

FOR LEASE



7011 Nightwaker Road | Brooksville, FL 34613

1,711 SF | \$18.00 per SF NNN

- 1,711 SF built-out medical office at Turner Place
- Minutes from Cortez Blvd (SR-50) and US-19, offering easy access for patients
- Large reception area and waiting room, 4 exam rooms, clinical room, 2 bathrooms
- Physicians suite with private entrance, nurse office
- Direct entry into the unit for patient convenience
- 2 Storage closets
- Surrounded by growing residential community with an increasing demand for healthcare services
- Excellent on-site parking with 30 total spaces serving the building
- Join other long-term tenants including Quest Diagnostics and Eternal Skin Spa

Medical Office Space For Lease

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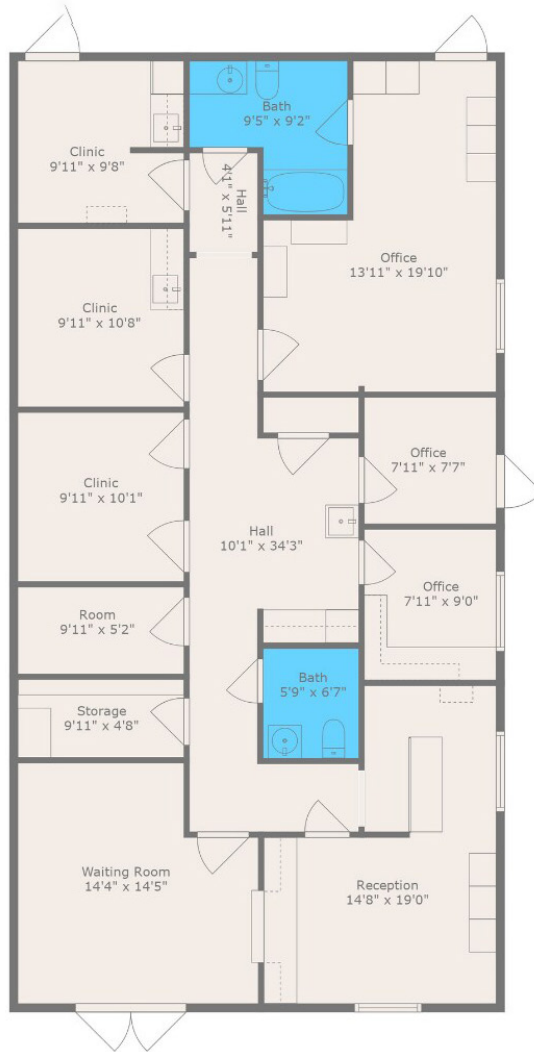
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**COMMERCIAL ASSET
PARTNERS**

SPACE PLAN

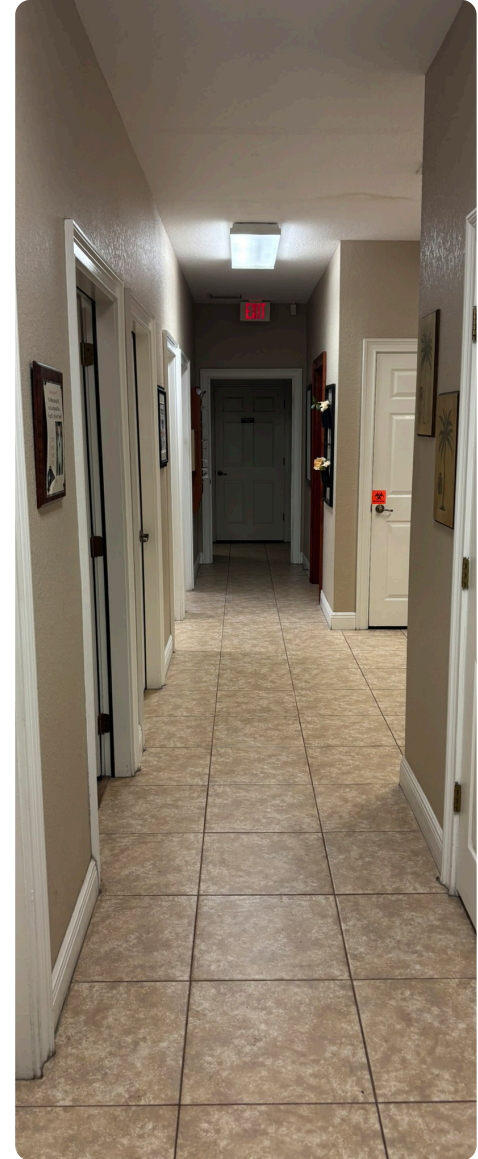
1,711 SF | End Unit Location



TURNER PLACE - 7011 NIGHTWALKER RD

SPACIOUS INTERIOR

Corner of Nightwalker Rd & Yale Ave



TURNER PLACE - 7011 NIGHTWALKER RD



COMMERCIAL ASSET PARTNERS

DEMOGRAPHICS

	5-Min	7-Min	10-Min
DRIVE-TIME POPULATION			
2030 Projection	67,075	128,167	182,371
2025 Population	61,037	116,717	166,313
Median Age	50.2	51.0	50.3
HOUSEHOLD INCOME			
Average	\$79,963	\$82,128	\$83,862
Median	\$64,040	\$67,046	\$67,444
DAYTIME WORKERS			
2025	20,110	31,190	46,775



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