

**MEDICAL OFFICE
SPACE FOR SALE
OR LEASE**

Habana Professional Suites - Suite 302

4710 N HABANA AVE • TAMPA, FL • 33614



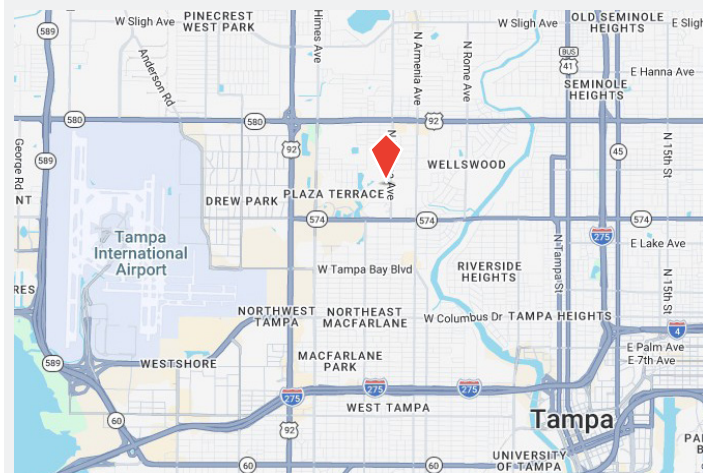
3RD FLOOR MEDICAL OFFICE CONDO

PROPERTY HIGHLIGHTS

Property Type	Office/Medical Condos
Property Size	45,000 sf
Suite 302 Size	1,200 sf
Class	B
Year Built	1984, Renov 2022
Zoning	OP-1
Parking	3.99/1,000

SUITE 302 OVERVIEW

- + Ideal for medical, wellness, or professional office users
- + Open area at the center of the suite, surrounded by 5 offices on the perimeter
- + (2) Two ADA restrooms
- + Eat-in kitchen/break room



LOCATION

- + Positioned within one of Tampa's established healthcare corridors and adjacent to St. Joseph's Hospital
- + Centrally located near surrounding business and residential communities
- + Convenient access to major transportation arteries



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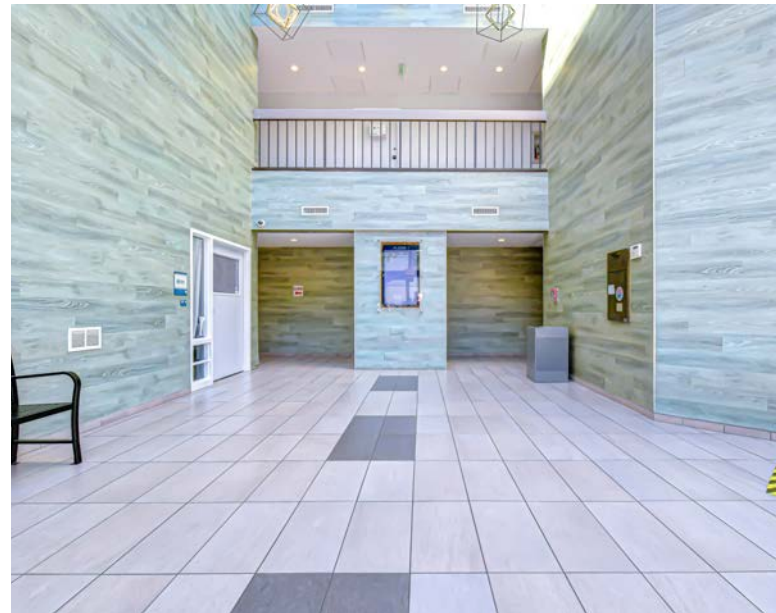
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2025 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	15,512	129,052	331,421
Total Households	6,642	54,106	137,703
Median Age	41.6	39.1	38.5
Median HH Income	\$52,892	\$62,517	\$69,570

Source: CoStar Group/US Census Bureau



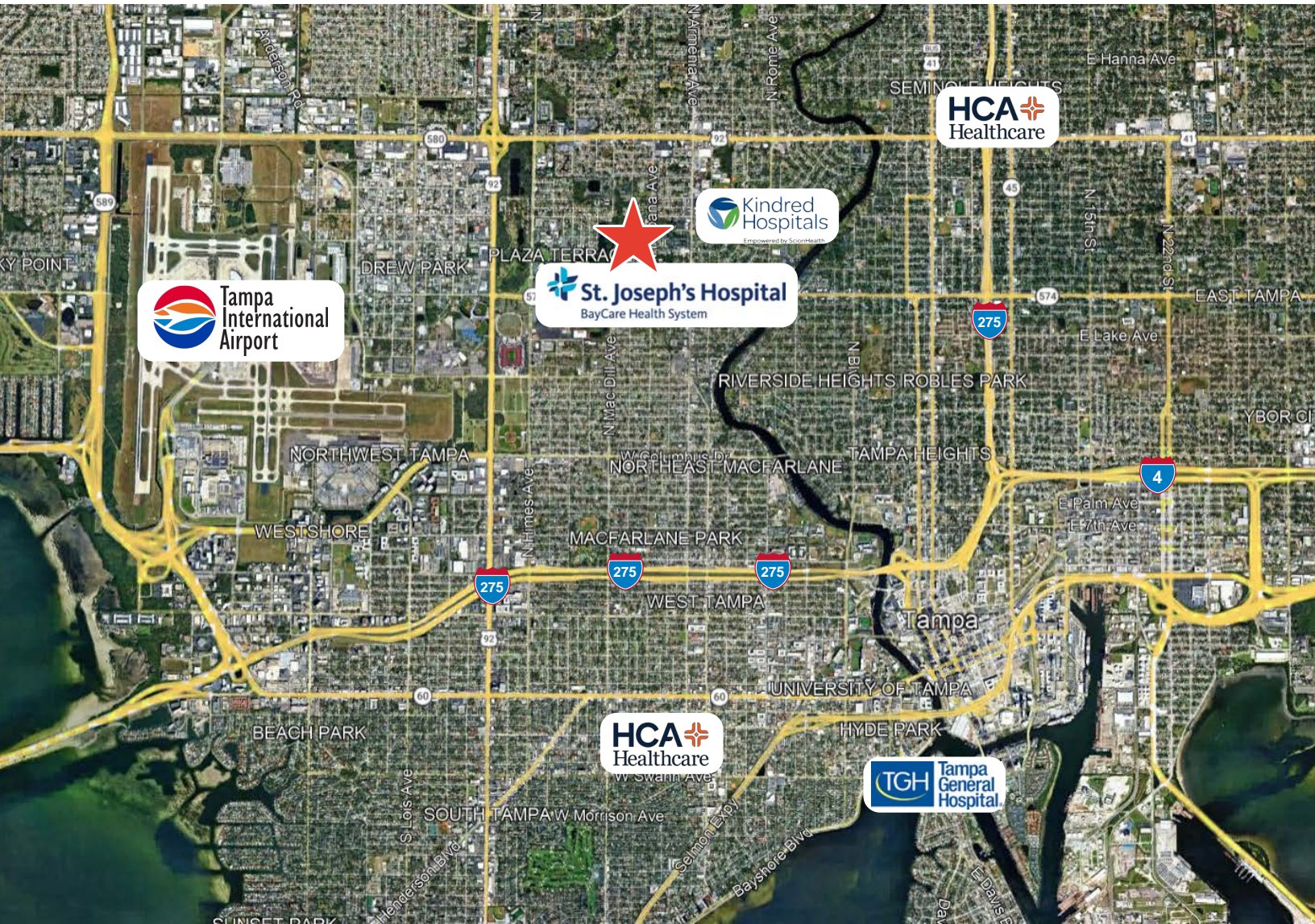
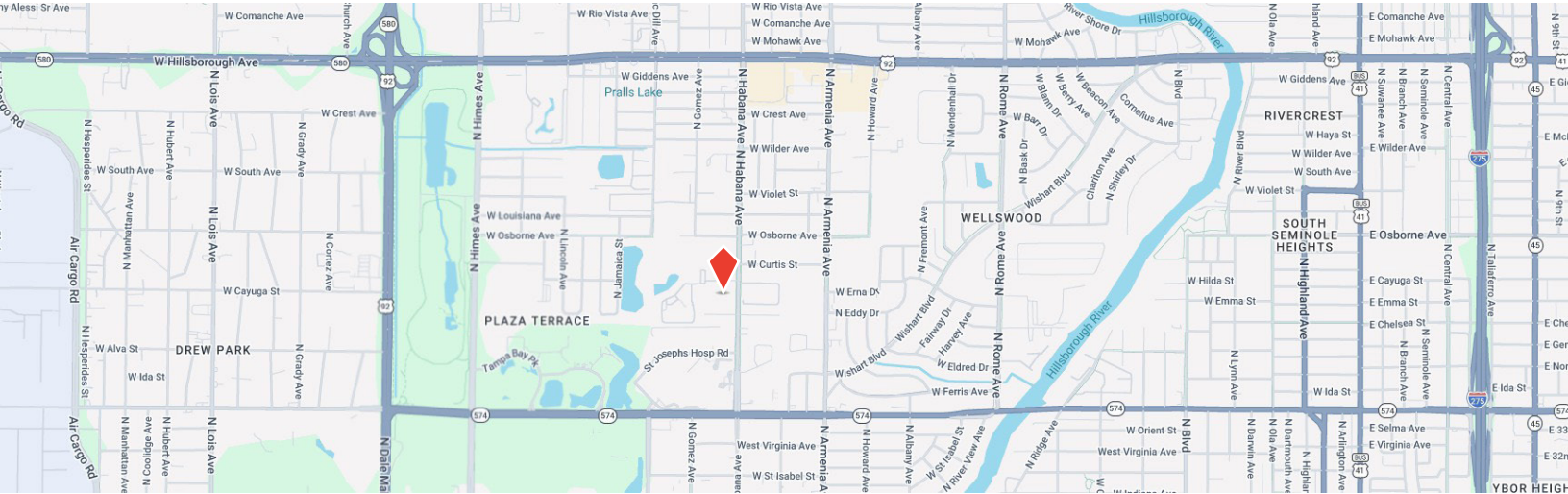
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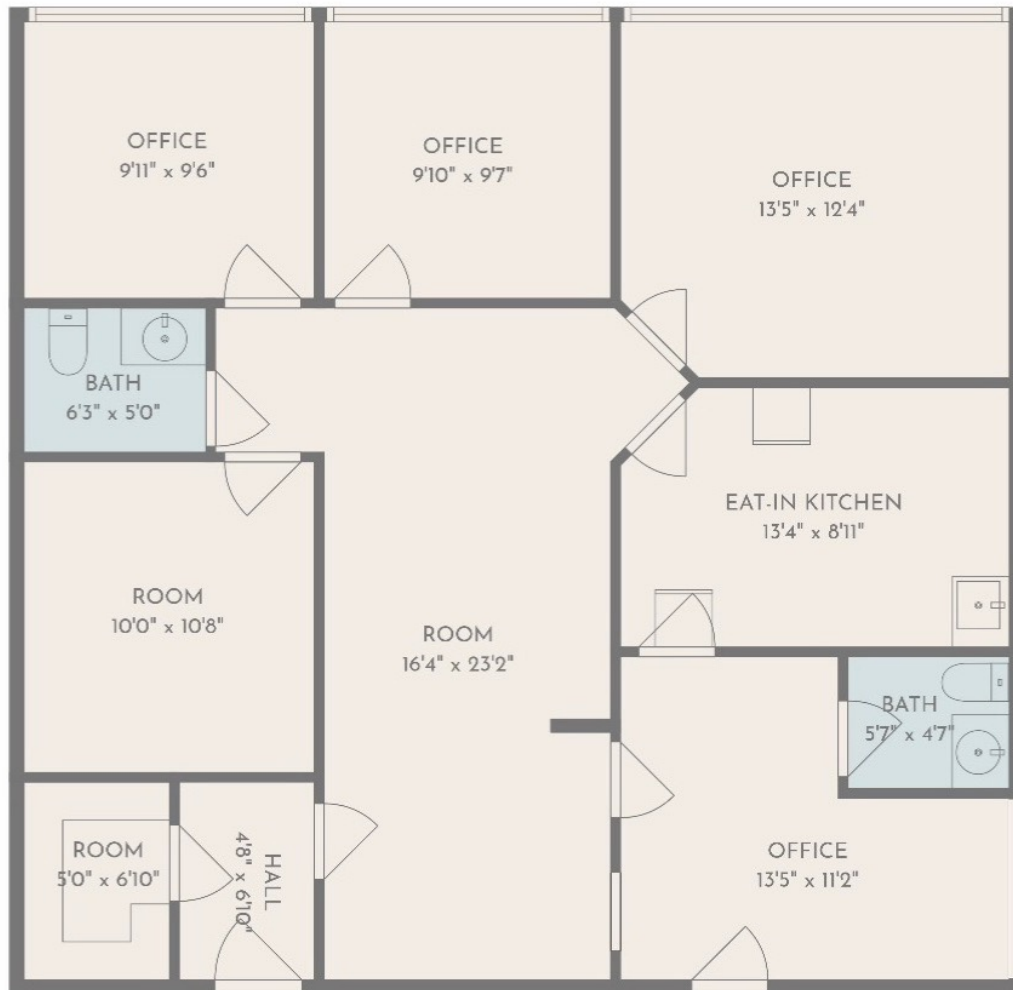


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FLOOR PLAN SUITE 302 1,200 RSF



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