

3,950 SqFt Medical Office

7603 Seminole Blvd.
Seminole, FL 33772



FOR SALE: \$1.5 Million

Dee Maret, CCIM | 727-641-5736

Kris Dumke | 813-541-4254



Property Summary

Office | Medical Office | 7603 Seminole Blvd | Seminole, FL



Property Facts

| | |
|-----------------|-------------------------|
| Sale Price: | \$1,500,000 |
| Vacant Space: | 1,285 SF |
| Leased Space | 2,665 SF |
| Building Size: | 3,950 SF |
| Parking Spaces: | 24 |
| Parking Ratio: | 6.08 |
| Year Built: | 1984 |
| Sector Type: | Office Medical Office |
| Flood Zone: | X |
| Roof: | Replaced in 2024 |
| Zoning: | Commercial General (CG) |
| Lot Size: | 0.58 Acres |

Property Overview

Here's an opportunity for a buyer who is looking for a medical office property in a busy commercial district with steady income. *Innovative Dental Solutions of Seminole*, who has built a strong patient base and is committed to a NNN lease through January 2030, occupies Suite A - and two-thirds of the concrete block building. The prospective owner could be a professional who wants to occupy the remaining one-third of the building (3 private offices and 2 restrooms) and collect the income or an ownership group who is searching for an opportunity to buy a professional office building, with upside, to expand their portfolio. Well-known local builder, Hawkins Construction, erected this facility in 1984. Multiple signage opportunities are available. Ample parking is on site. Next door, *TGH Urgent Care powered by Fast Track*, is a state-of-the-art family medical center.

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Prospective Buyers

- Medical Group or Healthcare System
- Individual Investor seeking passive income
- Private Investment Firm (Family Office)
- Property Management Firm
- Individual health care professionals such as chiropractors, podiatrists, dermatologists, dietitians, occupational or physical therapists, optometrists, psychiatrists or similar.

Location Overview

With its suburban vibe and excellent school system, Seminole, FL, is a great place to live and work. The Mid-Pinellas County community offers various activities for children and families to enjoy and it's just an 11-minute drive to our world-famous beaches. This medical office building offers easy access on a signalized corner of Seminole Blvd. and Johnson Blvd./Village Dr. The average daily traffic count on Seminole Blvd. is 41,000 and nearby Park Blvd. serves 52,000 vehicles per day. ALDI Grocery and Tampa General Hospital (TGH) Urgent Care are the property's next-door neighbors. This property is close to a variety of retail, dining, and professional services, including Seminole City Center, which alone offers 17 restaurants and 14 beauty and wellness establishments.

Drive Times

| | |
|----------------------------------|--------|
| Seminole City Center: | 3 min |
| VA Bay Pines Health Care: | 7 min |
| Gulf Beaches: | 11 min |
| Morton Plant Hospital (Baycare): | 23 min |
| St Pete Clearwater Intl Airport: | 23 min |
| Tampa International Airport: | 30 min |
| Downtown St Petersburg: | 32 min |
| Clearwater Beach: | 32 min |
| Downtown Tampa: | 40 min |

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Leased Space

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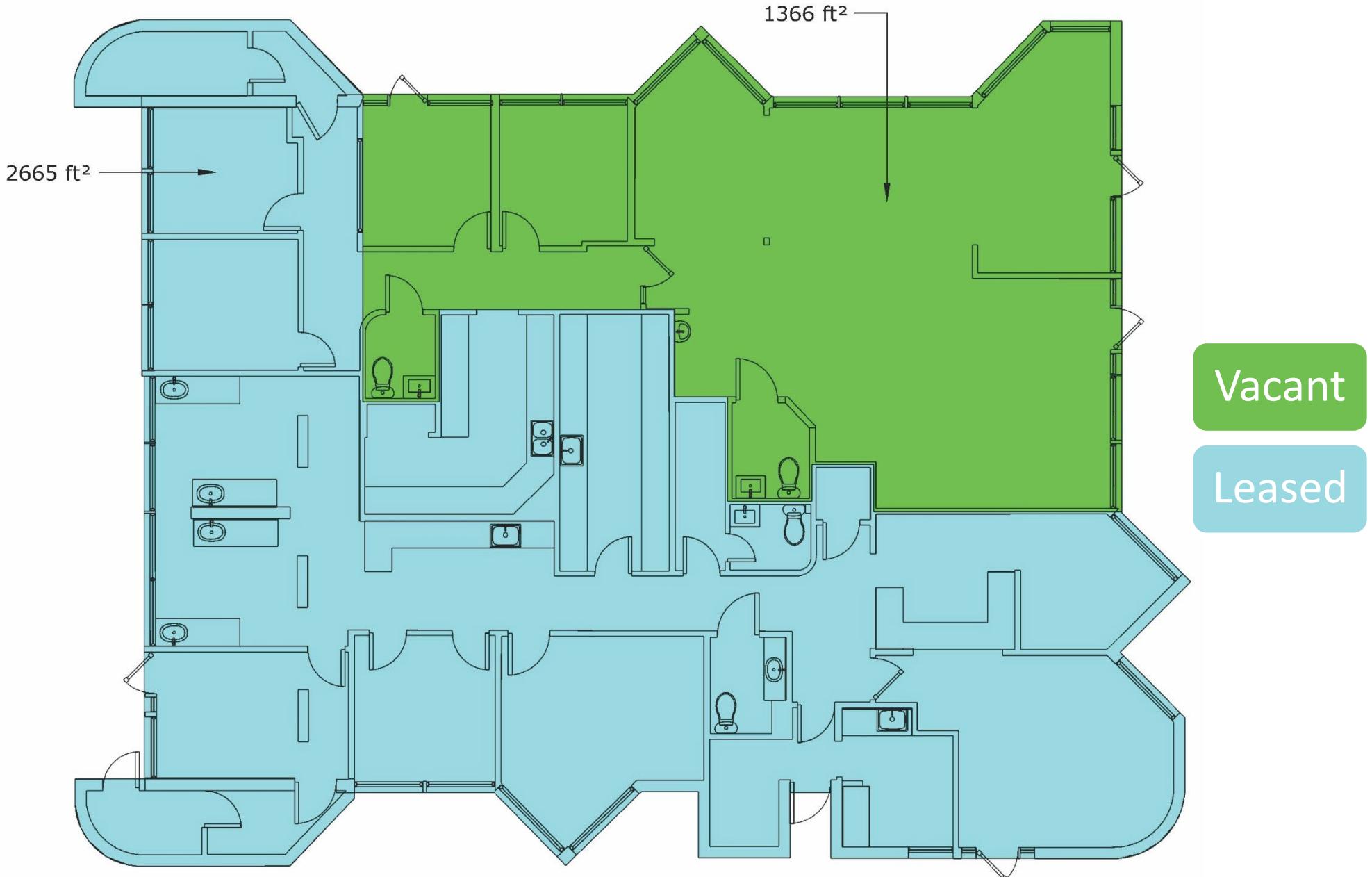
Vacant Suite

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Floor Plan

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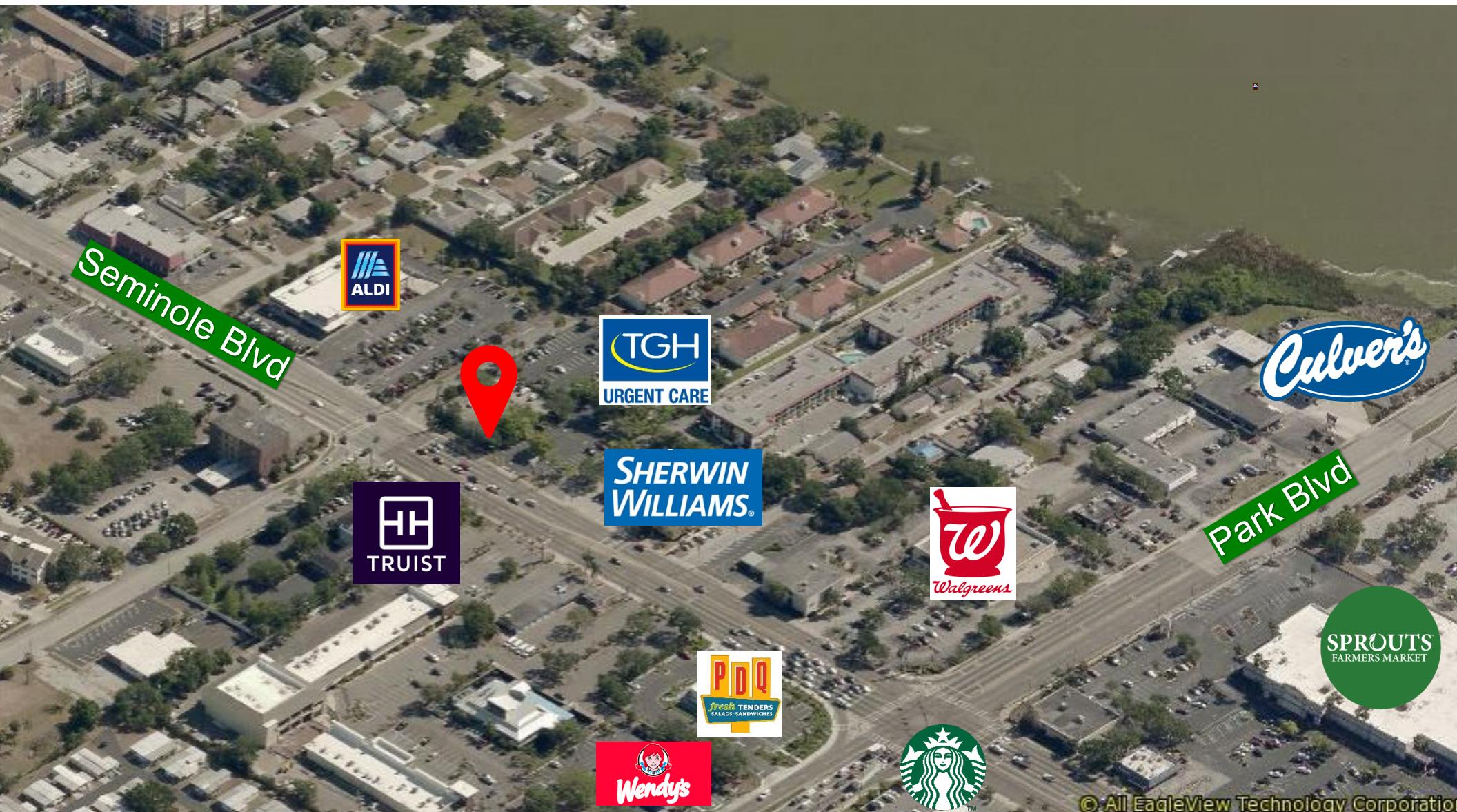
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Aerial Photo Looking Northwest

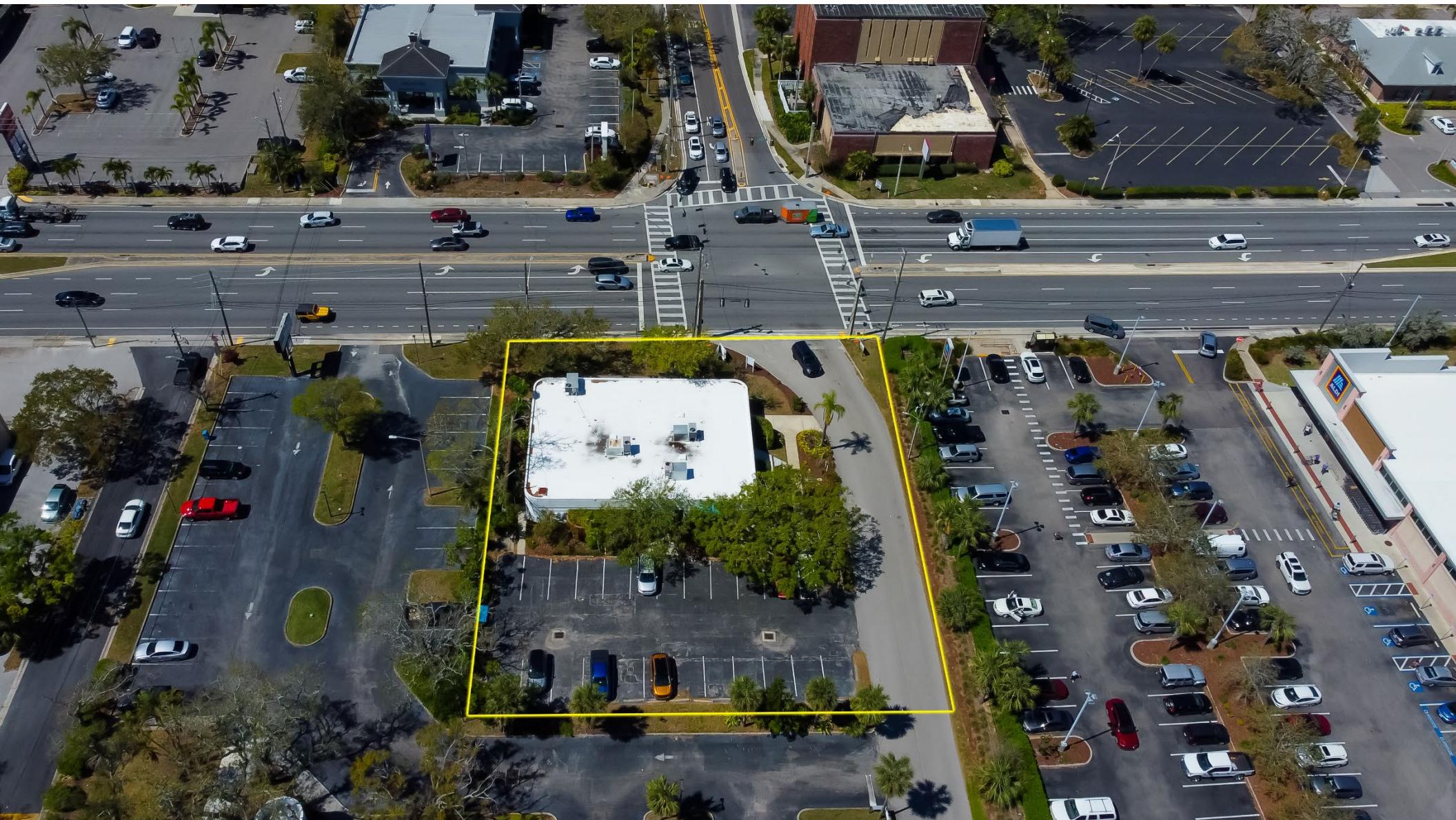
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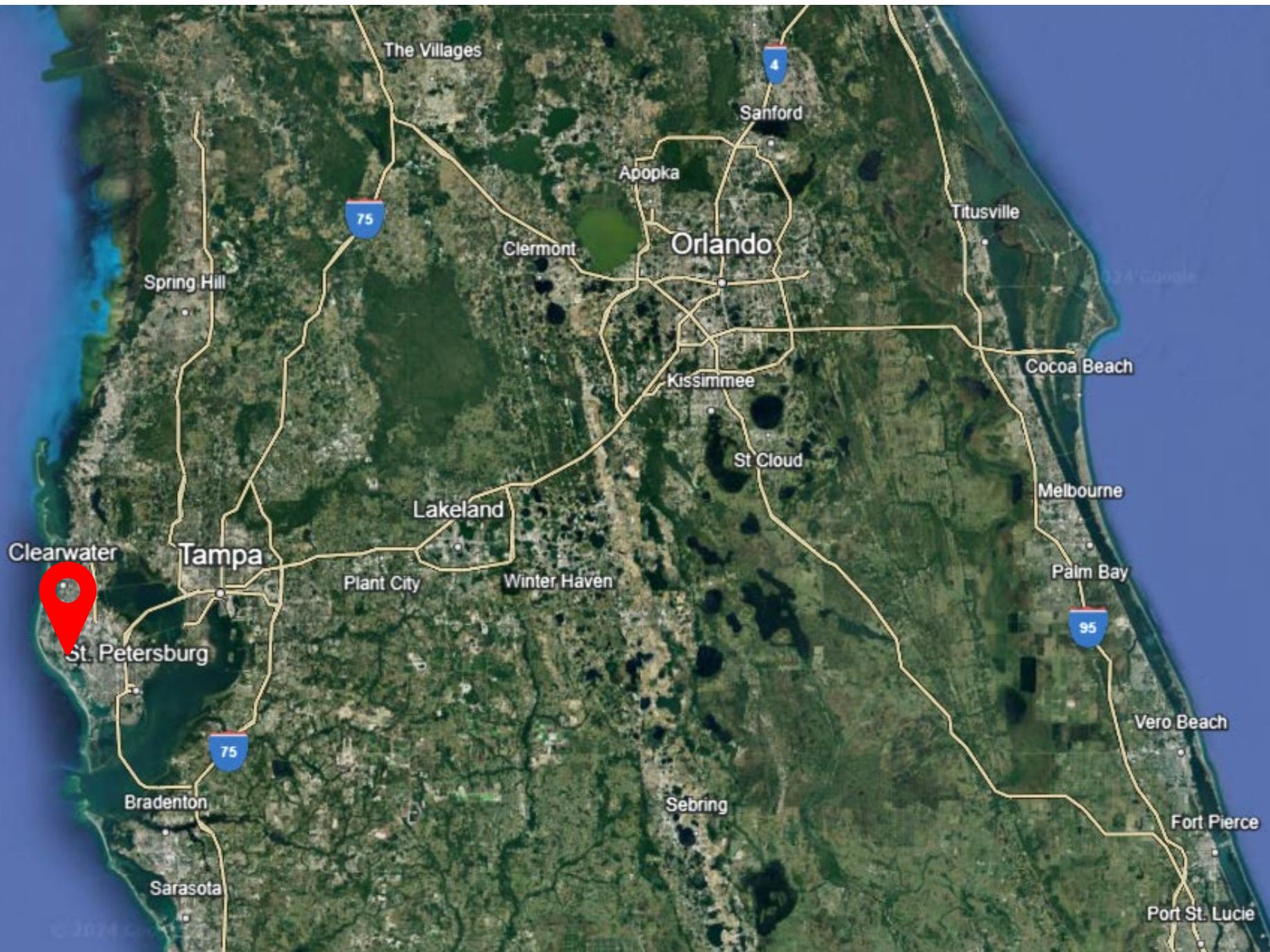
Drone Photo Looking West

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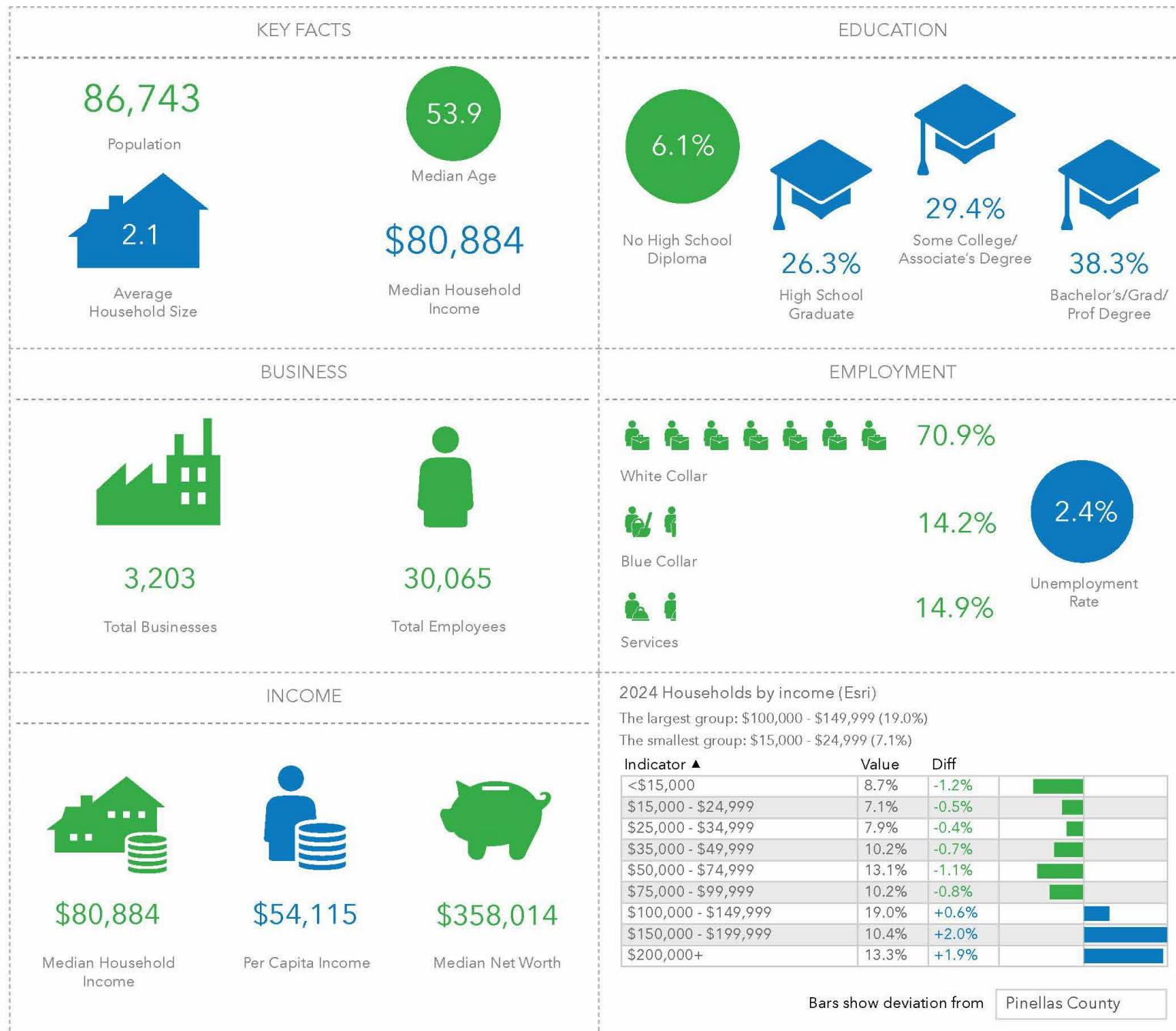
Regional Map

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Three Mile Demographics

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COMMUNITY SUMMARY

Ring of 3 miles

86,743 -0.08% 2.12 40.7 53.9 \$80,884 \$416,410 \$358,014 14.2% 53.6% 32.3%

Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth



14.9%
Services

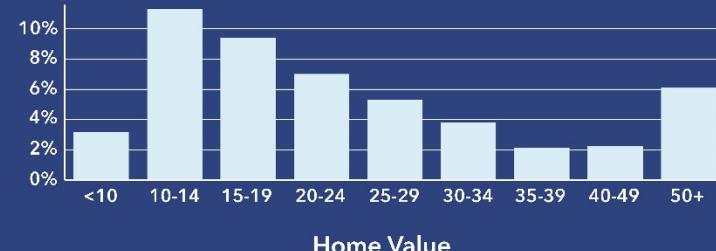


14.2%
Blue Collar

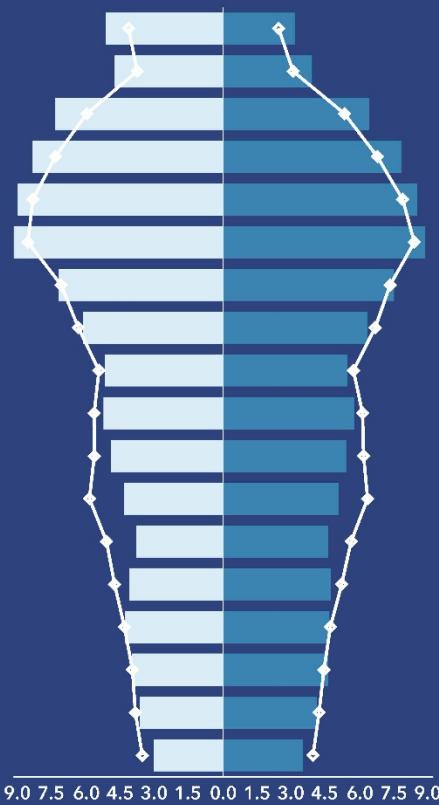


70.9%
White Collar

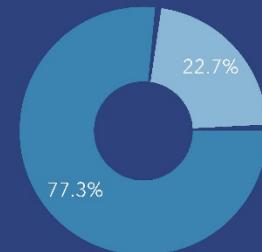
Mortgage as Percent of Salary



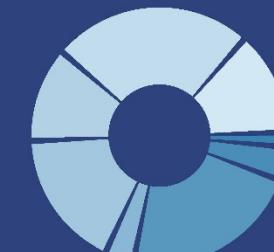
Age Profile: 5 Year Increments



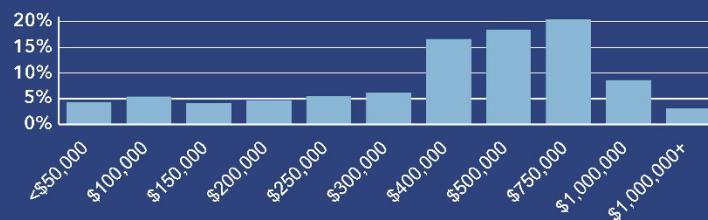
Home Ownership



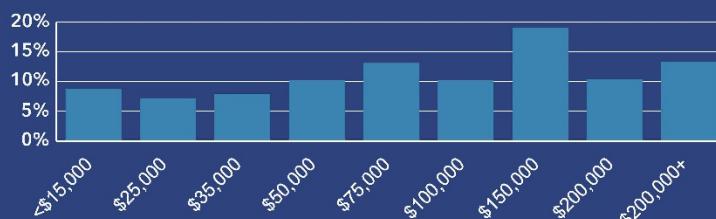
Educational Attainment



Home Value



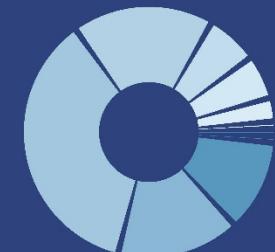
Household Income



Dots show comparison
to

Pinellas County

Housing: Year Built



● Own ● Rent

| Year Built | Percentage |
|------------|------------|
| <1939 | ~1% |
| 1940-49 | ~1% |
| 1950-59 | ~1% |
| 1960-69 | ~1% |
| 1970-79 | ~1% |
| 1980-89 | ~1% |
| 1990-99 | ~1% |
| 2000-09 | ~1% |
| 2010-19 | ~1% |
| ≥ 2020 | ~1% |

Commute Time: Minutes



| Commute Time Range | Percentage |
|--------------------|------------|
| < 5 | ~1% |
| 5-9 | ~1% |
| 10-14 | ~1% |
| 15-19 | ~1% |
| 20-24 | ~1% |
| 25-29 | ~1% |
| 30-34 | ~1% |
| 35-39 | ~1% |
| 40-44 | ~1% |
| 45-59 | ~1% |
| 60-89 | ~1% |
| 90+ | ~1% |

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