

FOR LEASE

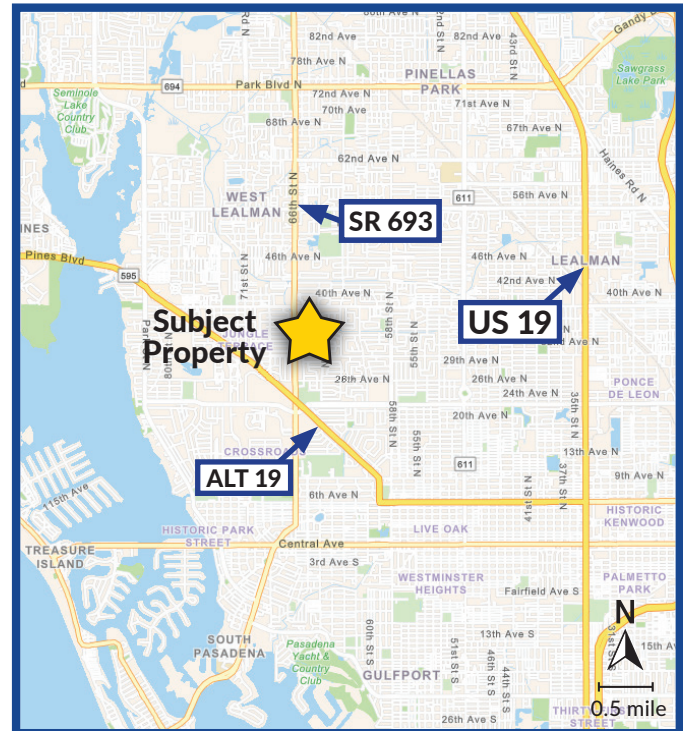
3251 66th Street North,
St. Petersburg, FL 33710



Established Medical Office with Built-In Patient Demand

PROPERTY HIGHLIGHTS

- **±3,200 RSF of turnkey medical space** previously operating as urgent care facility, reducing need for upfront build-out costs & accelerating move-in timelines
- **Established, highly visible, freestanding medical location** on one of St. Pete's most heavily trafficked north-south corridors
- **Situated among established medical and healthcare providers**, reinforcing strong medical synergy and referral potential
- **Efficient, purpose-built clinical layout** designed for optimal patient flow, exam room use, and urgent care functionality
- **Ideal for urgent care, primary care, or specialty medical users** seeking a proven outpatient healthcare location
- **Ample on-site parking** supporting both patient convenience and staff accessibility
- **Offered at \$30 PSF NNN**



CARLETON COMPTON, CCIM

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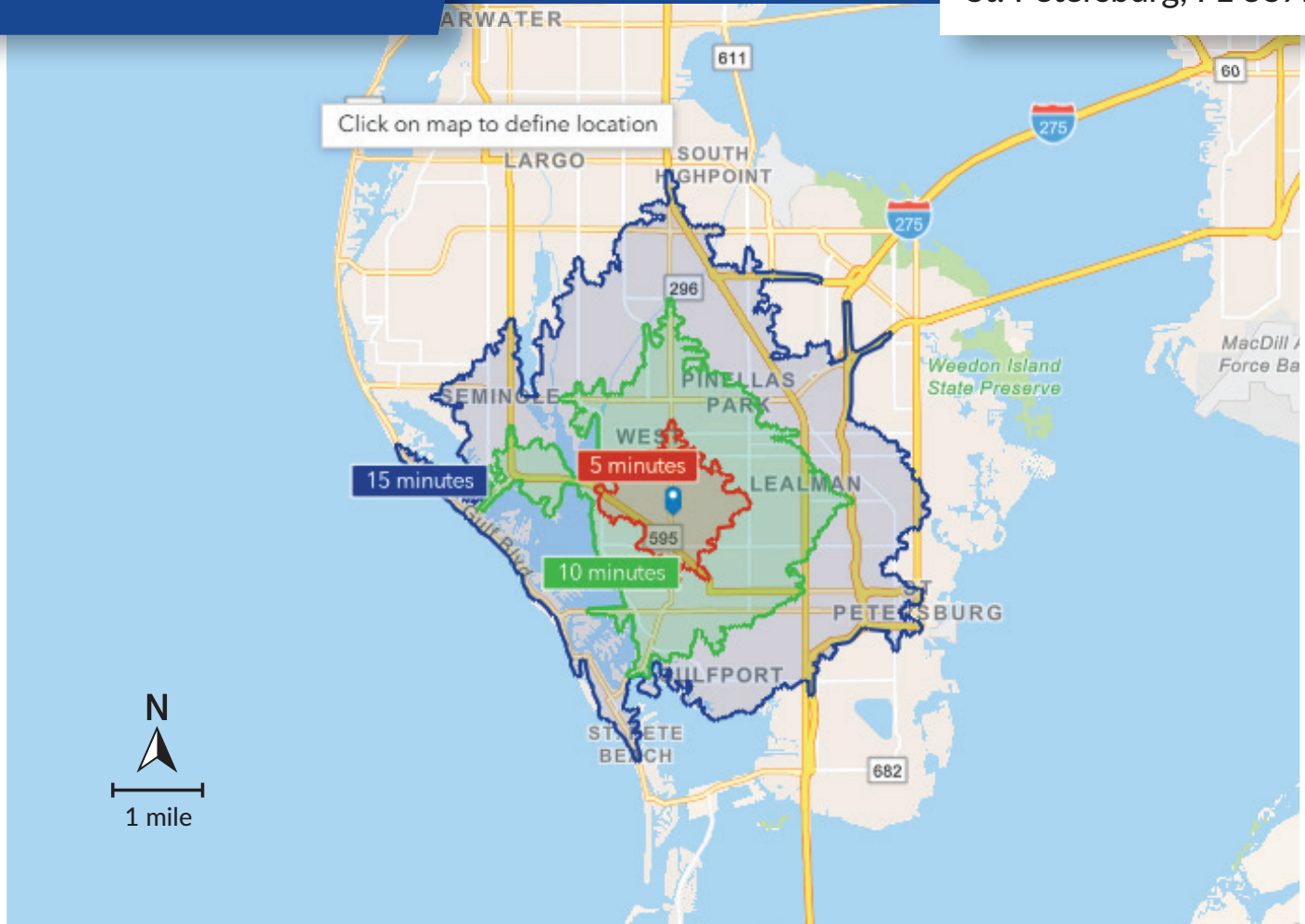


This information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

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DEMOGRAPHICS

3251 66th Street North,
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Demographic Summary	5 minutes	10 minutes	15 minutes
2020 Total Population	25,709	123,914	294,560
2030 Total Population	24,910	121,898	295,304
Median Household Income - 2025	\$68,598	\$70,643	\$72,528
Median Household Income - 2030	\$79,442	\$81,215	\$83,256
Median Age - 2025	47.5	48.4	49.0
Median Age - 2030	48.4	49.3	49.9
2020 Total Households	10,963	55,527	136,794
2030 Total Households	10,972	56,110	142,418
Health Care Expenditure			
Annual Health Insurance Expenditures	\$4,127	\$4,266	\$4,477
Medical Care	\$2,324	\$2,395	\$2,513



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AERIAL MAP

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High-Visibility Medical Corridor - 66th St. N., St. Petersburg:

This property is located in an established medical and retail corridor with strong surrounding health-care presence and consistent patient draw. It benefits from high visibility and accessibility along a dominant healthcare submarket, with traffic counts of approximately 40,000+ vehicles per day, making it a strong exposure location for medical users seeking both stability and ongoing demand.



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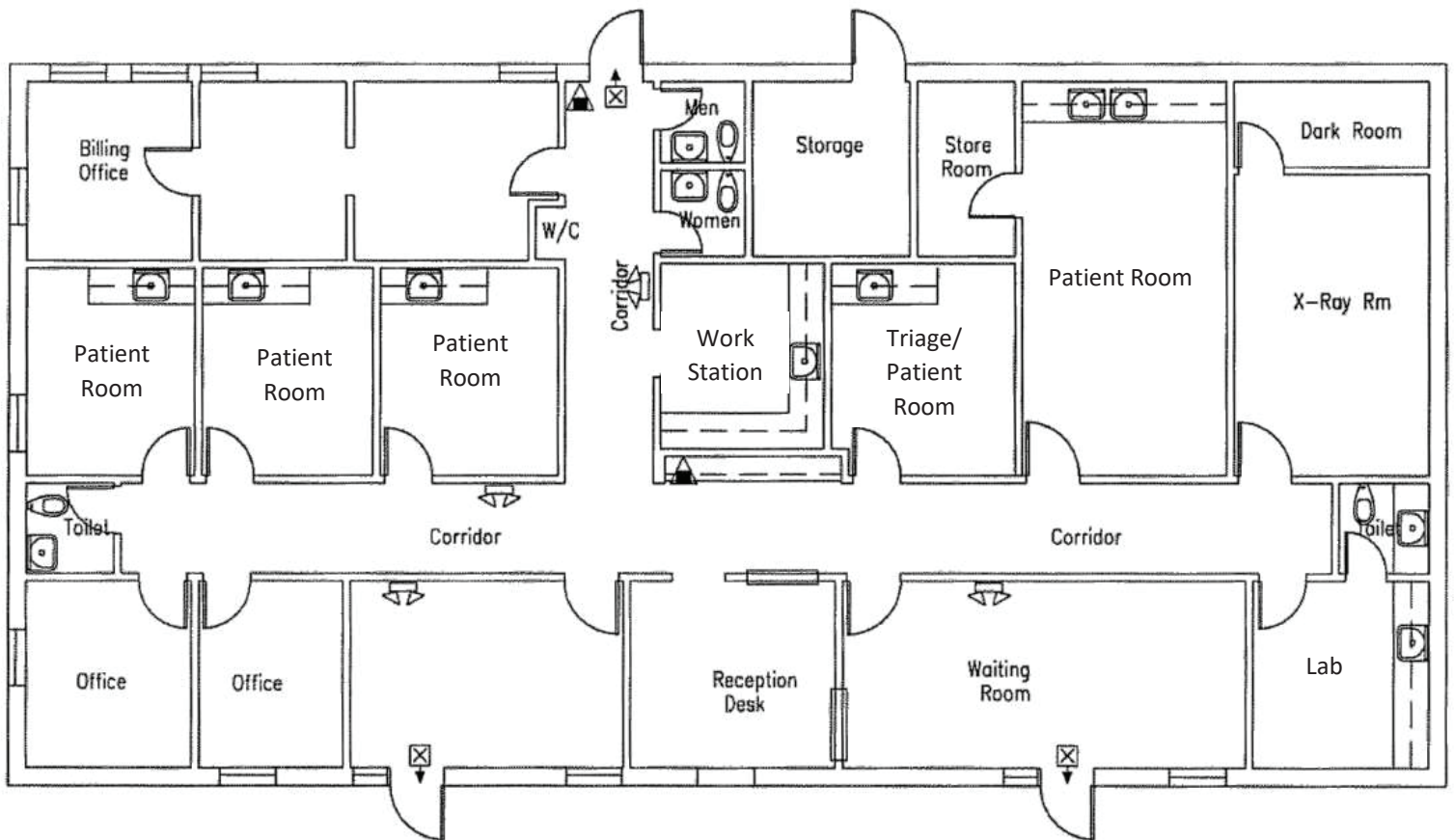
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FLOOR PLAN

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INTERIOR PHOTOS

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Spacious comfortable Waiting Room
with ample seating



Large, spacious Reception Area for
easy check-in/check-out



Large Lab Room



Spacious Exam Rooms featuring
sinks and generous counter space



X-ray Room



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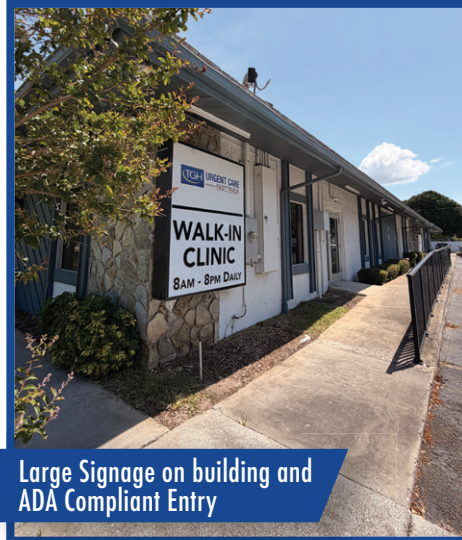
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EXTERIOR PHOTOS

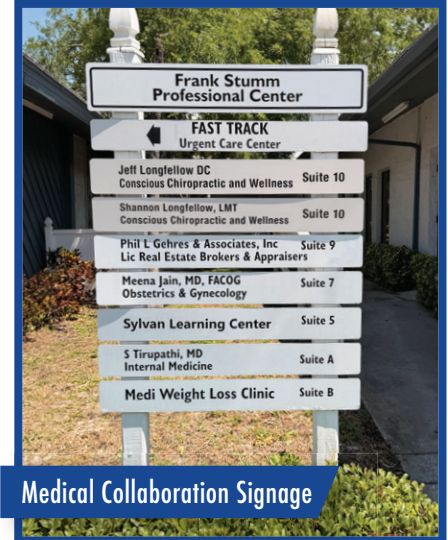
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Brand new monument signage recently installed, providing strong frontage and maximum exposure for tenant branding



Large Signage on building and ADA Compliant Entry



Medical Collaboration Signage



Large Street-View Signage



2 Entry Doors - One for Patient Access, One for Doctor Access



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