



# For Lease

## Nature Coast Medical Pavilion

11371 Cortez Boulevard  
Brooksville, FL 34613

±3,552 RSF Available

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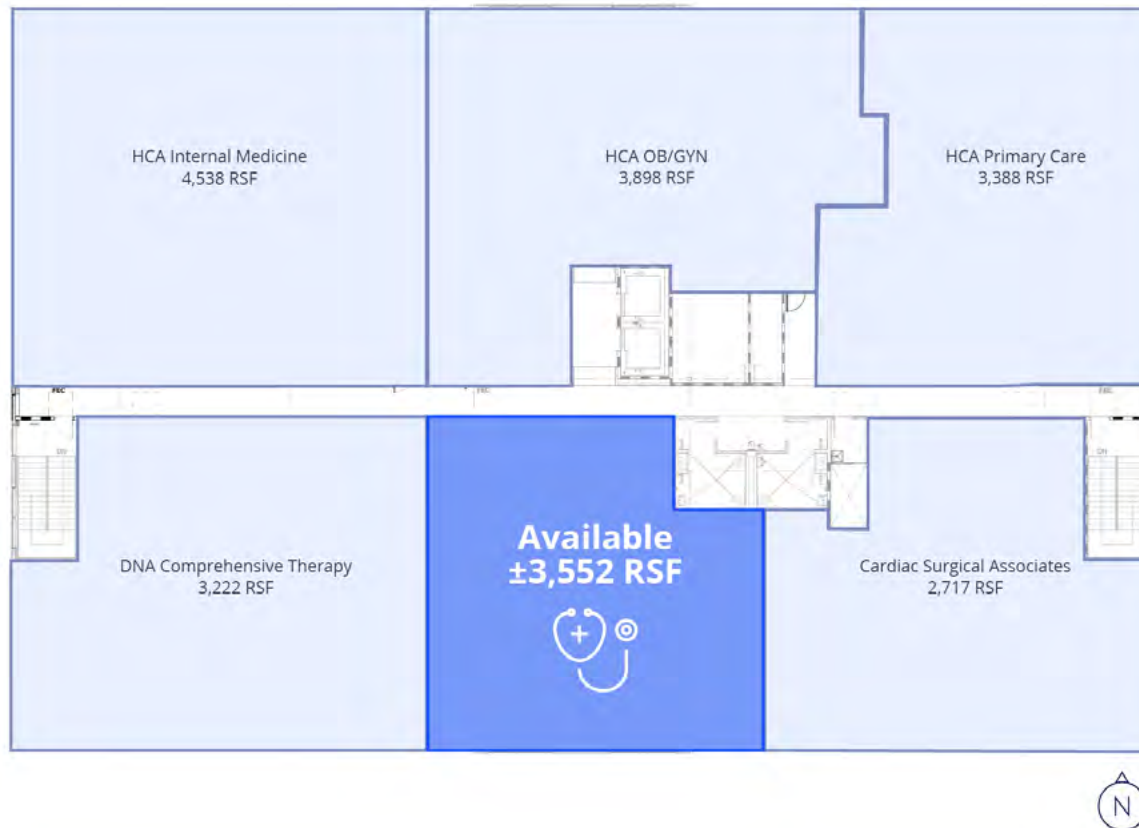
# Features

- Newly-constructed 42,017-RSF class A outpatient medical facility
- **One suite remaining**
- High physician demand projected in multiple specialties over the next five years
- Ideally positioned on the campus of HCA Florida Oak Hill Hospital, a 350-bed full-service hospital
- Favorable location surrounded by outpatient medical buildings and national retailers



# Floor Plan

2nd Floor | ±3,552 RSF Available (Shell Space)



# Market Overview

Area Demographics  
10-Mile Radius



**161,509**  
Current Total  
Population



**171,858**  
5-Year Total  
Population



**\$64,483**  
Median Household  
Income



**\$299,071**  
Median Home  
Value



**\$6,388**  
Annual Healthcare  
Spending

# Market Demand

## Physician Demand

Encompassing a 10-mile radius, Advisory Board's analytics show the projected additional providers needed per 100k population within the next five years for the following specialties.

Specialty Category	5-YR Pop Growth Implied Change
Advanced Practitioner	62.1
Cardiovascular	3.9
Dentistry	15.6
Emergency Medicine	5.5
Endocrinology, Diabetes & Metabolism	0.4
ENT	1.1
Gastroenterology	1.6
General Surgery	2.7
Hospitalist	7.3
Nephrology	0.4
Neurosciences	1.1
Obstetrics & Gynecology	3.0
Oncology & Hematology	2.9
Orthopedics	4.1
Other Specialties	20.0
Pathology & Laboratory Medicine	0.7
Pediatrics & Neonatology	2.7
Physical Medicine & Rehabilitation	17.2
Primary Care	29.4
Psychiatry, Psychology & Social Services	16.3
Pulmonology	1.1
Radiology	3.4
Rheumatology	0.7
Urology	0.7

## Outpatient Demand

The following illustrates the 5- and 10-year estimate for patient volumes and growth rates within a 10-mile radius.

Service Line	2028 Volume	2033 Volume	5-YR Growth	10-YR Growth
Cardiology	79,913	97,418	27.7%	55.7%
Cosmetic Procedures	4,197	4,967	17.3%	38.8%
Dermatology	28,408	33,642	20.5%	42.7%
Endocrinology	1,462	1,901	39.3%	81.2%
ENT	18,710	22,768	23.6%	50.5%
Evaluation and Management	655,903	791,816	23.9%	49.6%
Gastroenterology	16,355	18,930	16.8%	35.1%
General Surgery	3,815	4,538	19.0%	41.6%
Gynecology	4,737	5,694	17.0%	40.7%
Lab	312,867	384,875	27.2%	56.5%
Miscellaneous Services	144,230	180,386	25.7%	57.2%
Nephrology	3,727	4,462	22.4%	46.5%
Neurology	9,569	11,628	21.4%	47.5%
Neurosurgery	516	644	19.8%	49.5%
Obstetrics	1,528	1,698	7.7%	19.6%
Oncology	10,628	12,475	17.2%	37.5%
Ophthalmology	74,879	93,363	26.8%	58.1%
Orthopedics	21,431	27,330	27.2%	62.2%
Pain Management	8,579	10,434	24.7%	51.6%
Physical Therapy/Rehabilitation	156,857	212,488	29.4%	75.2%
Podiatry	15,307	18,747	24.9%	53.0%
Psychiatry	74,282	90,603	34.1%	63.6%
Pulmonology	7,880	8,473	11.0%	19.3%
Radiology	202,697	243,502	22.0%	46.5%
Spine	1,511	1,843	31.4%	60.3%
Thoracic Surgery	386	442	19.4%	36.8%
Trauma	5,322	6,450	23.6%	49.8%
Urology	7,247	8,460	15.2%	34.5%
Vascular	13,902	17,282	28.1%	59.3%





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