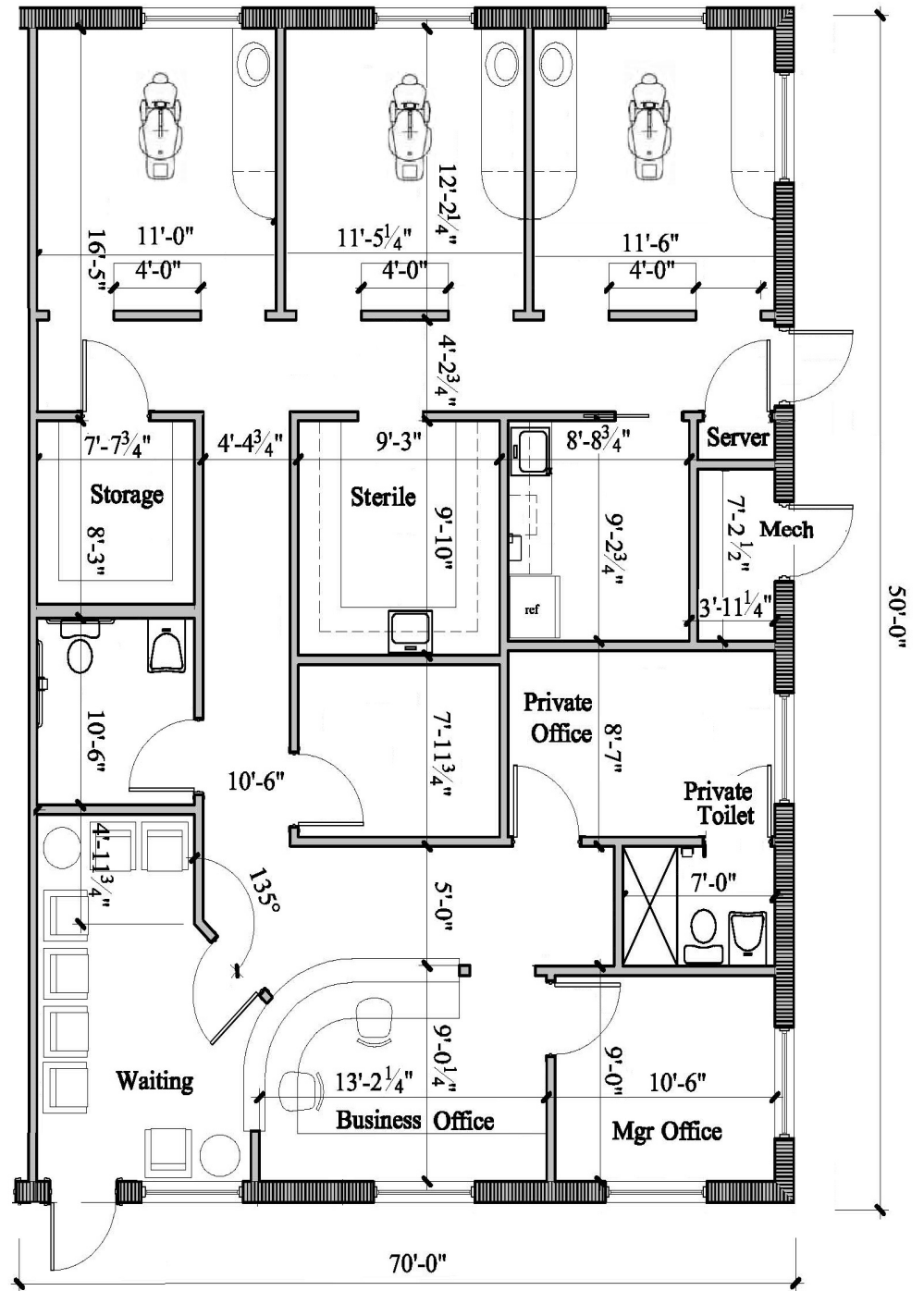
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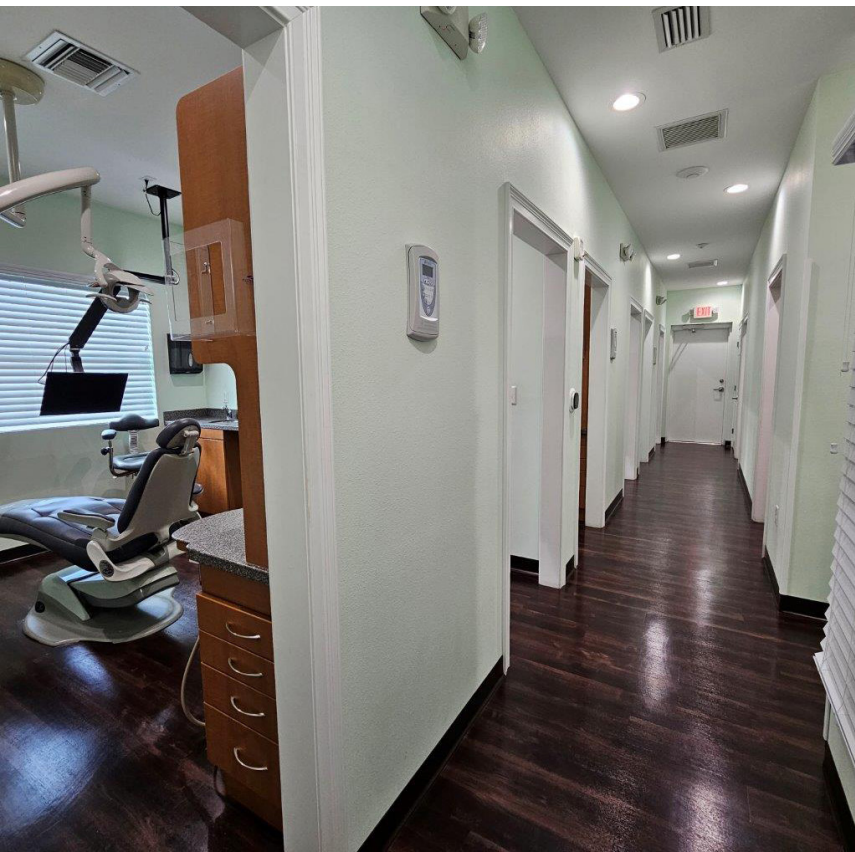


LOCATION



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	12.7



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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