

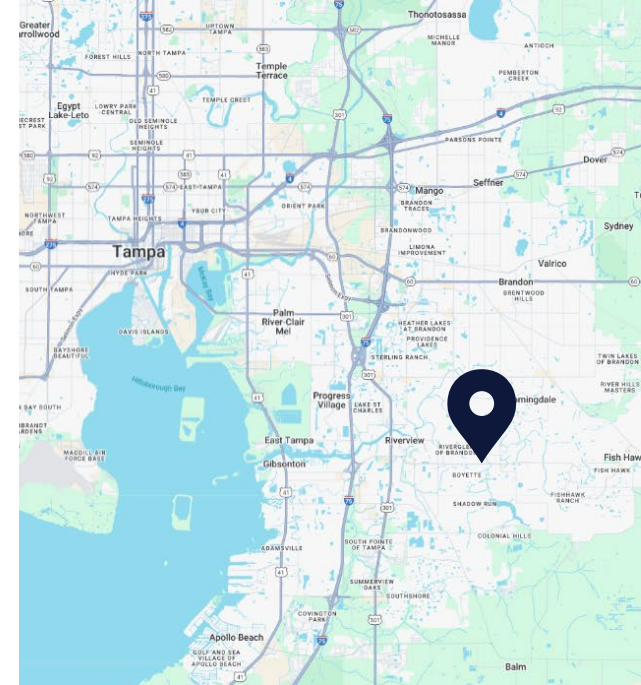
FOR SALE

12910 BOYETTE RD., RIVERVIEW, FL 335569



PROPERTY HIGHLIGHTS

- Build to Suit, Ground Lease, Sale
- +/- 10,000 SF MOB Available
- +/- 1.2 Net Useable Acres
- 56 Parking Spaces
- Located next to Brand New National Health System freestanding emergency room
- Connected to signalized intersection
- Excellent visibility and location in Fishhawk
- Call agent for pricing details



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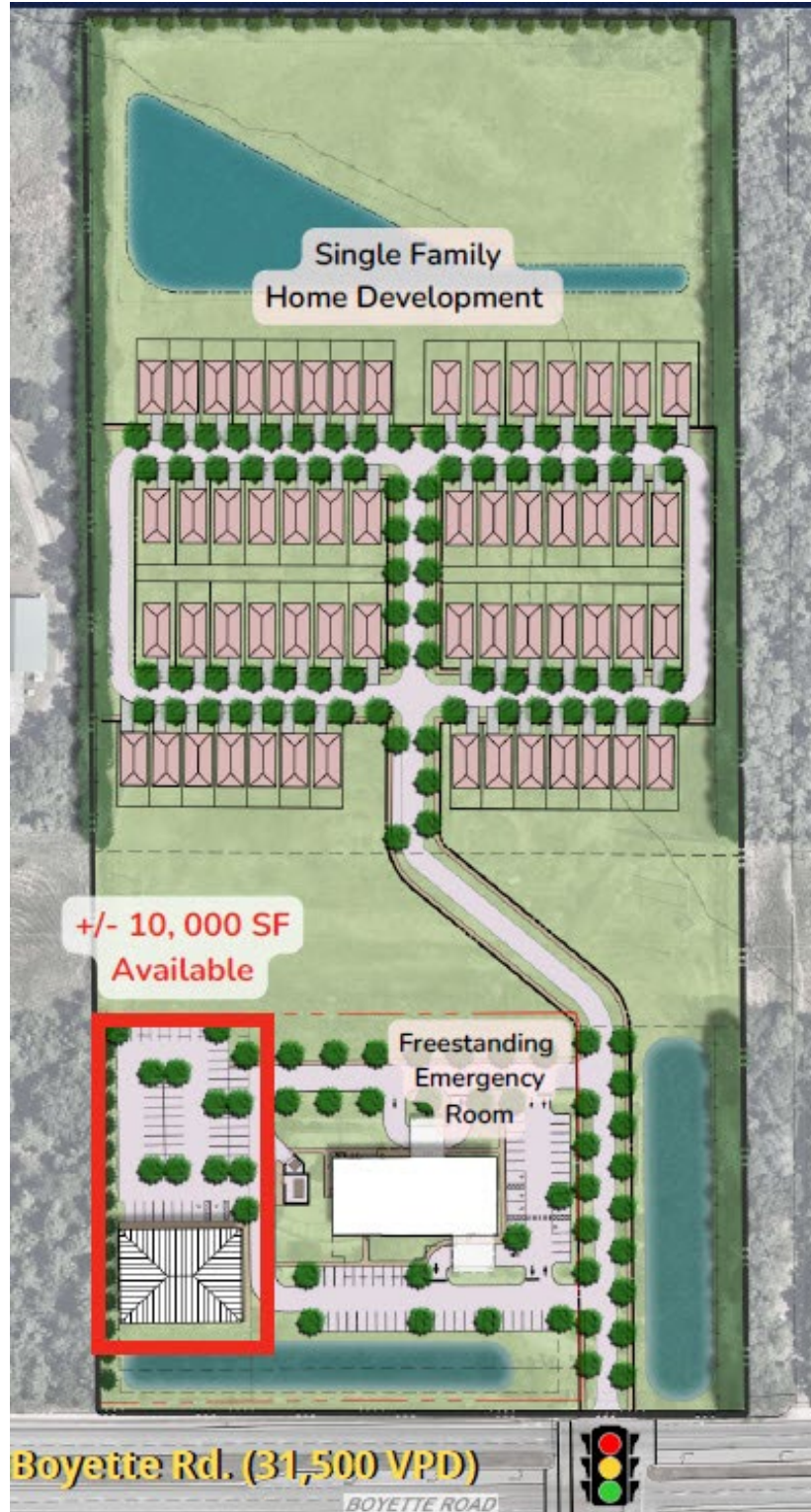
For More Info Contact
John DeLaVergne, CCIM

✉ | john@delavergne.com
☎ | (813) 215-9144

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SITE PLAN



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SPECIALTY DEMAND REPORT

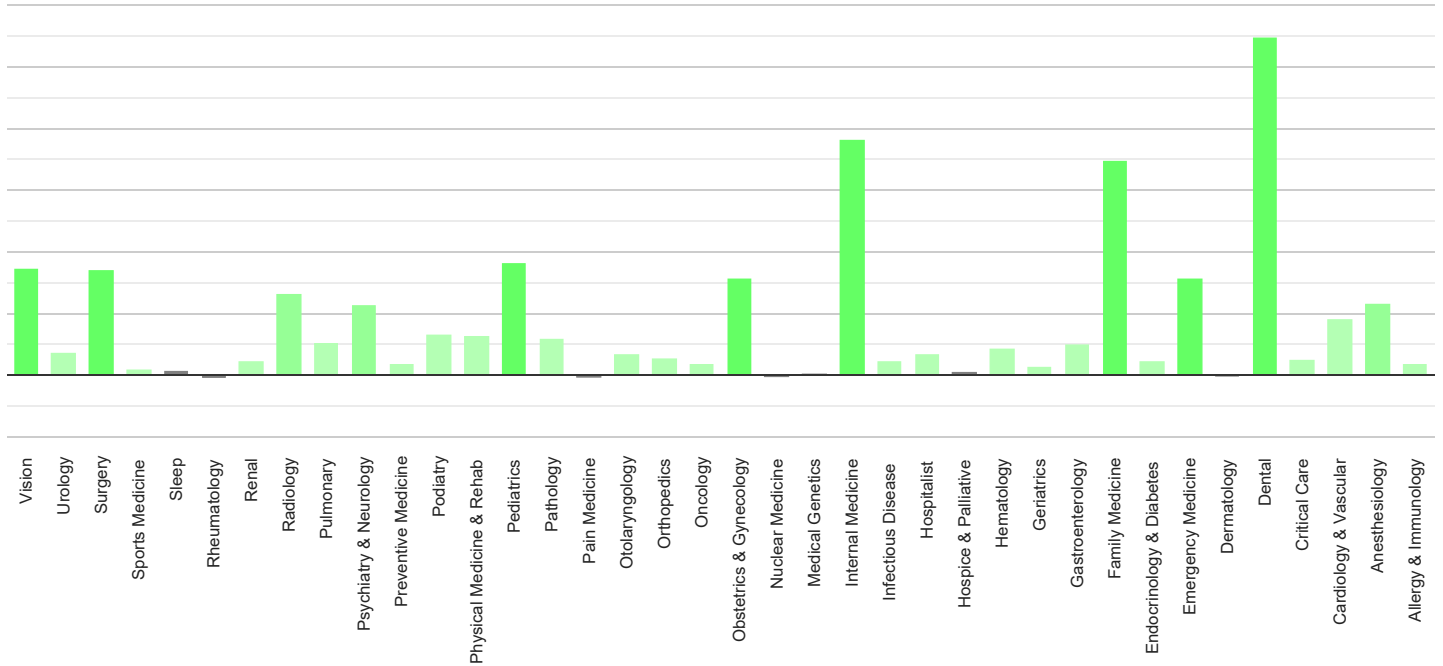
12910 Boyette Rd, Riverview, FL 33569, USA

3 mile ring

lat/lon:27.8543424,-82.2780567

Benchmark

Top 50 Florida Tampa-St. Petersburg-Clearwater, FL



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SPECIALTY DEMAND REPORT

The implied doc gap is calculated by subtracting the number of providers from the implied demand of providers. The implied demand is calculated by dividing the local population by the ratio of the selected benchmark population to providers for each specialty.

The 3 mile population for this location is 68,731. [Demographics](#)

Red indicates specialties where there are more providers than the benchmark predicts are needed.

Green indicates specialties where there are fewer providers than the benchmark predicts are needed.

Use column headers to sort table.

Specialty	Doc Count	Docs Per 10k ppl	Docs per 10k Benchmark	Implied Doc Demand	Implied Doc Gap
Allergy & Immunology	0	0.0	0.28	1.9	1.9
Anesthesiology	5	0.7	2.40	16.5	11.5
Cardiology & Vascular	1	0.1	1.46	10.0	9.0
Critical Care	0	0.0	0.35	2.4	2.4
Dental	12	1.7	9.72	66.8	54.8
Dermatology	5	0.7	0.73	5.0	0.0
Emergency Medicine	1	0.1	2.42	16.6	15.6
Endocrinology & Diabetes	0	0.0	0.32	2.2	2.2
Family Medicine	12	1.7	6.79	46.7	34.7
Gastroenterology	0	0.0	0.72	5.0	5.0
Geriatrics	1	0.1	0.34	2.4	1.4
Hematology	0	0.0	0.64	4.4	4.4
Hospice & Palliative	0	0.0	0.08	0.5	0.5
Hospitalist	0	0.0	0.51	3.5	3.5
Infectious Disease	1	0.1	0.47	3.2	2.2
Internal Medicine	13	1.9	7.45	51.2	38.2
Medical Genetics	0	0.0	0.03	0.2	0.2
Nuclear Medicine	1	0.1	0.12	0.8	-0.2
Obstetrics & Gynecology	0	0.0	2.27	15.6	15.6
Oncology	0	0.0	0.27	1.8	1.8
Orthopedics	7	1.0	1.41	9.7	2.7
Otolaryngology	0	0.0	0.49	3.4	3.4
Pain Medicine	2	0.3	0.25	1.7	-0.3
Pathology	0	0.0	0.86	5.9	5.9
Pediatrics	9	1.3	3.97	27.3	18.3
Physical Medicine & Rehab	2	0.3	1.21	8.3	6.3
Podiatry	0	0.0	0.97	6.6	6.6
Preventive Medicine	0	0.0	0.25	1.7	1.7
Psychiatry & Neurology	8	1.2	2.81	19.3	11.3
Pulmonary	0	0.0	0.75	5.1	5.1
Radiology	3	0.4	2.34	16.1	13.1
Renal	1	0.1	0.47	3.2	2.2
Rheumatology	2	0.3	0.24	1.7	-0.3
Sleep	0	0.0	0.11	0.7	0.7
Sports Medicine	0	0.0	0.15	1.0	1.0
Surgery	3	0.4	2.92	20.0	17.0
Urology	0	0.0	0.54	3.7	3.7
Vision	9	1.3	3.81	26.2	17.2

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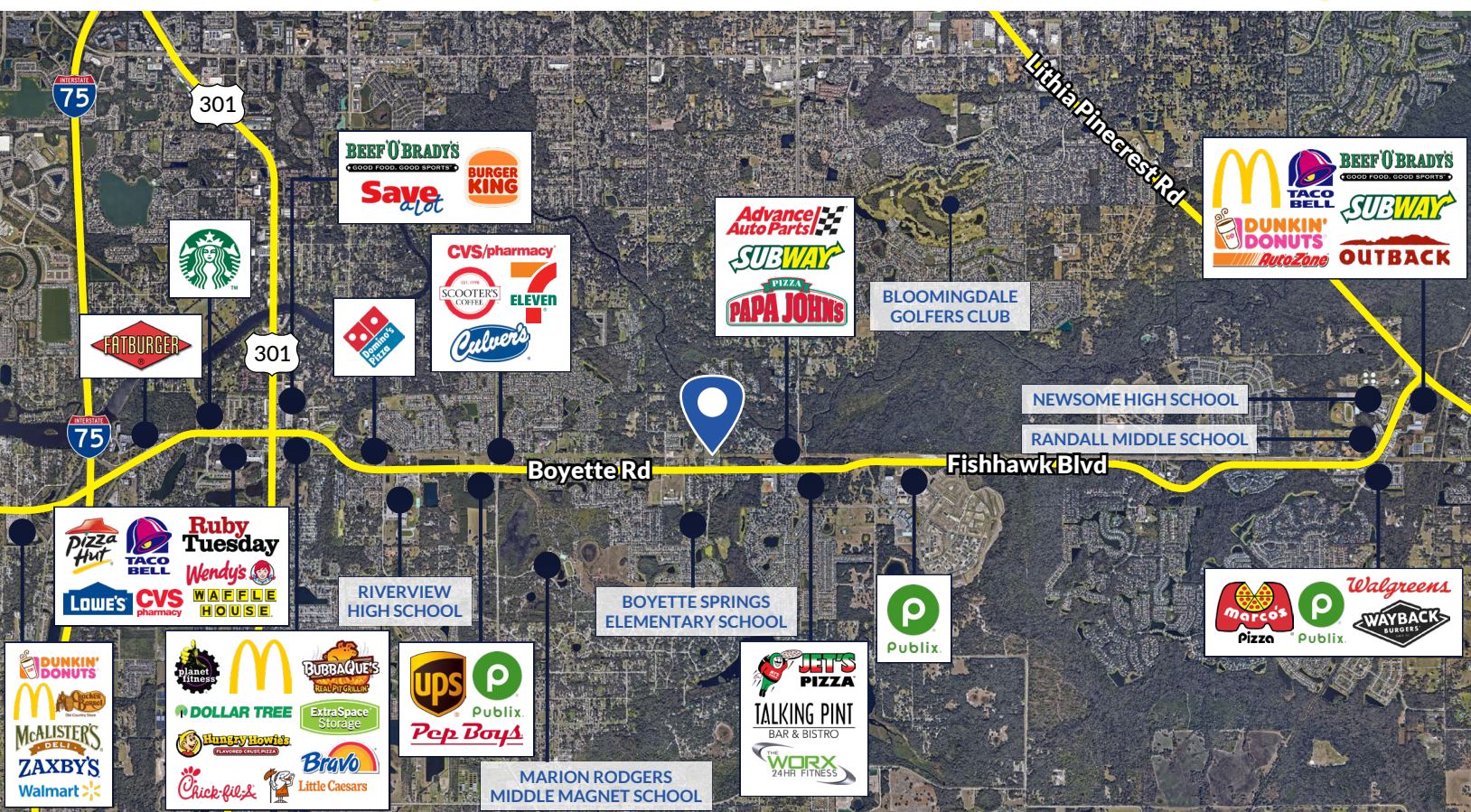
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RETAIL MAPS



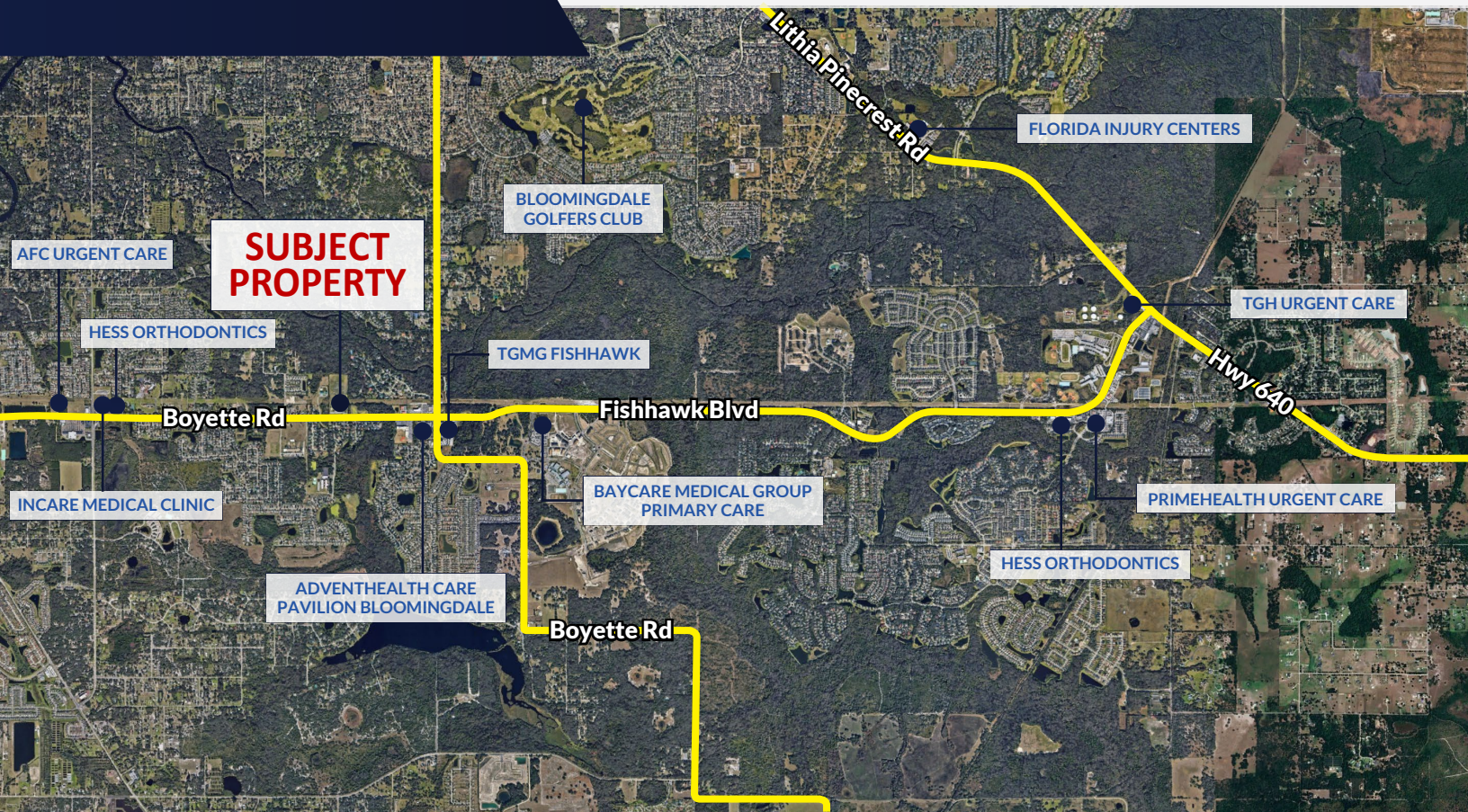
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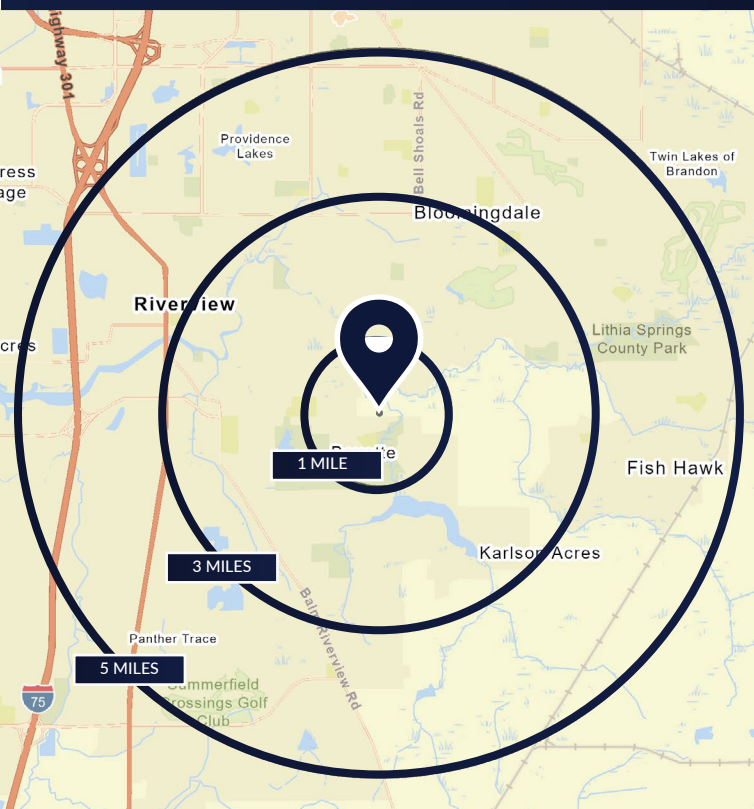
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DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	7,362	65,025	210,146
Households	2,553	22,748	73,921
Families	2,079	17,657	55,683
Average Household Size	2.88	2.85	2.83
Owner Occupied Housing Units	2,256	18,716	55,256
Renter Occupied Housing Units	297	4,032	18,665
Median Age	43.0	40.9	38.3
Median Household Income	\$123,325	\$99,062	\$95,463
Average Household Income	\$160,505	\$129,979	\$126,544

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	7,590	67,624	218,051
Households	2,648	23,851	77,111
Families	2,156	18,496	58,065
Average Household Size	2.86	2.83	2.82
Owner Occupied Housing Units	2,382	20,031	59,228
Renter Occupied Housing Units	266	3,820	17,883
Median Age	43.4	41.7	39.4
Median Household Income	\$146,573	\$115,072	\$112,235
Average Household Income	\$186,342	\$151,736	\$148,477



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