CREA
COMMERCIAL REAL ESTATE
ADVISORS

Heart Pine Avenue

ODESSA, FL 33556

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

7,918 SF +/- new construction medical office building is available for lease. The building is made up of four suites: two 2,127 SF +/- end cap units and two 1,832 SF +/- interior units. Every suite will be delivered in shell condition, so a tenant can lay out its own reception, exam rooms, procedure rooms, offices, and staff areas around the way its practice runs. The end cap units offer added visibility, while the interior units give smaller practices an efficient footprint. The building sits on 1.39 AC +/- zoned MPUD within the Starkey Ranch master-planned community, with completion expected in 2027.

The property is adjacent to Starkey Ranch ER & Hospital, within 0.1 miles. This gives tenants emergency care, imaging, and a referral source right next door. Surrounding retail along the State Road 54 corridor includes Publix, Wawa, Starbucks, Aldi, and Chipotle less than 1 mine away. The site has direct access to State Road 54 (57,000 Annual Average Daily Traffic)

PROPERTY HIGHLIGHTS

- Four Suites: Two 2,127 SF +/- End Caps and Two 1,832 SF +/- Units
- Delivered in Shell Condition for Custom Tenant Build-Out
- 1.39 AC +/- Zoned MPUD Within Starkey Ranch
- Adjacent to Starkey Ranch ER & Hospital, Near State Road 54 (57,000 AADT)
- Perfect for a Variety of Medical Office and Clinical Users

OFFERING SUMMARY

Lease Rate:	$39.00/SF
Number of Units:	4
Available SF:	1,832 - 7,918 SF
Lot Size:	1.39 Acres
Building Size:	7,918 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	839	8,919	27,328
Total Population	2,325	25,583	73,790
Average HH Income	$138,945	$146,785	$131,570

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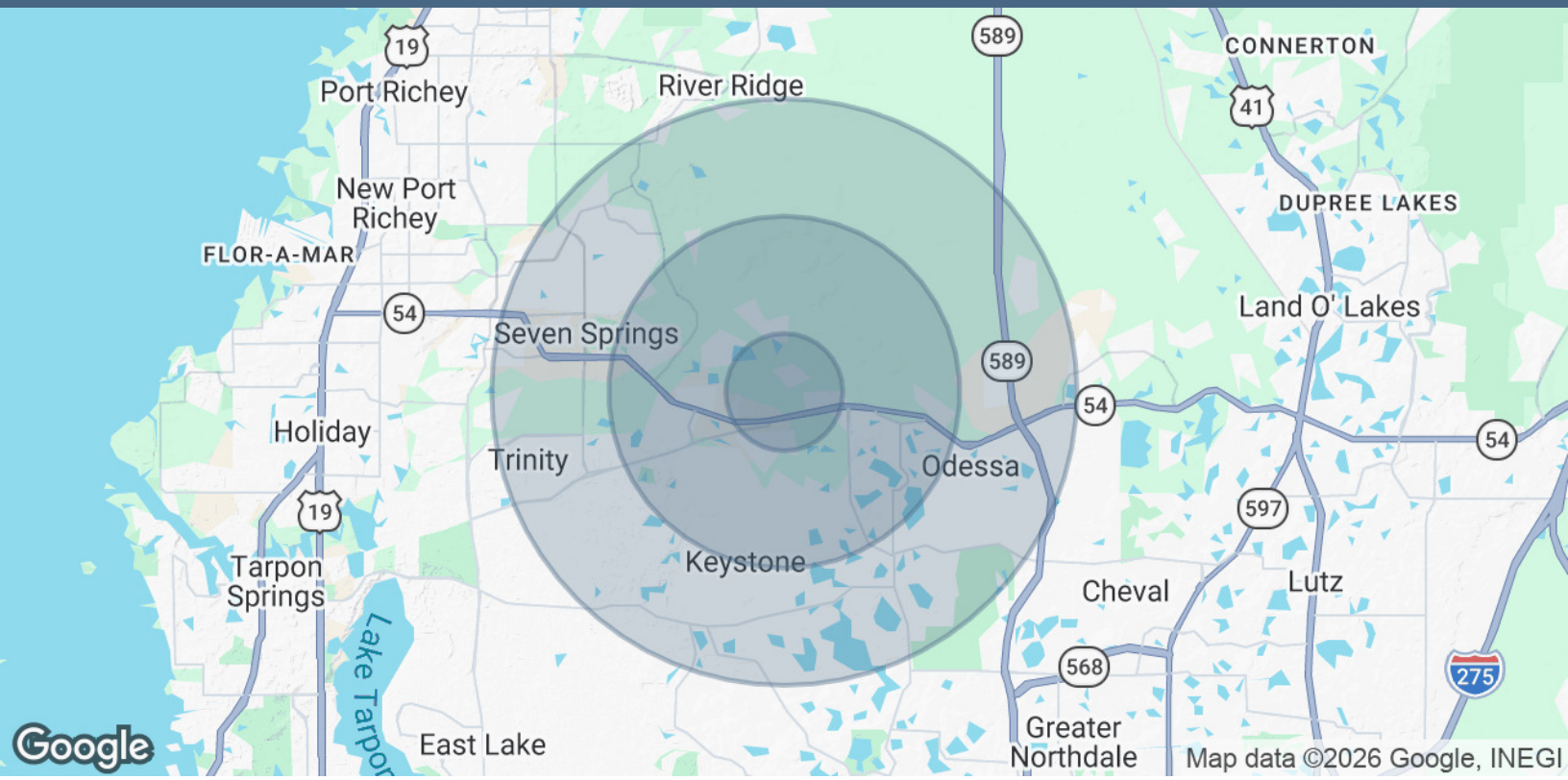
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OFFICE BUILDING **FOR LEASE**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,325	25,583	73,790
Average Age	39.1	41.6	43.7
Average Age (Male)	39.7	42.2	43.8
Average Age (Female)	38.9	40.8	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	839	8,919	27,328
# of Persons per HH	2.8	2.9	2.7
Average HH Income	$138,945	$146,785	$131,570
Average House Value	$456,426	$484,847	$438,643

2023 American Community Survey (ACS)

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