

AVAILABLE FOR LEASE

FLETCHER MEDICAL OFFICE BUILDING

3331 - 3343 W. Fletcher Avenue | Tampa, Florida 33618

BUILDING SPECIFICATIONS



Total Building Area:
± 18,000 SF



Delivery:
1Q 2024



Stories:
One (1)



Parking:
5.00/1,000



Lease Rate:
\$26.50/SF, NNN



TI Allowance
\$50/SF

Jim Allen

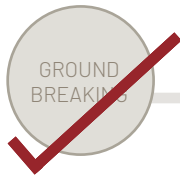
M. 813-629-0743

jim.allen@FlagshipHP.com

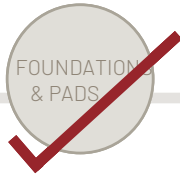


TIMELINE

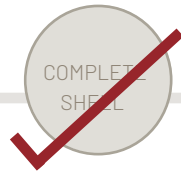
April 2023



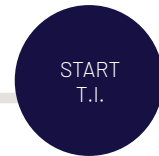
August 2023



November 2023



November 2023



Q1 2024



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 3,000 to 9,000 RSF
- New Construction
- Ready for occupancy Q1 2024
- Excellent visibility with signage for building & pylon potentially available



FLETCHER MEDICAL OFFICE BUILDING

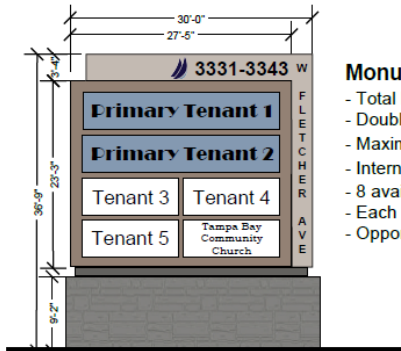
3331 - 3343 W. FLETCHER AVENUE | TAMPA, FL 33618

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

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP. GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENT
Dental (1,200 sf average)	58.9	35.34	42,408 SF
Pediatrics & Neonatology	12.6	7.60	11,340 SF
Urology	9.3	5.60	8,370 SF
Obstetrics & Gynecology	7.7	4.60	6,930 SF
Anesthesiology	7.3	4.40	6,570 SF
Infectious Disease	4.4	2.60	3,960 SF
Hematology	4.2	2.60	3,780 SF
Oncology	4.2	2.50	3,780 SF

$$\begin{array}{ccccccc}
 7.7 & & 0.6 & & 1,500 \text{ SF} & & 6,930 \text{ SF} \\
 \text{Total Obstetrics \& Gynecology} & \times & \text{Total Market Share} & \times & \text{Average SF Per Physician} & = & \text{Total Size of Additional Medical Office Needed to Satisfy Requirement}
 \end{array}$$

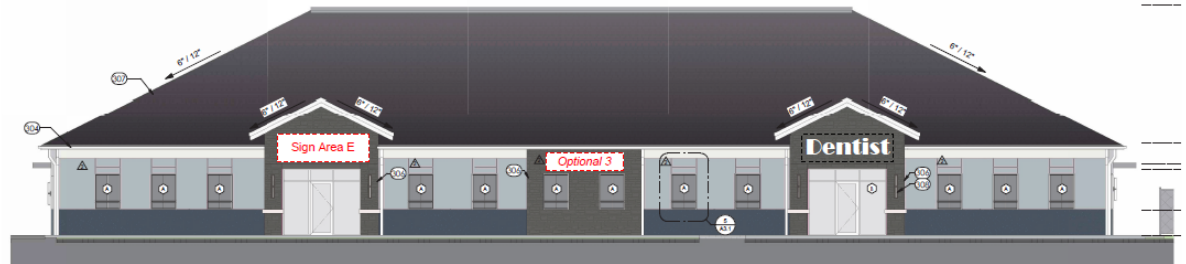


1 Site Monument Sign Elevation (double sided)

Scale: 1/4" = 1'-0"

Monument Sign Summary

- Total MOB Available Area = 18,000 SF
- Double-sided monument sign
- Maximum sign area per side = 50 SF
- Internally lit cabinet
- 8 available panel units on each side
- Each panel is approximately 14" x 36"
- Opportunity for 2 units (Primary Tenants)



4 North Medical Office Building - Parking Lot Facing Elevation

Scale: 1/16" = 1'-0"

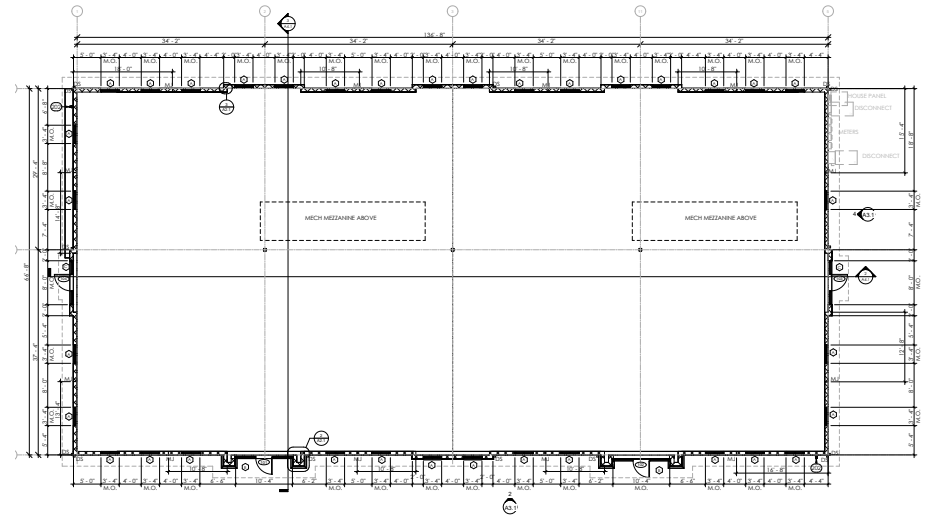
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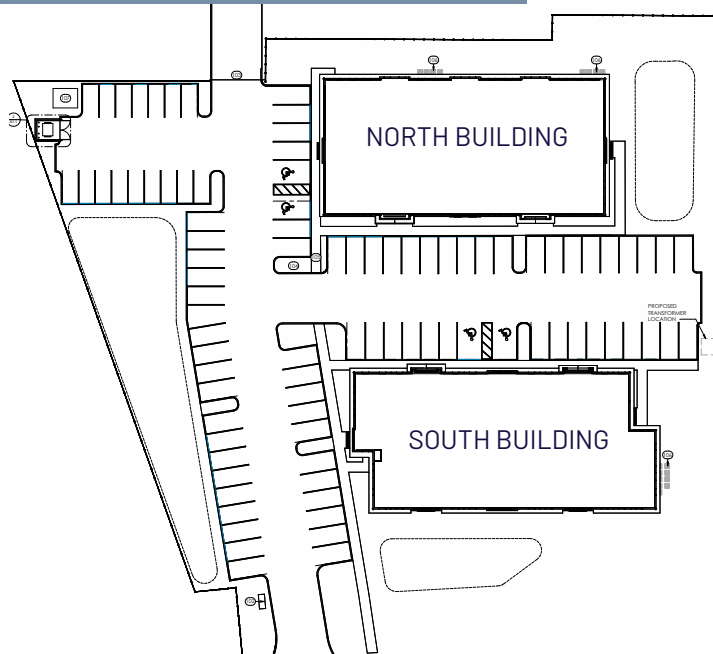
Construction Progress as of Dec 2023



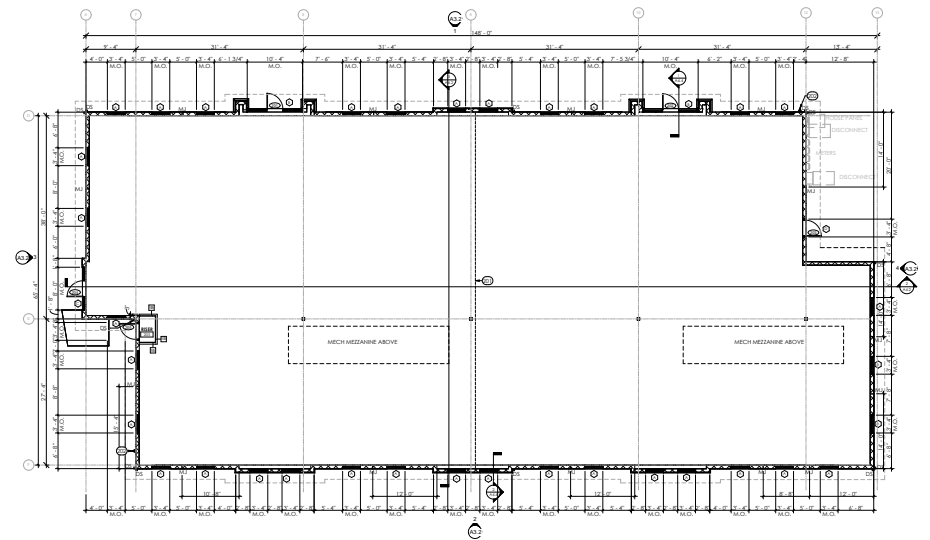
North Building | 3343 & 3341 W. Fletcher Avenue



Site Plan



South Building | 3331 & 3333 W. Fletcher Avenue



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EXECUTIVE SUMMARY / SITE PLAN

The development located at 3331 - 3343 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

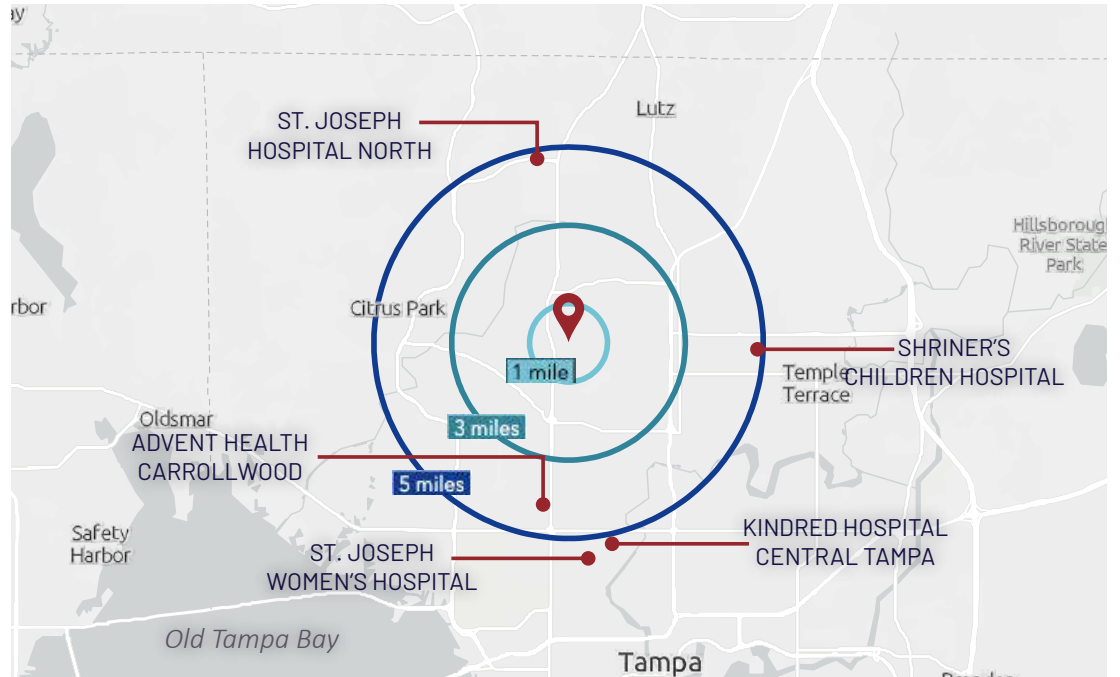
Located mid-way along the west coast of Florida, Hillsborough County has 1,048 square miles of land and 24 square miles of inland water area for a total of 1,072 square miles. The unincorporated area encompasses 909 square miles, or more than 84% of the total county area. Municipalities account for 163 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			
2021 Population	8,984	103,424	281,793
Population Growth (2021 - 2026)	0.79%	0.91%	1.09%
Total Households			
2021 Total Households	3,936	43,737	110,922
Household Growth (2021 - 2026)	0.70%	0.82%	1.00%
Average Household Income			
2021 Median Household Income	\$79,183	\$61,438	\$52,025
Med. Income Growth (2021 - 2026)	2.27%	2.34%	1.94%