

FOR LEASE

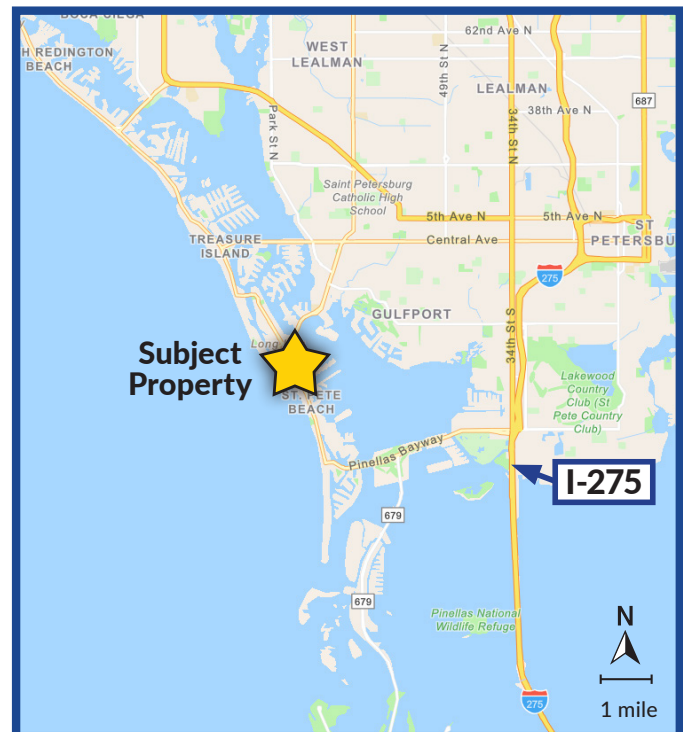
6455 Gulf Blvd
St Pete Beach, FL 33706



Free-Standing Medical Office with Coastal Charm

PROPERTY HIGHLIGHTS

- **2,277 SF Turnkey Medical Building** – Existing medical build-out, ideal for urgent care, primary care, or specialty practices
- **Prime Gulf Blvd Frontage** – High visibility with signage exposure in a barrier island location
- **Established Urgent Care Since 1984** – Built-in patient awareness and long-standing community trust
- **Strong Seasonal Demand** – Serves residents and visitors; collaboration with local businesses and hotels expands patient base
- **High-Income Coastal Demographic** – Limited medical competition along the beach corridor
- **Competitive Lease: \$28 PSF NNN** – Rare opportunity with long-term retention potential
- **Built-In Visitor Patient Base** – St. Pete Beach features 31 hotels and over 1,000 short-term rental units totaling 3,000+ rooms, creating consistent built-in demand for urgent care services on any given day



CARLETON COMPTON, CCIM

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JENNY SPENCER

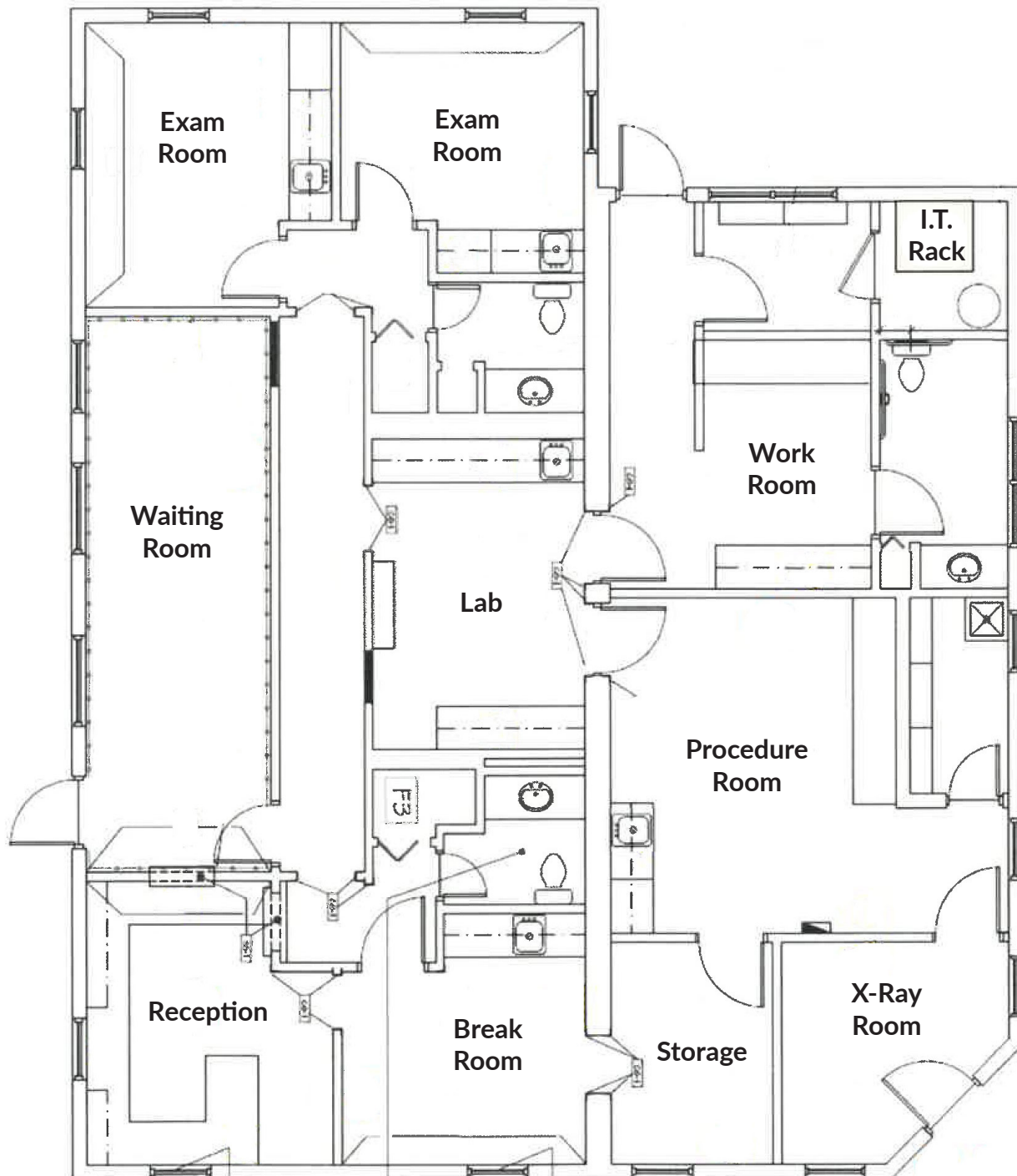
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FLOOR PLAN

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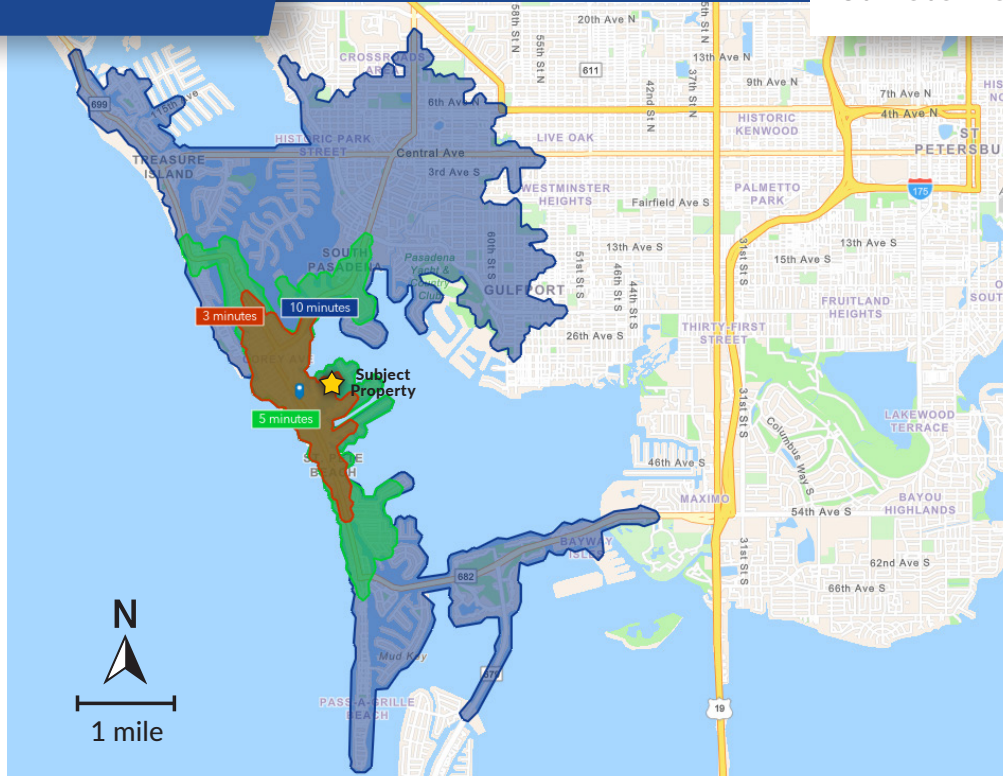
HC REALTY
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DEMOGRAPHICS

6455 Gulf Blvd
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Demographic Summary	3 minutes	5 minutes	10 minutes
2025 Total Population	2,766	9,377	38,530
2030 Total Population	2,788	9,278	37,976
2025 Total Daytime Population	5,449	13,523	41,353
Median Household Income - 2025	\$114,945	\$96,335	\$89,388
Median Household Income - 2030	\$127,983	\$108,140	\$103,533
Average Household Income - 2025	\$168,473	\$138,868	\$132,111
2025 Consumer Spending			
Entertainment/Recreation	\$10,009,621	\$27,759,331	\$99,025,740
Food Away from Home	\$9,557,667	\$26,200,916	\$94,128,705
Health Care	\$19,656,218	\$56,217,582	\$196,330,900
Personal Care Products & Services	\$2,620,750	\$7,409,513	\$25,923,640
Shelter	\$66,318,834	\$185,071,234	\$652,795,391
2026 Insurance Spending			
Private Ins-Direct	4,549	12,745	39,831
Private Ins-Employer Based	13,012	44,390	178,919
Public Ins-Medicaid	1,431	10,041	40,608
Public Ins-Medicare	6,686	15,605	51,277
Public Ins-Military	122	648	2,702
Multiple Insurance	12,989	26,212	85,719

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AERIAL MAP

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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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INTERIOR PHOTOS

6455 Gulf Blvd
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Large, spacious Reception Area for easy check-in/check-out



Spacious comfortable Waiting Room with ample seating



Onsite X-ray Room

Large, central Procedure Room with access to X-ray Room



Two spacious Exam Rooms featuring sinks and generous counter space



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EXTERIOR PHOTOS

6455 Gulf Blvd
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Direct entry with convenient patient access from parking lot.



Dedicated private access for healthcare providers.



Large illuminated sign for maximum brand exposure and street visibility to 27,134 vehicles per day.



Right-in, right-out access with 14 dedicated parking spaces.



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