

14535 CORTEZ BLVD., BROOKSVILLE, FL 34613



MEDICAL OFFICE FOR LEASE

Offered at: \$18/sf + \$3.50 SF CAM

Location: Just West of the Suncoast Parkway on Cortez Blvd.

Property Highlights:

- 5,000± sf Medical Office for lease
- Less than 0.5 miles to the Suncoast Parkway
- New signage with great visibility
- Onsite parking
- 4.7 miles from HCA Oak Hill Hospital and 3.3 miles from Tampa General Hospital Brooksville
- Built in 1986 - Well maintained

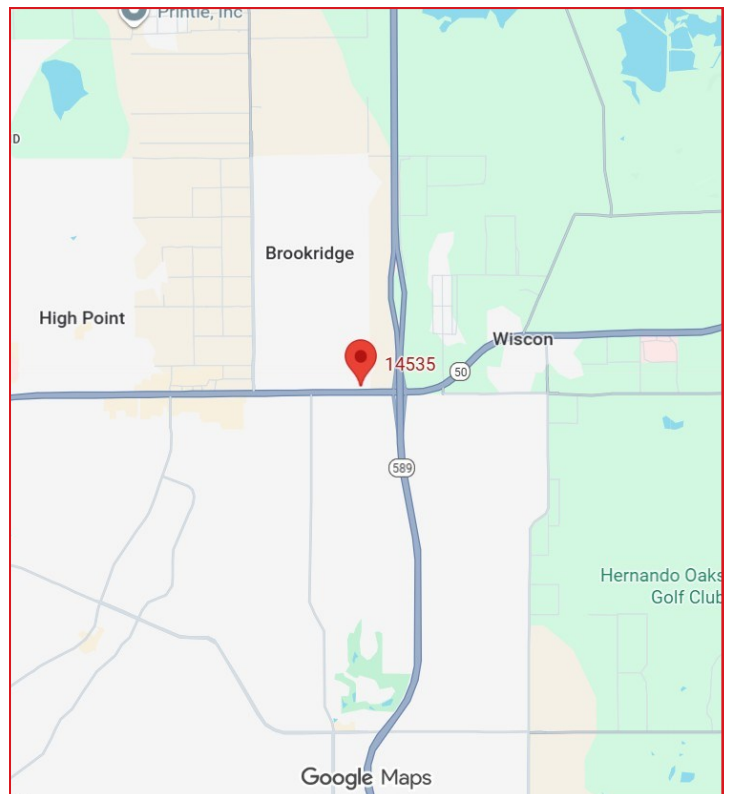
FOR MORE INFORMATION

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727.849.2424
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Demographics			
	Radius		
	1-Mile	3-Miles	5-Miles
Population:	3,024	25,872	72,967
Households:	1,559	11,248	29,233
Average HH Income:	\$76,723	\$80,180	\$85,084
Traffic Counts: (FDOT)	38,500 AADT on Cortez Blvd.		

Lease Info	
Size	5,000± sf
Price	\$18/sf + \$3.50 SF CAM
Type	Modified Gross
Use	Medical Office

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