



MEDICAL OFFICE FOR LEASE

1330 PINEHURST ROAD, DUNEDIN, FL 34698



Property Highlights

- **Prime Location-** High-visibility on Pinehurst Road with shared dental practice.
- **Lease Terms-** \$2,350/month full-service (tenant pays only internet & phone) 3-5 years lease options.
- **Versatile Layout-** 3 treatment rooms with sinks, 2 offices, 2 restrooms, 1 storage room, shared waiting and staff break rooms.
- **Parking-** 1 garage space with ample shared patient parking spots.
- **Tenant Suitability-** Ideal for medical, wellness or therapy professionals.



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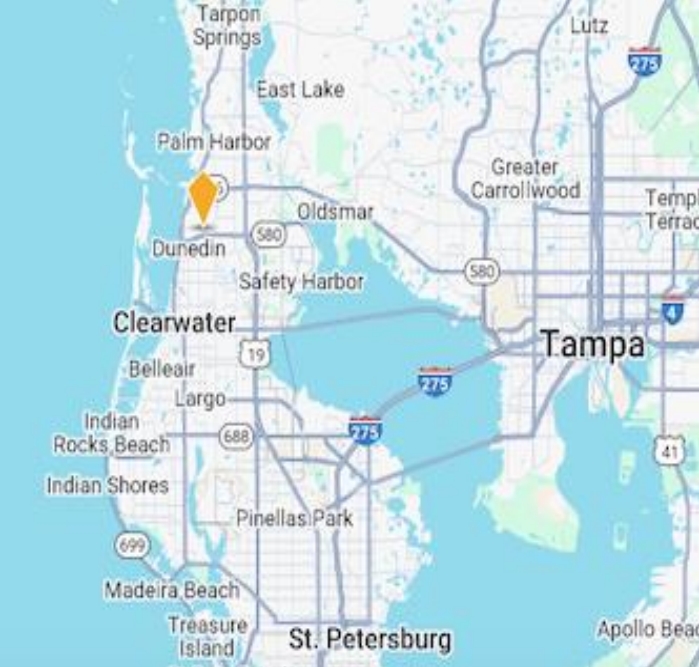
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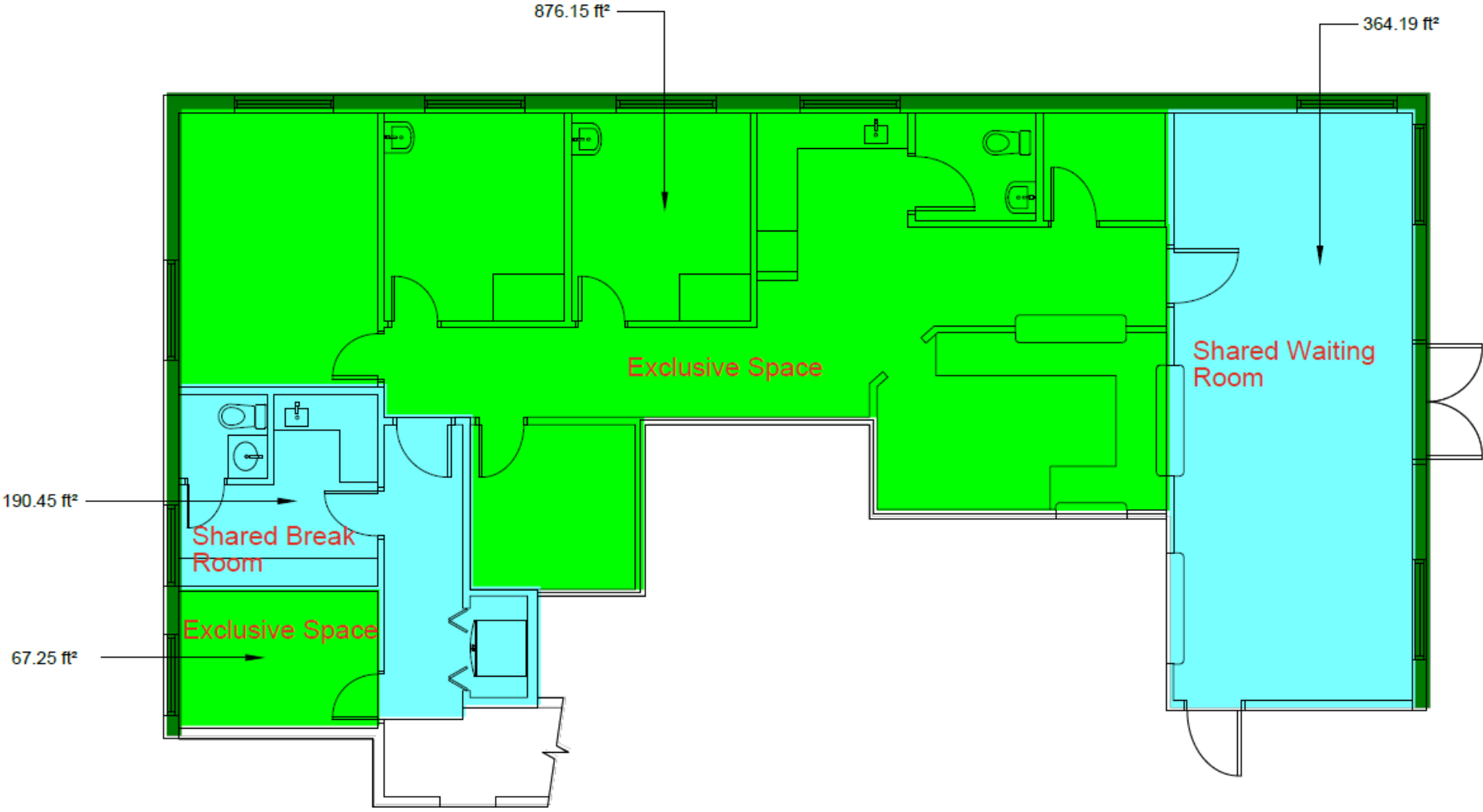


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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	13,165	88,905	206,739
AVERAGE HH INCOME	\$68,950	\$75,625	\$82,944
MEDIAN AGE	58	54	50
TRAFFIC COUNT	8,740 AADT		



First Floor | Scale: 1/8" = 1'-0"

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