

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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Location Summary

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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

Leased Space

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Leased Space

Office | Medical Office | 17603 Seminole Blvd | Seminole, FL



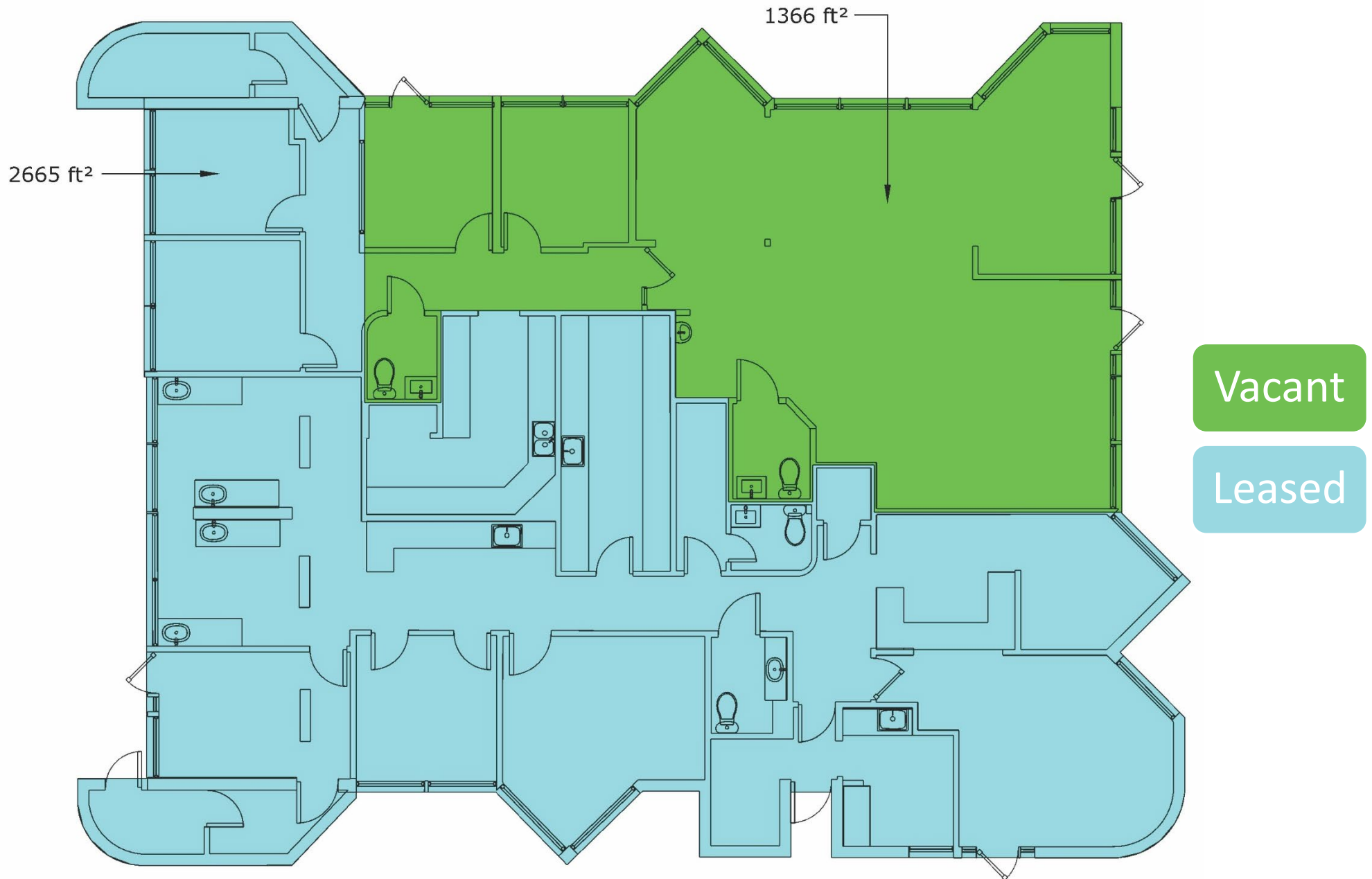
Vacant Suite

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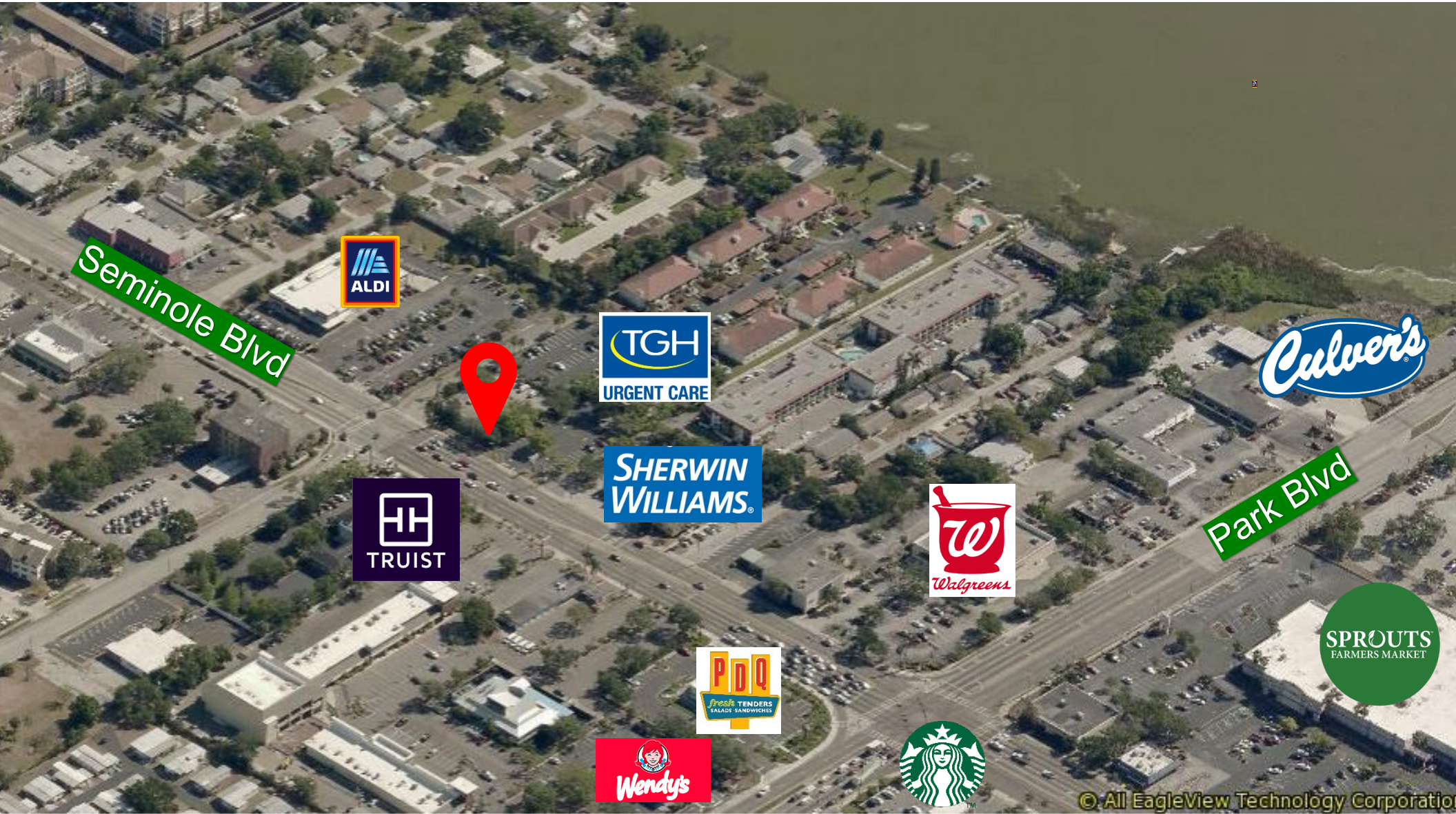
Floor Plan

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Aerial Photo Looking Northwest

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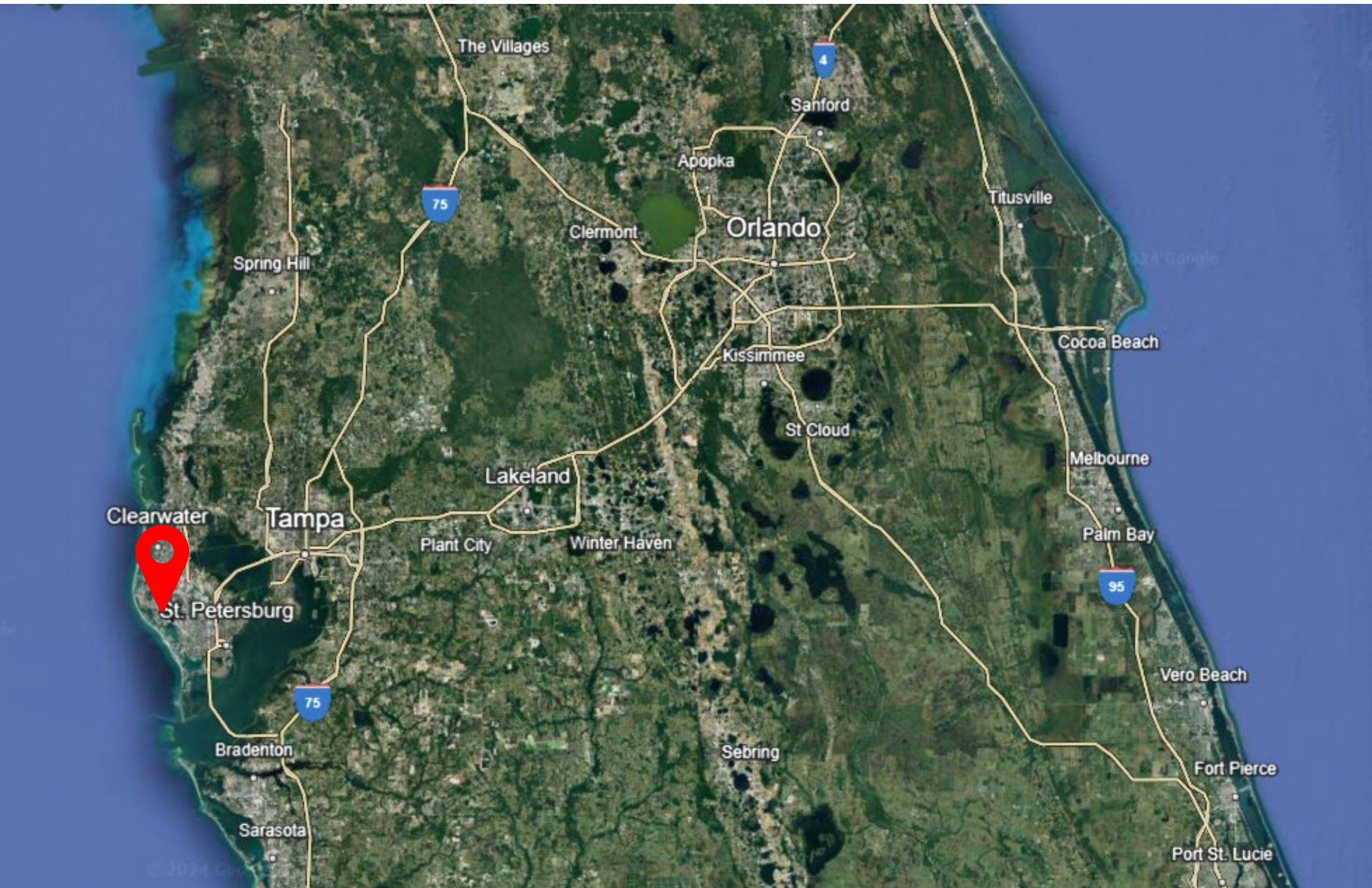
Drone Photo Looking West

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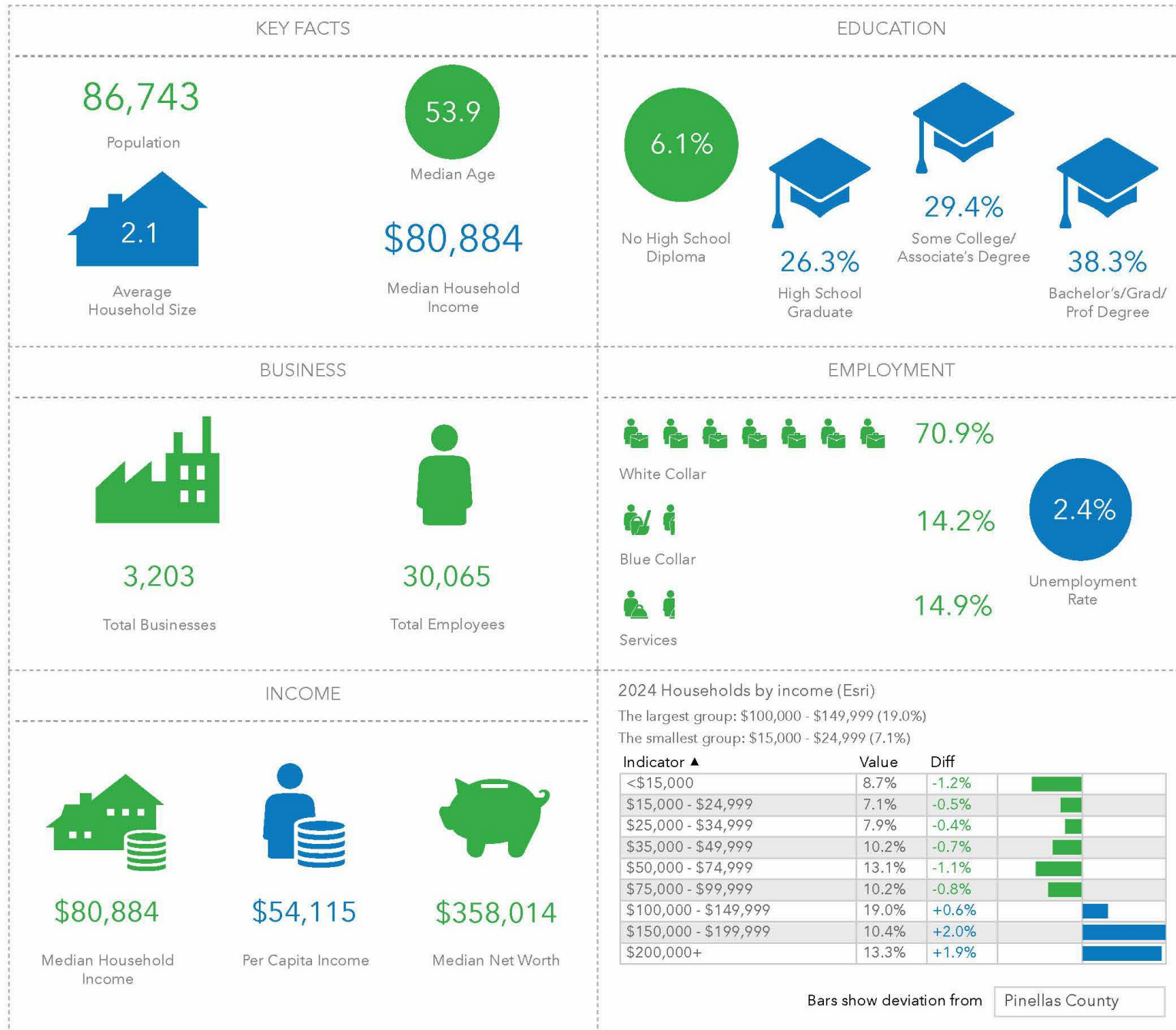
Regional Map

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Three Mile Demographics

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



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

Three Mile – Community Summary

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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	Age <18	Age 18-64	Age 65+



14.9%
Services

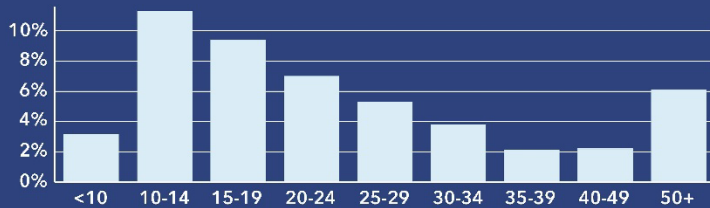


14.2%
Blue Collar

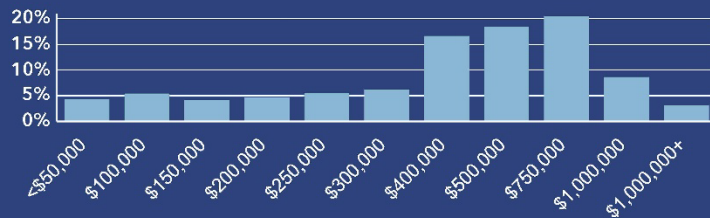


70.9%
White Collar

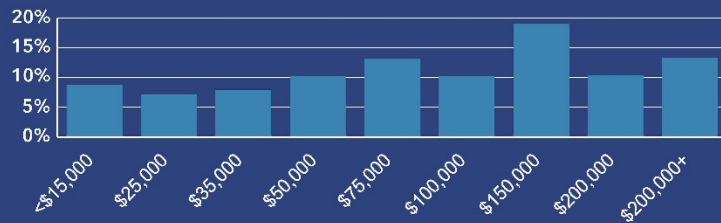
Mortgage as Percent of Salary



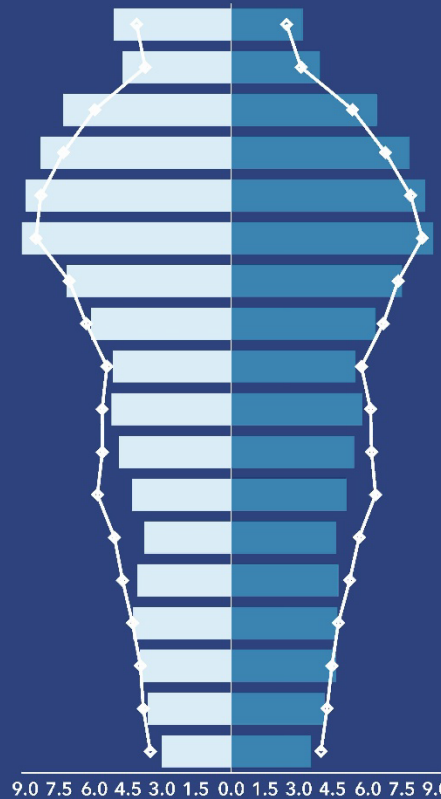
Home Value



Household Income



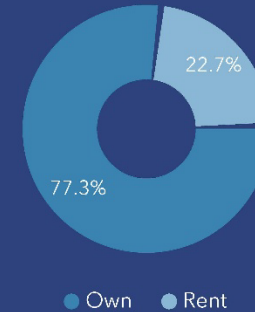
Age Profile: 5 Year Increments



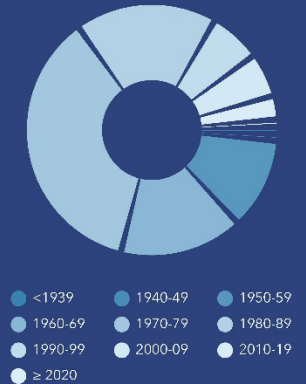
Dots show comparison to

Pinellas County

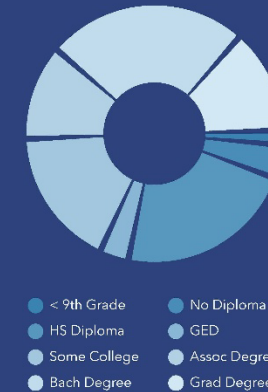
Home Ownership



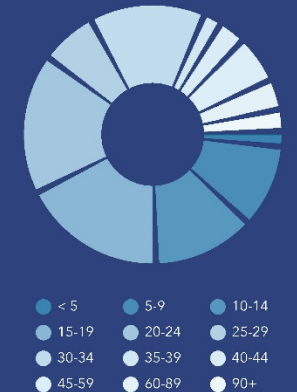
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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