



For Sale/Lease

8763 River Crossing Blvd.
New Port Richey, FL 34655

22,202-SF Medical Office On A Large 4.72-Acre Parcel

- More than ample parking with 231 stalls, providing a parking ratio of 10.4:1,000 SF
- Space includes multiple offices, exam rooms, procedure rooms, infusion areas, and radiation vault
- 3.4 miles north of Medical Center of Trinity, a 340-bed HCA West Florida Hospital
- High physician demand projected in multiple specialties over the next five years
- Ideally positioned at the crossroads of a large existing population base experiencing robust growth
- Favorable location surrounded by medical offices and national retail outlets

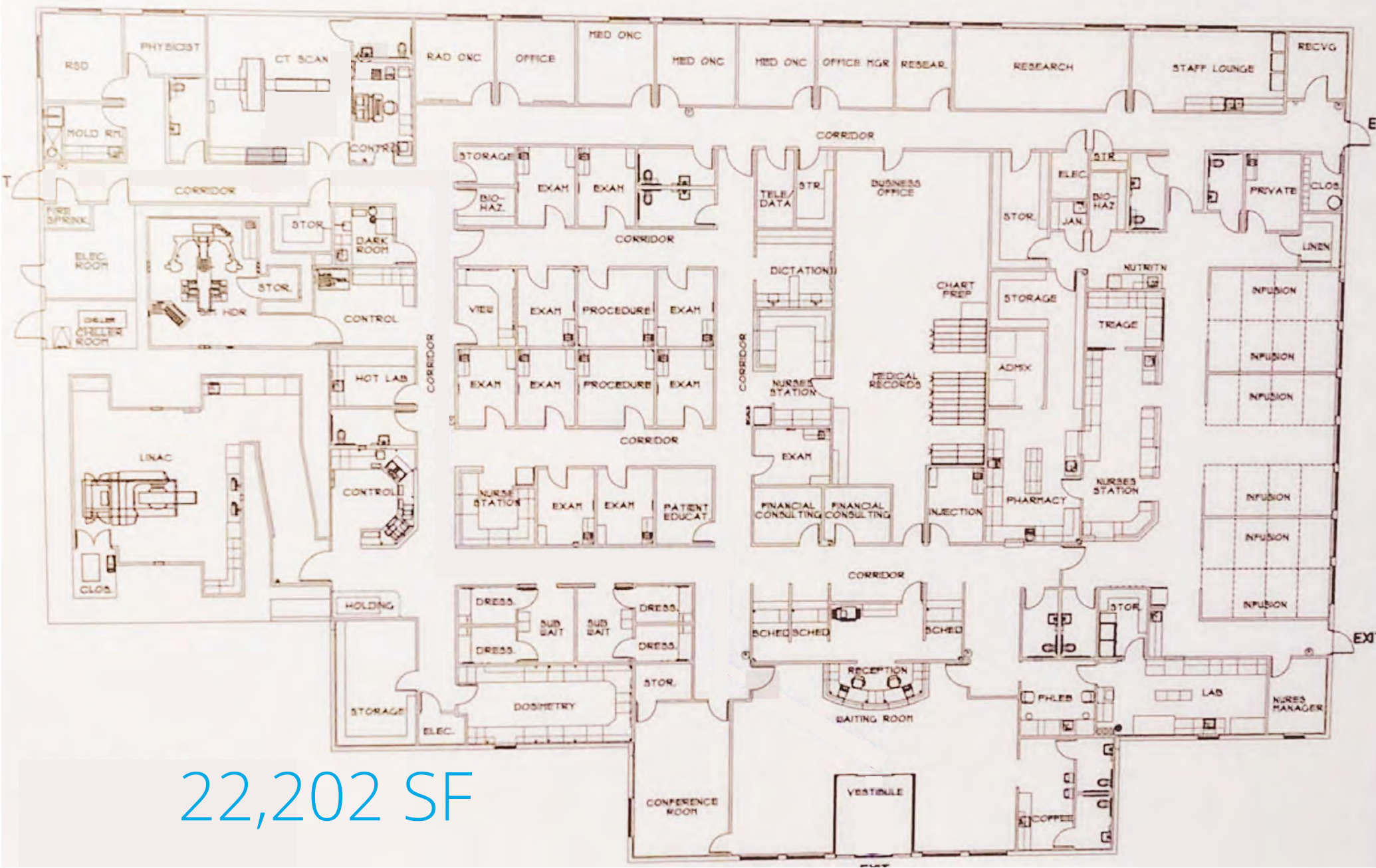
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Accelerating success.



22,202 SF



Property Overview

Address	8763 River Crossing Boulevard, New Port Richey, FL 34655
Parcel ID	Pasco County 11-26-16-0010-01500-0042
Building Area	22,202 square feet
Area	4.72 acres
Zoning	C-2 (General Commercial). Allowing for a wide range of commercial uses and additional density to be built on site.
Future Land Use	ROR - Retail/Office/Residential
Year Constructed	2004; renovated 2015
Stories	One
Parking	231 surface parking stalls for a ratio of 10.4:1,000 SF
Construction Type	Concrete exterior walls with stucco and brick veneer finish
HVAC	Mulitple roof top package units
Sprinkler Systems	Fully sprinklered and monitored
Roof	Built-up membrane
Electrical	277/480 volt, three-phase power, 800-amp service

Key Highlights

- Floor plan accommodates a large number of medical and commercial uses
- Renovated in 2015, the Property has been well maintained
- With 231 parking stalls providing a parking ratio of 10.4:1,000 SF, the Property more than exceeds the market standard of 6.0:1,000 SF
- Current site density (building coverage) is ±10.8% and Pasco County zoning guidelines allows for 50% maximum density, providing an opportunity for expansion



Physician Demand

Encompassing a 10-mile radius of 8763 River Crossing Boulevard, Advisory Board's analytics show the projected additional providers needed within five years for the following specialties.

Specialty Category	Providers Needed; 5-Year Projected
Advanced Practitioner	396.5
Physical Medicine & Rehabilitation	95.7
Psychiatry, Psychology & Social Services	79.3
Primary Care	66.6
Obstetrics & Gynecology	52.5
Radiology	42.8
Other Specialties	42.7
General Surgery	38.9
Oncology & Hematology	37.9
Pathology & Laboratory Medicine	35.7
Dentistry	32.9
Neurosciences	30.3
Cardiovascular	29.3
Orthopedics	27.0
Pediatrics & Neonatology	24.6
Emergency Medicine	24.4
Hospitalist	24.2
ENT	12.8
Urology	11.5
Endocrinology, Diabetes & Metabolism	11.1
Pulmonology	10.5
Nephrology	8.8
Gastroenterology	7.5
Rheumatology	4.9

Area Demographics



333,321
Current Total
Population



351,376
5-Year Total
Population



\$50,274
Median Household
Income



\$188,879
Median Home
Value



\$4,918
Annual Healthcare
Spending



PATH MEDICAL

Easthaven Court

River Crossing Boulevard

Publix

After Hours
Pediatrics
DENTAL CARE
WAX, CLEAN & STAIN

River Crossing
Auto Spa

SUNTRUST

River Crossing
DENTAL CARE



monticciolo
family & sedation dentistry

PRESTIGE
DERMATOLOGY

FOOT & ANKLE
Medical Center

verizon

Trouble Creek Road

Little Road

DUNKIN'
DONUTS



Access Road

Walgreens

Walgreens

BayCare
Medical Group

MAVIS
DISCOUNT
TIRE





Little Road



Easthaven Court

Little Road



Access Road



River Crossing Auto Spa

River Crossing Boulevard





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