

13515 SHELDON ROAD | TAMPA, FL

# CITRUS PARK MEDICAL OFFICE

[citrusmedicaloffice.com](http://citrusmedicaloffice.com)

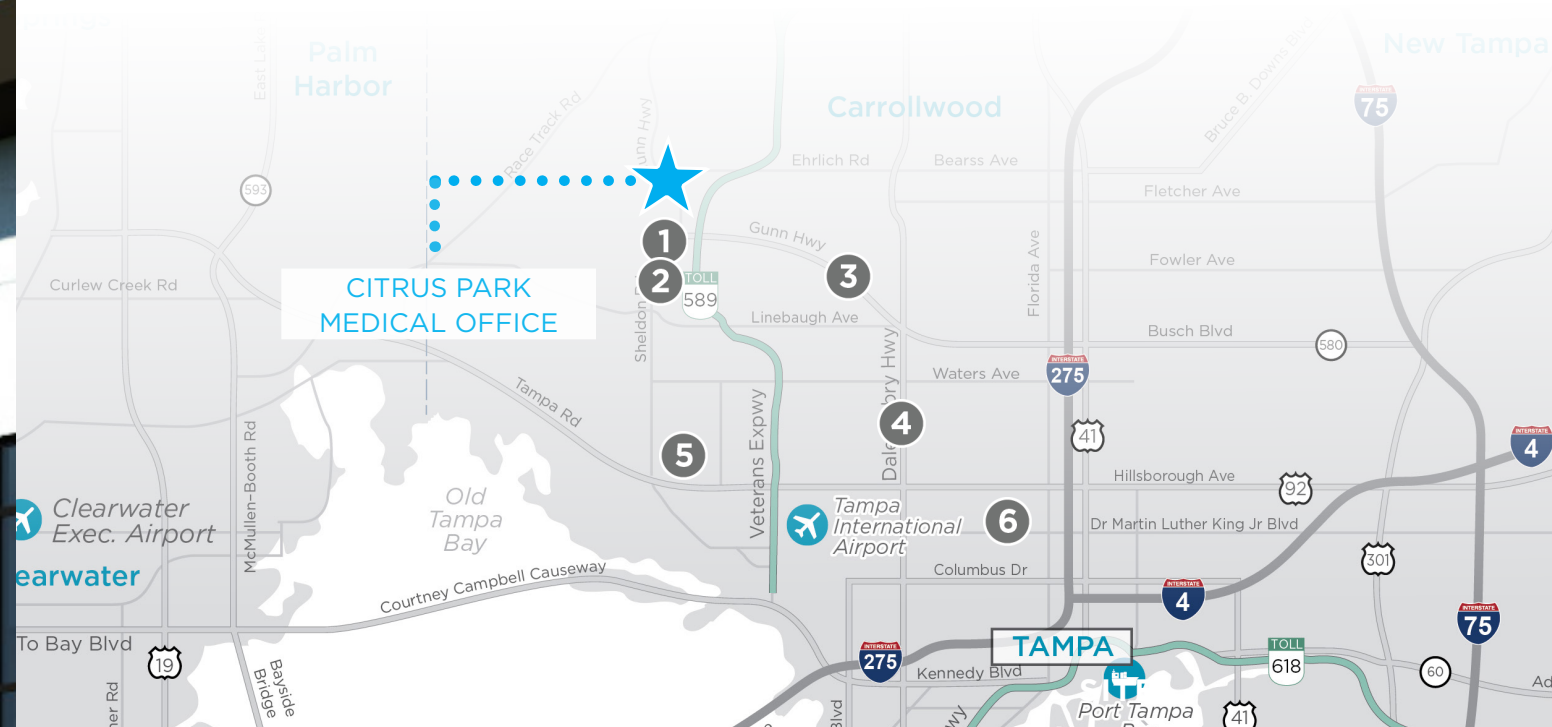


# CITRUS PARK MEDICAL OFFICE

features plans to build a brand-new Class A Medical Office Building driven to attract and meet the needs of the surrounding community and population growth. The roughly 20,000 sf medical office building would offer a unique opportunity in the Citrus Park and Westchase submarket to locate their practice at the forefront of the highly trafficked Sheldon Road, just north of the new Citrus Park and Country Way connection. The plan intends to include approximately 20,000 SF of space with over 300 feet of frontage directly on Sheldon Rd. There is significant residential, and commercial growth in this corridor with multiple healthcare sites along Sheldon Rd. AdventHealth and HCA are two that have recently built on Sheldon rd. There will be building signage available and surface parking making this building easily visible and accessible for all patients.



- |   |                                   |           |       |   |                                 |            |        |
|---|-----------------------------------|-----------|-------|---|---------------------------------|------------|--------|
| 1 | FREE STANDING ER DEPARTMENT       | 01 MILES  | 3 Min | 4 | ADVENT HEALTH CAROLLWOOD        | 7.8 MILES  | 16 Min |
| 2 | ADVENT HEALTH WESTCHASE ER        | 1.7 MILES | 4 Min | 5 | HCA WEST FLORIDA                | 6.2 MILES  | 14 Min |
| 3 | TAMPA GENERAL HOSPITAL - GUNN HWY | 4.9 MILES | 9 Min | 6 | ST. JOSEPH'S CHILDRENS HOSPITAL | 11.7 MILES | 20 Min |



±20,000 SF

## STRATEGIC LOCATION & BUILDING FEATURES

- Proposed Class A Medical Office Buildings
- Generous tenant improvement allowance
- Building signage available with proper approvals
- Rental Rate: \$27.50 psf NNN
- Estimated Operating Expenses: \$8.00-\$10.00 psf
- < 25 minute drive time to six (6) medical facilities
- Nearly 24,680 cars passing per day traffic count directly across from Citrus Medical Office



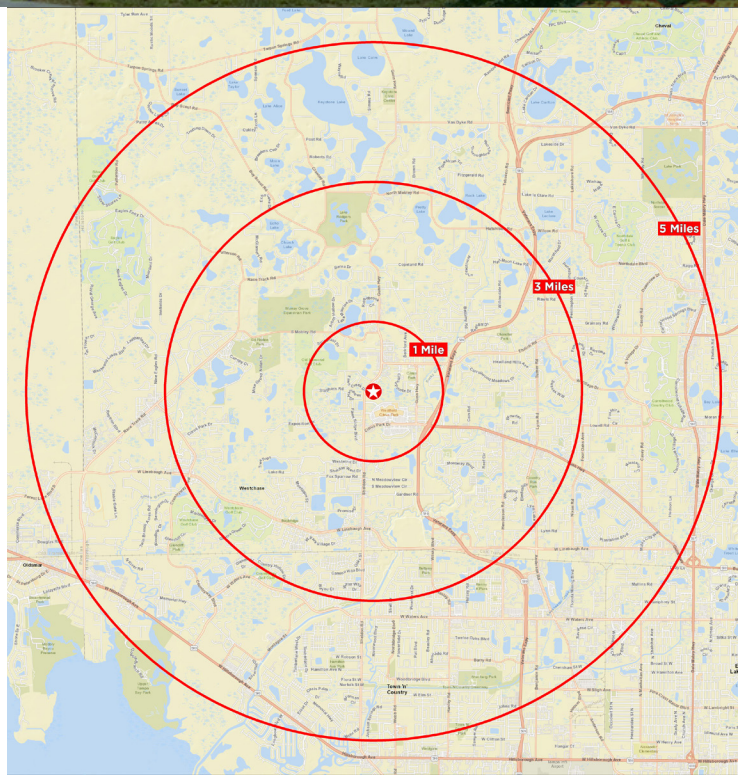
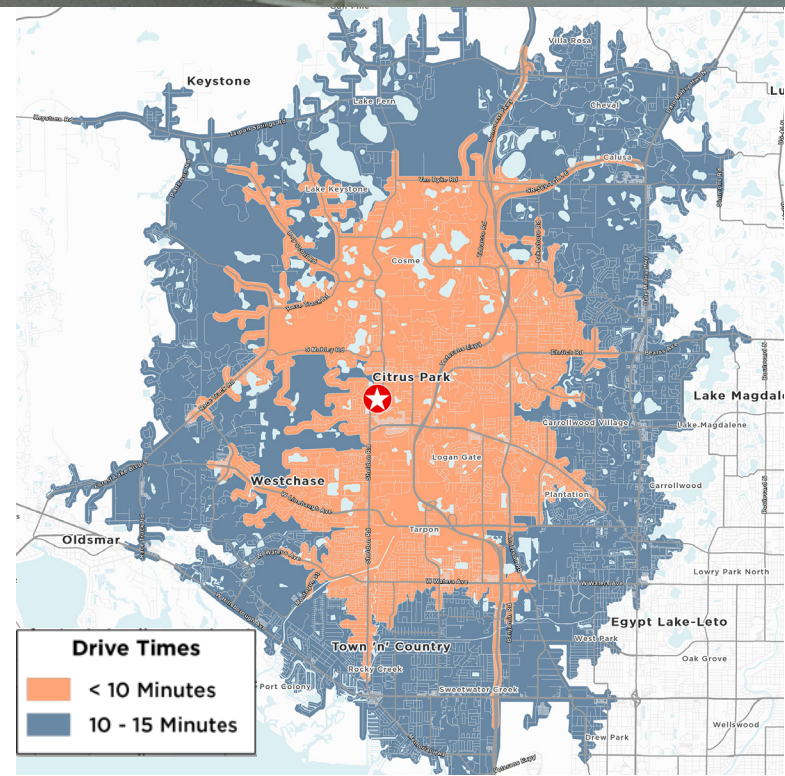
# AVAILABILITIES



**FLOOR 2 - UP TO 10,000 RSF**

**FLOOR 1 - UP TO 10,000 RSF**

For pricing please contact broker.



**PROPER DESIGN AND FLOW OF SPACE**



**ENHANCED PATIENT EXPERIENCE & CONVENIENCE**



**INTEGRATED HEALTHCARE DELIVERY**

Citrus Park is one of Tampa Bay's top-rated suburban neighborhoods. It is home to the premier shopping destination, Citrus Park Town Center, which includes a variety of major retailers and a mix of local and national restaurants. The neighborhood is easily accessible from the Veteran's Expressway and is only a 10 minute drive from The Tampa International Airport.

# DYNAMIC SERVICE LINE GROWTH

SERVICE LINE	5 YEAR GROWTH	10 YEAR GROWTH
Physical Therapy/Rehabilitation	35.1%	56.3%
Thoracic Surgery	34.6%	53.4%
Pain Management	34.2%	58.2%
Evaluation and Management	33.6%	60.8%
Spine	33.2%	50.2%
Orthopedics	32.5%	53.7%
Neurosurgery	29.8%	48.9%
Podiatry	27.9%	55.6%
Neurology	25.8%	45.6%
Vascular	23.1%	42.4%
Ophthalmology	22.8%	40.9%
Endocrinology	22.7%	35.2%
Pulmonology	21.4%	35.3%
Dermatology	21.2%	38.1%
Miscellaneous Services	20.0%	26.1%
ENT	19.9%	29.3%
Cosmetic Procedures	18.1%	38.8%
Nephrology	16.2%	35.6%
Lab	15.7%	29.3%
Cardiology	13.0%	23.0%
Gynecology	11.6%	17.2%
Urology	11.4%	23.1%
Gastroenterology	11.4%	21.1%
Radiology	10.2%	19.8%
General Surgery	10.0%	20.2%
Oncology	5.5%	14.6%
Psychiatry	1.2%	1.6%
Trauma	-2.7%	-1.1%
Obstetrics	-4.4%	-1.9%



# MEETING UNTAPPED DEMAND

## Key 3-mile Demographics



Total Local Population  
**76,317**



Total Local Households  
**29,083**



Average Household Income  
**\$108,768**



Over 55 Years Old  
**29.00%**



Median Age  
**41.1**



College Education or Higher  
**49.80%**



# SITE PLAN





# AREA AMENITIES

## RESTAURANTS

1. Outback Steakhouse
2. Applebees Bar + Grill
3. Ford's Garage
4. Steak 'n Shake
5. Keke's Breakfast Cafe
6. Red Robin
7. Olive Garden
8. Longhorn Steak House
9. Chili's Bar & Grill
10. Chipotle

## RETAIL OPTIONS

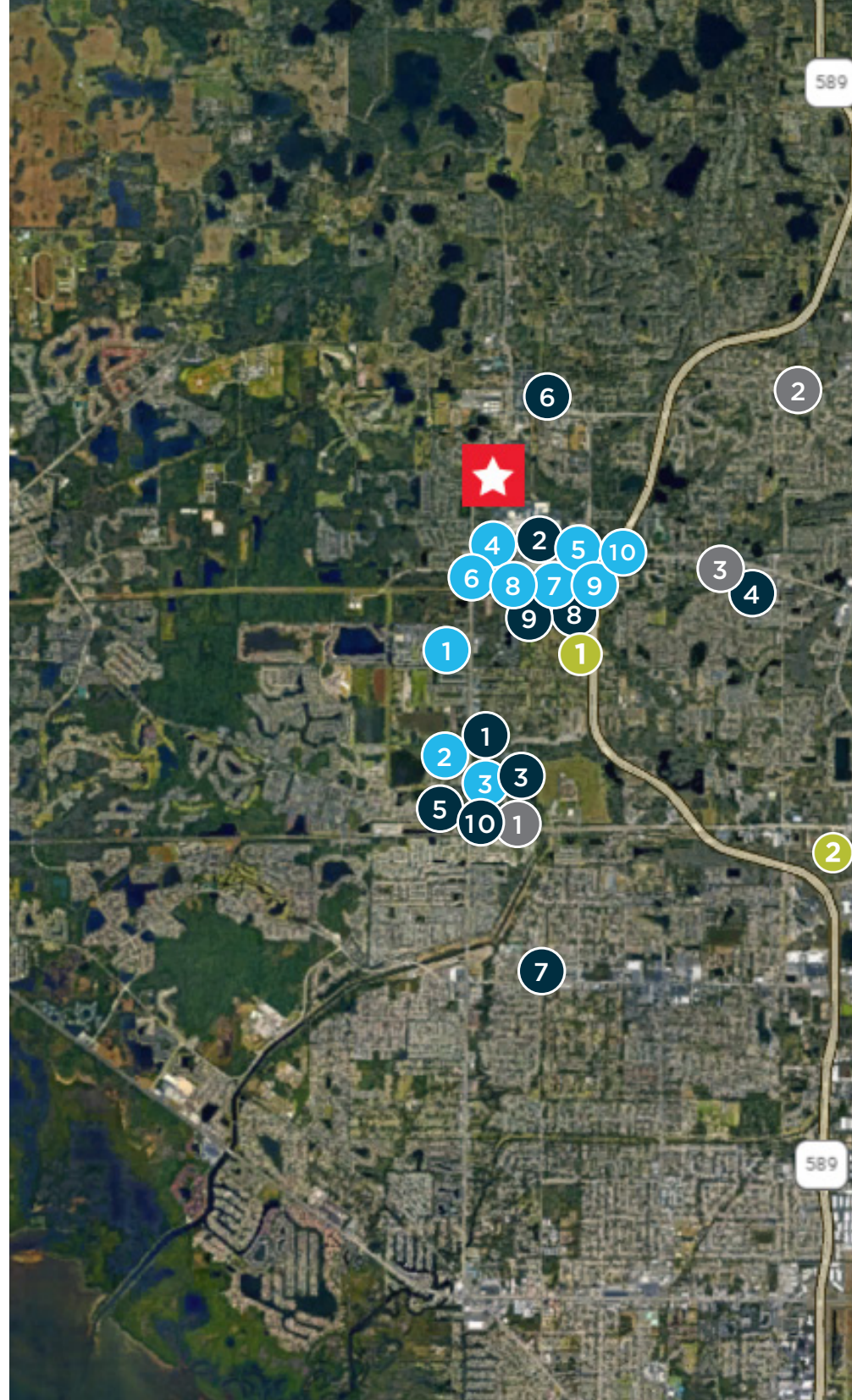
1. Sprouts Farmers Market
2. Citrus Park Town Center Mall
3. Costco
4. Walmart
5. CVS
6. Publix
7. Target
8. Burlington
9. Best Buy
10. Aldi

## COFFEE SHOPS

1. Starbucks
2. Dunkin
3. Sips Specialty Coffee House

## HOTELS

1. Courtyard By Marriott
2. Holiday Inn Express & Suites



NEARBY  
CITRUS PARK TOWN CENTER



NEARBY  
MARKETPLACE AT CITRUS  
PARK

20+

RESTAURANTS  
within 1 mile

30+

RETAIL OPTIONS  
within 1 mile

5

HOTELS/RESORTS  
within 3 mile



# TIMELINE

## Project Milestones\*



JUNE 1, 2022

Finalize anchor tenants



OCTOBER 1, 2022

Building shell underway

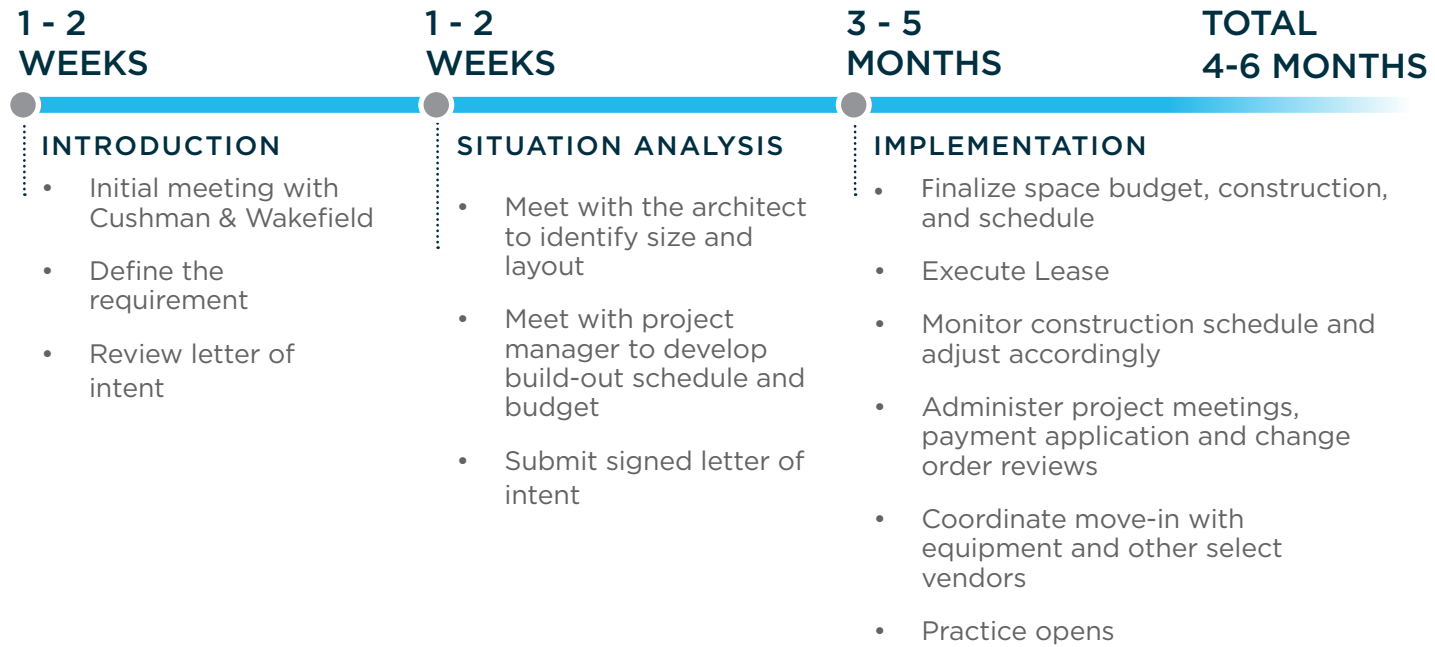


MARCH 1, 2023

Estimated building completion

\*Timeline subject to change.

## Lease & Space Build Timeline Upon Building Shell Completion



# GLOSSARY

## RENTABLE SQUARE FOOTAGE

The total square footage that can be assigned to a tenant for the purpose of determining tenant's total rental obligation. Generally, this includes common areas in the building including hallways, lobbies, bathrooms and phone/data closets.

## NNN LEASE (TRIPLE NET LEASE)

In addition to the rental rate, tenant is responsible for paying building operating expenses, taxes and insurance. Tenant is responsible for the utilities servicing their suite.

## OPERATING EXPENSES

Expenses associated with operating the building, which can include landscaping, common area utilities, property management, repairs and maintenance, insurance and real estate taxes. Operating Expenses can increase year to year. A conservative annual increase is 3%

## TERM

The total length of time committed leasing space, including the rent-paying and rental abatement periods.

## RENTAL ABATEMENT

A rent free period, typically at the beginning of a lease term.

## RENTAL RATE ESCALATIONS

Increase in rent applied annually throughout the Term of the lease, typically becoming effective the first day of the second rent-paying year. This is usually expressed as a percentage.

## TENANT IMPROVEMENT COSTS

All hard and soft costs associated with the design, review, permitting, supervision, construction and contracting to build out tenant's space.

Reference has been made to the NAIOP Research Foundation's Commercial Real Estate Terms and Definitions.

# CITRUS PARK MEDICAL OFFICE

## CONTACT



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