

**AVAILABLE  
FOR LEASE**

**FLETCHER MEDICAL OFFICE BUILDING**  
3345 W. Fletcher Avenue | Tampa, Florida 33618



**BUILDING SUMMARY**

New to Carrollwood are (2) two brand new, Class A Medical Office Buildings perfect for practices looking to expand into a growing market. The proposed buildings will each feature 9,000 RSF of space for lease with functional 5/1 parking, opportunities for pylon and building signage and high building visibility facing W. Fletcher Avenue.

- Suites ranging from 4,500 to 9,000 RSF
- New Construction
- Ready for occupancy 4Q 2023
- Excellent visibility with signage for building & pylon potentially available

**BUILDING  
SPECIFICATIONS**



**Total Building Area:**  
± 18,000 SF



**Delivery:**  
4Q 2023



**Stories:**  
One (1)



**Parking:**  
5.00/1,000



**Lease Rate:**  
\$26.25/SF, NNN



**TI Allowance**  
\$50/SF

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Advisory Board's analytics shows the projected additional providers needed within 5 years for the following specialties surrounding 3345 W. Fletcher Avenue:

## CLINICIAN SF OVERSATURATION BY SPECIALTY

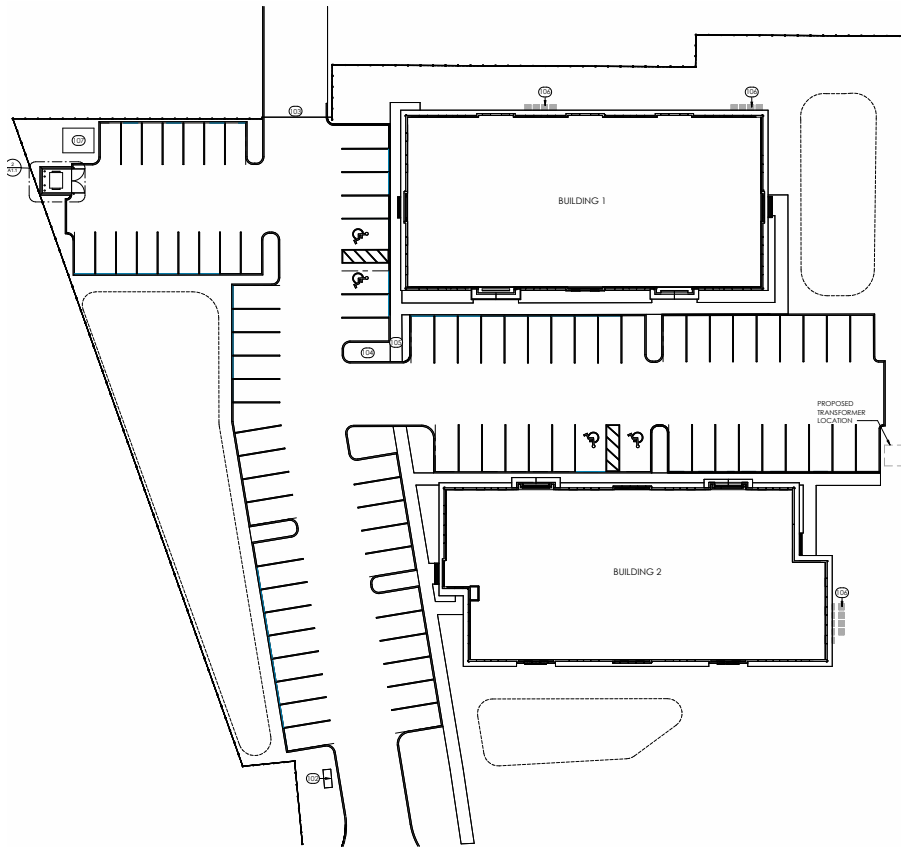
SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENT
Advanced Practitioner	109.5	65.7	98,550 SF
Primary Care	37.5	22.5	33,750 SF
Other Specialties	36.4	21.84	32,760 SF
Psychiatry, Psychology & Social Services	35.7	21.42	32,130 SF
Physical Medicine & Rehabilitation	31.6	18.96	28,440 SF
Dentistry	22.9	13.74	20,610 SF
Radiology	13.8	8.28	12,420 SF
Oncology & Hematology	13.6	8.16	12,240 SF
General Surgery	9.2	5.52	8,280 SF
Orthopedics	8.2	4.92	7,380 SF
Cardiovascular	7.9	4.74	7,110 SF
Pathology & Laboratory Medicine	7.5	4.5	6,750 SF
Obstetrics & Gynecology	6.9	4.14	6,210 SF
Emergency Medicine	6.5	3.9	5,850 SF
Pediatrics & Neonatology	6.5	3.9	5,850 SF
Neurosciences	5.8	3.48	5,220 SF
Gastroenterology	5.2	3.12	4,680 SF
Pulmonology	3.2	1.92	2,880 SF
Endocrinology, Diabetes & Metabolism	3.0	1.8	2,700 SF
ENT	3.0	1.8	2,700 SF
Nephrology	2.2	1.32	1,980 SF
Hospitalist	2.1	1.26	1,890 SF
Urology	2.0	1.2	1,800 SF
Rheumatology	1.9	1.14	1,710 SF

$$\begin{array}{ccccccc}
 37.5 & & 0.6 & & 1,500 \text{ SF} & & 33,750 \text{ SF} \\
 \text{Total Primary Care} & \times & \text{Total} & \times & \text{Average SF} & = & \text{Total Size of Additional Medical Office} \\
 \text{Physician Demand} & & \text{Market Share} & & \text{Per Physician} & & \text{Needed to Satisfy Requirement}
 \end{array}$$

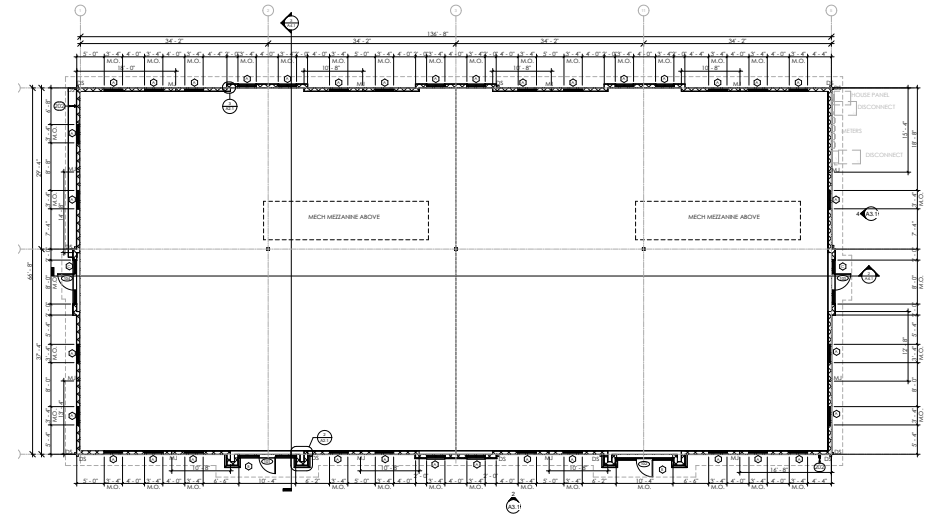
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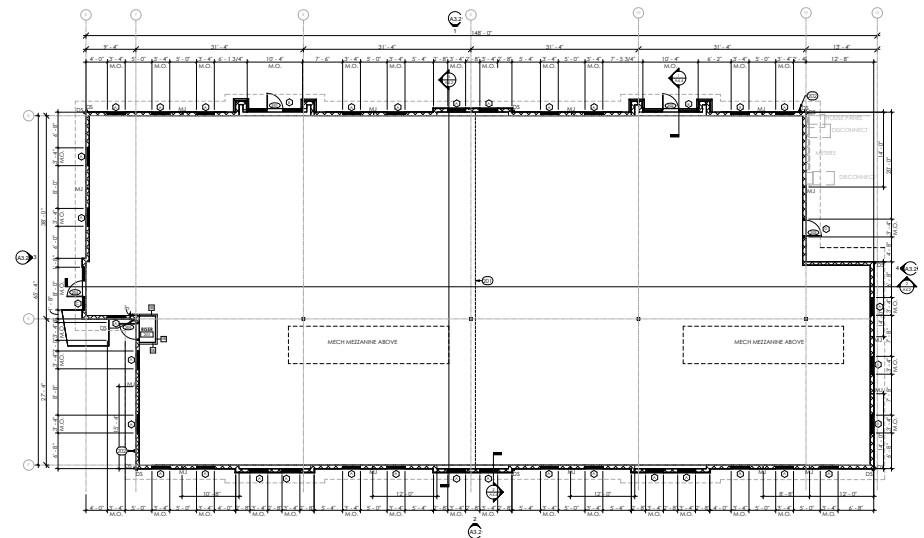
Site Plan



Building One



Building Two





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## EXECUTIVE SUMMARY / SITE PLAN

3345 W. Fletcher Avenue includes (2) two 9,000 SF proposed medical office buildings located in the growing, affluent Carrollwood market. It is located 5.2 miles south of St. Joseph's Hospital and 3.9 miles north of Advent Health Carrollwood. This new development property has excellent access, visibility and function.



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## HILLSBOROUGH COUNTY

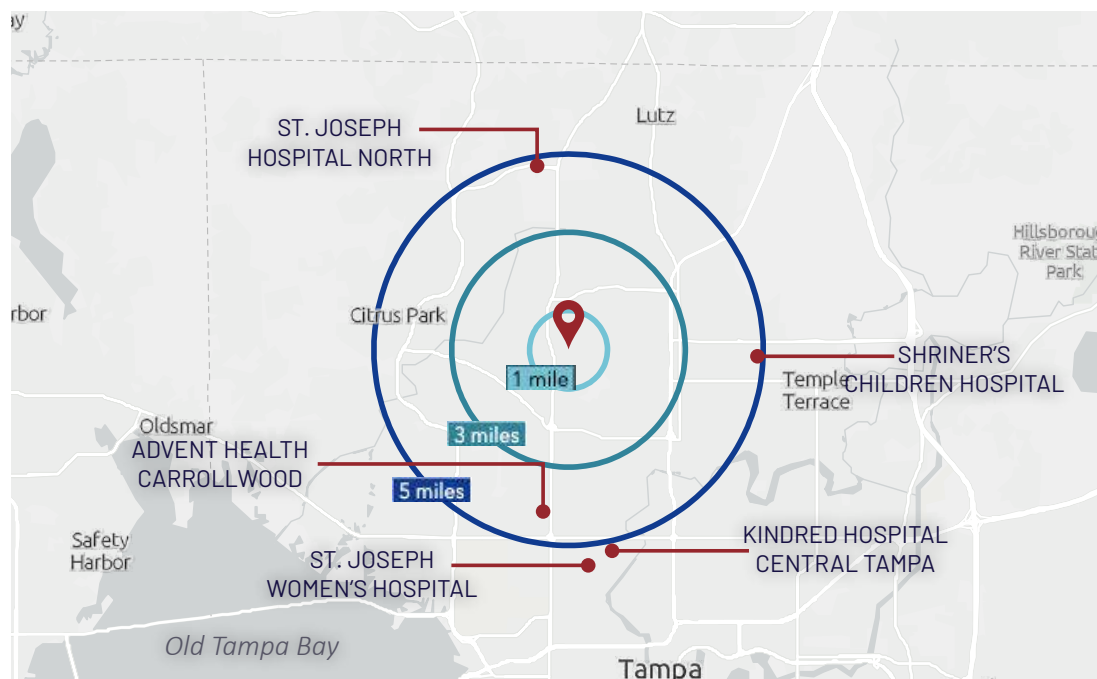
Located mid-way along the west coast of Florida, Hillsborough County has 1,048 square miles of land and 24 square miles of inland water area for a total of 1,072 square miles. The unincorporated area encompasses 909 square miles, or more than 84% of the total county area. Municipalities account for 163 square miles. Incorporated cities in Hillsborough County are Tampa, Brandon, Temple Terrace and Plant City.

## CARROLLWOOD

Carrollwood, FL is home to 33,000+ people and is a part of the Tampa Bay MSA. Located approximately 10 minutes north of Tampa-proper, Carrollwood is considered very accessible with major roads such as Highway 275, Highway 41 and the Veterans Expressway. This accessibility translates into a demographic of 411,470\* people who live within a 15 minute drive of the subject property. Locally, the healthcare market is anchored by over 180 physician groups and Advent Health

Carrollwood with 103 Acute Care Beds and St. Joseph's North with 216 Acute Care Beds. Advent Health and St. Joseph's are each within a 6 mile radius of the subject property, as well as a host of other single specialty and multi-specialty practices. According to a recent Advisory Board Report, physician demand for various specialties will increase significantly in Carrollwood over the next five years. Based on the projected market growth, Carrollwood should support an additional 200+ physicians in the market in the next five years.

*\*Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.*



	1 Mile	3 Mile	5 Mile
Total Population			
<b>2021 Population</b>	8,984	103,424	281,793
<b>Population Growth (2021 - 2026)</b>	0.79%	0.91%	1.09%
Total Households			
<b>2021 Total Households</b>	3,936	43,737	110,922
<b>Household Growth (2021 - 2026)</b>	0.70%	0.82%	1.00%
Average Household Income			
<b>2021 Median Household Income</b>	\$79,183	\$61,438	\$52,025
<b>Med. Income Growth (2021 - 2026)</b>	2.27%	2.34%	1.94%