



SUBJECT PROPERTY
9806 N 56TH ST



FOR LEASE

Rahul Punj

Realtor, Impact Realty Tampa Bay
e: rahulpunj@gmail.com
c: (813) 590-1281

IMPACT Realty Tampa Bay

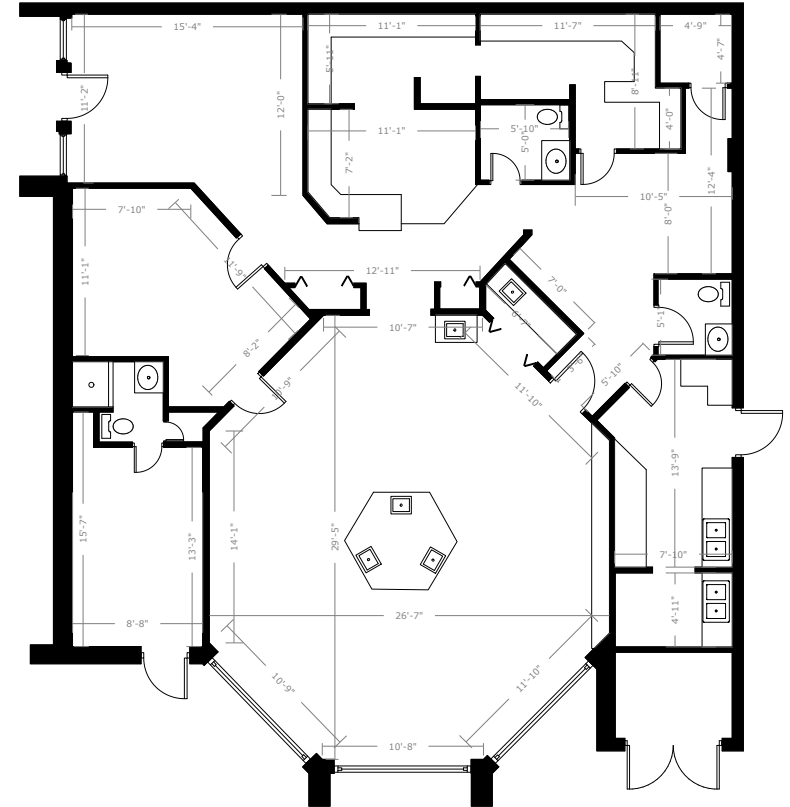
3309 West Bay to Bay Blvd, Tampa, FL 33629
p: (813) 321-1200

Medical Space (2,128 SF)
9806 N 56th St, Temple Terrace, FL 33617



Available Professional Free Standing Office

Rental Rate:	\$22.00/SF/YR
Total Space Available:	2,128 SF
Property Type:	Medical Office
Building Class:	C
Sale Type:	Investment or Owner User
Rentable Building Area:	6,230 SF
Year Built:	1981
Zoning Description:	CO
Walk Score:	80 (Very Walkable)
Transit Score:	34 (Some Transit)



- Fully Operational Medical / Specialty Dental / Orthodontist Office
- Ground Floor, Plenty of Parking, Three Points of Ingress / Egress
- TI Allowance Available
- Frontage on 56th St Corridor with 35,000 VPD Near USF Medical Corridor
- Located in Densely Populated Residential and Retail Corridor

Medical / Dental / Ortho Office for Lease - Near USF Medical Corridor

Prime opportunity to launch or expand your practice in a high-visibility location near the fast-growing USF Medical corridor. This one-story medical office building offers easy access to major highways and sits on 56th Street with over 35,000 vehicles per day, just 2 miles from the USF campus and major hospitals including the VA, AdventHealth, and Moffitt Cancer Center.

The building features three units with ample parking. Two units are currently occupied by a dentist and an audiologist, creating strong complementary medical synergy.

The available space includes:

- **A large, open five-chair operatory**
- **Reception area, consultation office, and private offices**
- **Lab and staff kitchen**
- **A main exam room with floor-to-ceiling bay windows**

Previously used as an orthodontic practice, this office is move-in ready and perfectly configured for a new tenant.

Contact Rahul Punj at 813-590-1281 to schedule a private showing today and explore this outstanding investment opportunity.



EXTERIOR PHOTOS

For Lease – Medical Office (2,128 SF)
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INTERIOR PHOTOS

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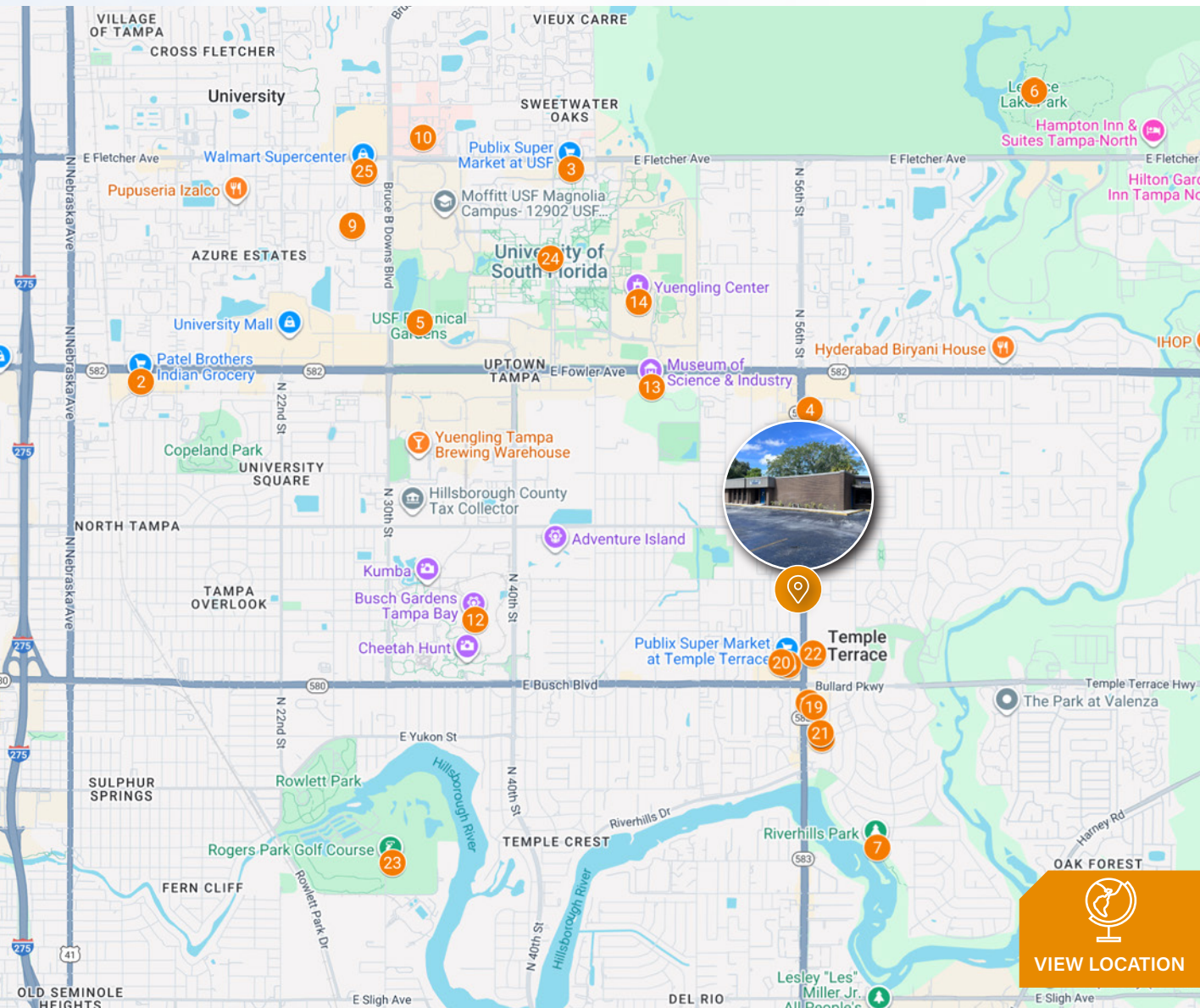
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LOCATION MAP

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Name	Category
S 9806 N 56th Street	Subject Site
1 Outback Steakhouse	Shopping & Dining
2 Dairy Queen Grill & Chill	Shopping & Dining
3 Jersey Mike's Subs	Shopping & Dining
4 Crumbl Cookies	Shopping & Dining
5 Patel Brothers Indian Grocery	Grocery
6 University Mall	Shopping & Dining
7 Publix Super Market at USF	Grocery
8 Walmart Supercenter	Shopping & Dining
9 Terrace Oaks Plaza	Shopping & Dining
10 Riverwalk Shopping Center	Shopping & Dining
11 Point Plaza	Shopping & Dining
12 USF Botanical Gardens	Park/Waterfront
13 Lettuce Lake Park	Park/Waterfront
14 Riverhills Park	Park/Waterfront
15 Woodmont Park	Park
16 Riverside Park	Park/Waterfront
17 Moffitt Cancer Center	Hospital
18 James A. Haley Veterans' Hospital	Hospital
19 Advent Health Tampa	Hospital
20 Tampa General Hospital	Hospital
21 Busch Gardens Tampa Bay	Attraction
22 Adventure Island	Attraction
23 Museum of Science & Industry (MOSI)	Attraction
24 Yuengling Center	Attraction
25 Oxford Exchange	Dining / Retail

DEMOGRAPHICS

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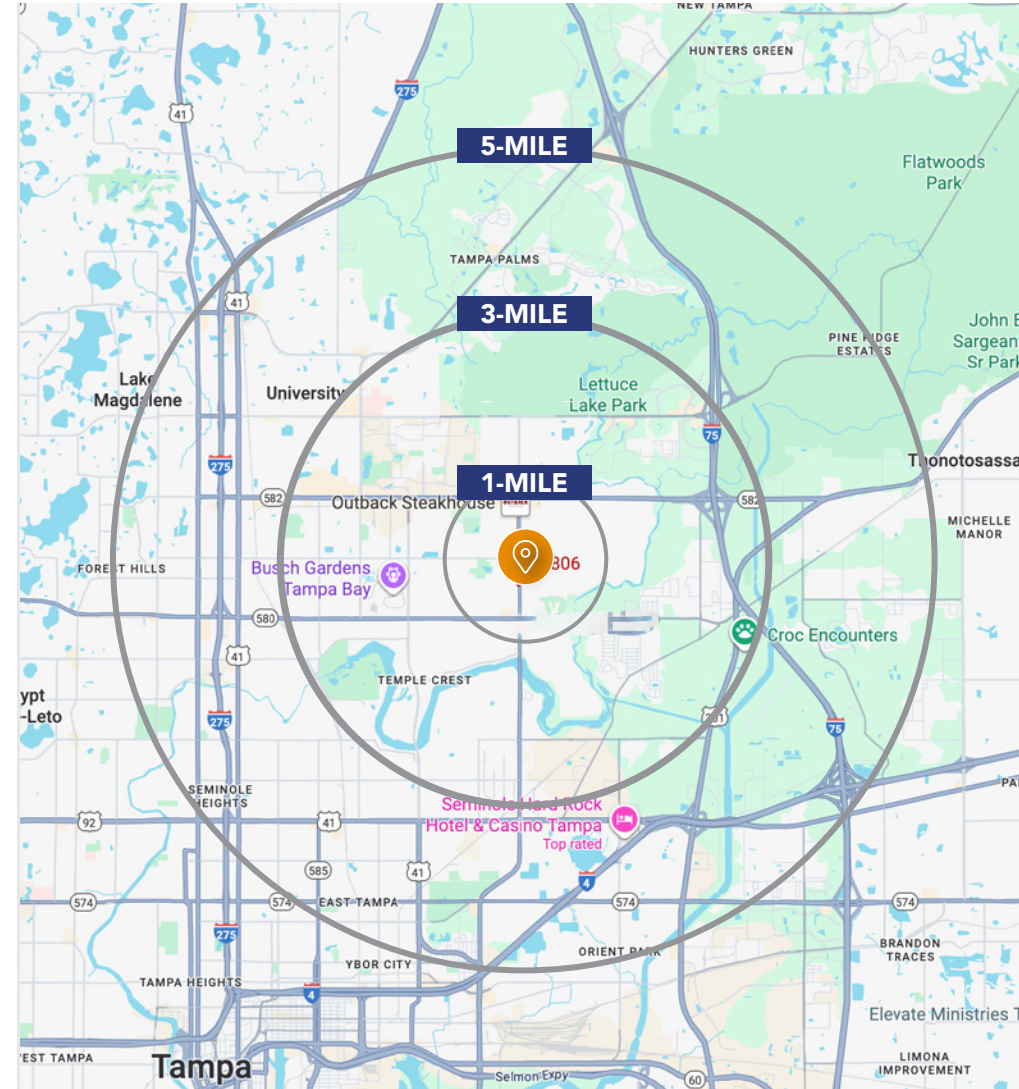
POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	16,529	105,744	265,693
2024 Estimated Households	6,889	40,252	104,145

INCOME	1-MILE	3-MILE	5-MILE
2024 Estimated Avg HH Income	\$78,240	\$74,576	\$75,506

AGE	1-MILE	3-MILE	5-MILE
Median Age	34	33	34

DAYTIME DEMOS	1-MILE	3-MILE	5-MILE
Number of Businesses	837	5,245	13,820
Number of Employees	4,218	42,923	116,568
Total Daytime Population	9,515	78,302	201,228

TRAFFIC COUNTS	
N 56th Street (N/S)	30,000 AADT
E Busch Blvd (E/W)	38,500 AADT



265,693
 2024 POPULATION
 ESTIMATED
 (5 Miles)

104,145
 2024 HOUSEHOLDS
 ESTIMATE
 (5 Miles)

\$75,506
 ESTIMATED AVG.
 HOUSEHOLD INCOME
 (5 Miles)





Contact Broker for more information:

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