

FOR LEASE



13256-13258 State Road 54 | Odessa, FL 33556

Lease Rate | \$29.00 per SF | NNN

- Premier SR 54 Medical/Retail location in Odessa with excellent visibility and access within a high-traffic neighborhood shopping center
- Turnkey healthcare buildout designed for immediate occupancy and reduced startup costs.
- Efficient floor plan with a spacious 459 SF reception/lobby area, six exam rooms and two procedure rooms
- Existing clinical infrastructure includes an X-ray room, laboratory, centralized nurse station, dedicated clinical support spaces, staff lounge, offices, restrooms, and storage area.
- Significant existing medical improvements including plumbing, electrical, HVAC, and life-safety systems already in place.
- Flexible for Multiple Medical uses including urgent care, primary care, specialty practices, dental, imaging, wellness, and physical therapy.
- Surrounded by strong Healthcare & Retail Traffic drivers including Spring Haven Dental, Dunkin, and Good Shepherd Pet Hospital.

3,272 SF Medical Retail

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PARTNERS**

PROPERTY FEATURES



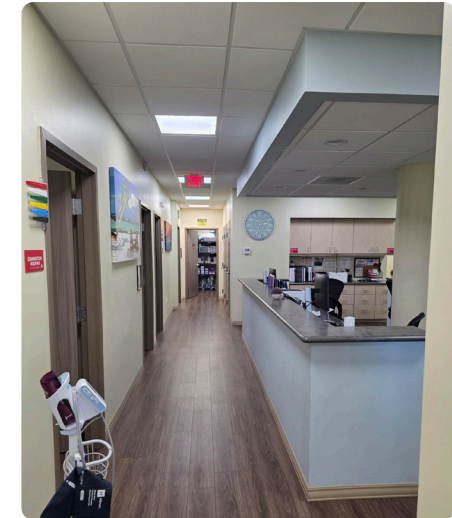
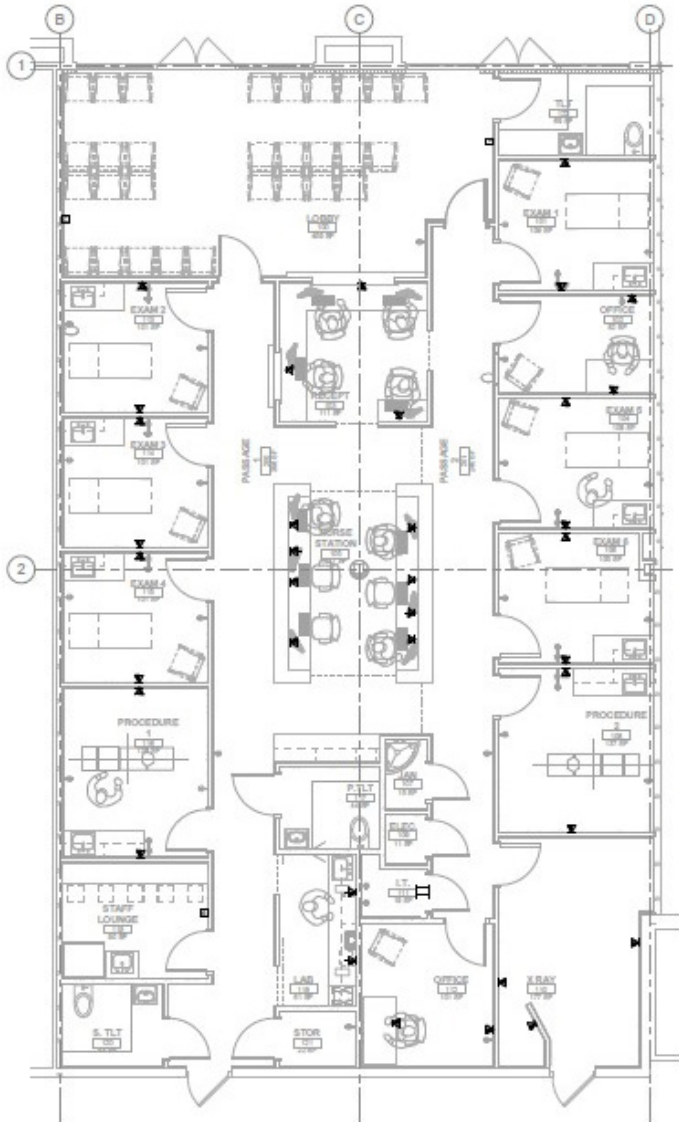
- Ideal for Medical Expansion or Relocation seeking a professional, patient-friendly environment with established healthcare infrastructure
- Rare Opportunity to lease a second-generation medical space in one of Odessa's most visible SR 54 commercial corridors
- Lower Conversion Costs compared to shell-space opportunities, offering a streamlined path to opening





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SPACE PLAN | 3,272 SF



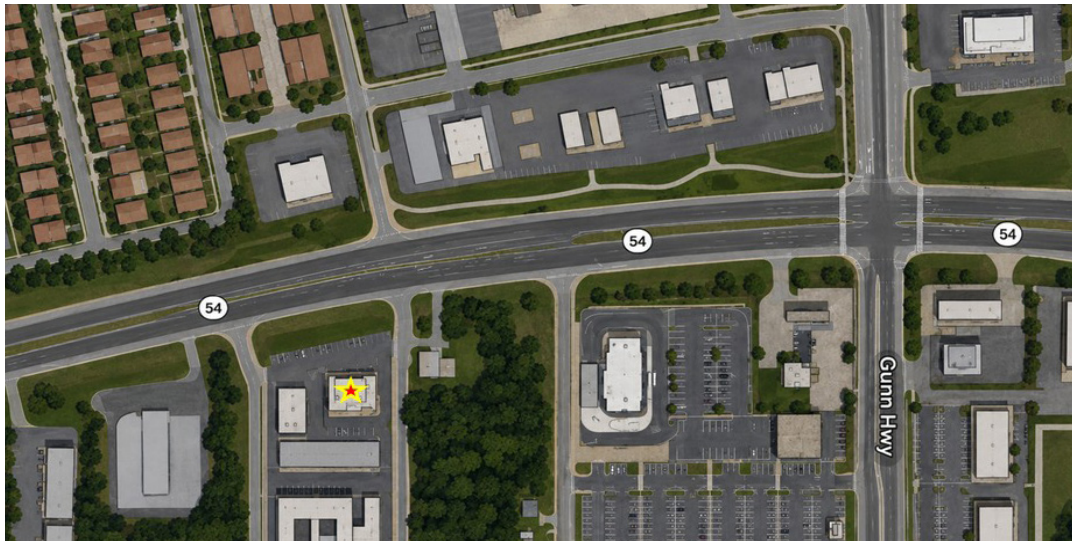
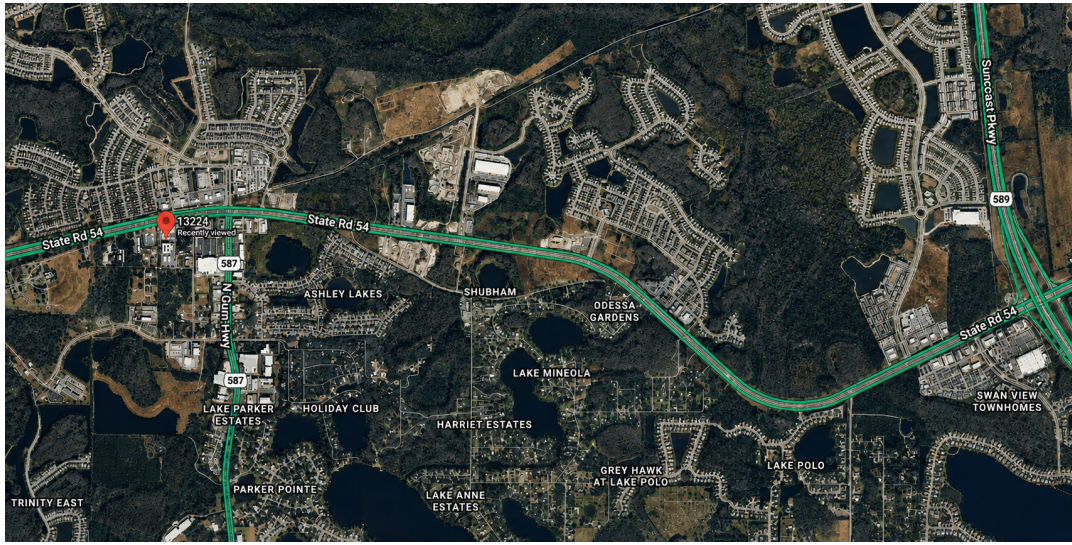
WAREHOUSE LAYOUT





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AREA MAP



DEMOGRAPHICS



4.4%

Population Growth



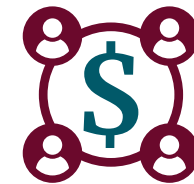
73,748

Population



42.7

Average Age



\$143,757

Average HH Income

TRINITY PROFESSIONAL

