



FOR LEASE

Medical Office Suite

- Modern medical space - built in 2021
- Dedicated lobby entrances to spacious reception, and beautiful waiting areas with natural light and high ceilings.
- Ideal layouts for efficient patient flow and professional use.
- Exceptional office offering seven exam rooms, two physician offices, two restrooms, and staff breakroom.
- Located in a building with a primary physician group on a Publix out-parcel.
- Ample parking and access from two separate traffic lights.
- Excellent location provides 3 major hospitals within 10 miles.
- This modern design, functional floor plans, and upscale comfortable atmosphere makes these medical offices a rare opportunity for healthcare providers seeking a ready-to-use space tailored for success.
- Owner will consider sale

5234 Little Rd | New Port Richey, FL 34655

Lease Rate | \$25.00 per SF NNN

Modern Medical Office Space

Danielle Ruiz
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Cell (727) 992-1674
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**COMMERCIAL ASSET
PARTNERS**

SUITE TWO - 2,265 SF



cap-realty.com

(727)376-4900

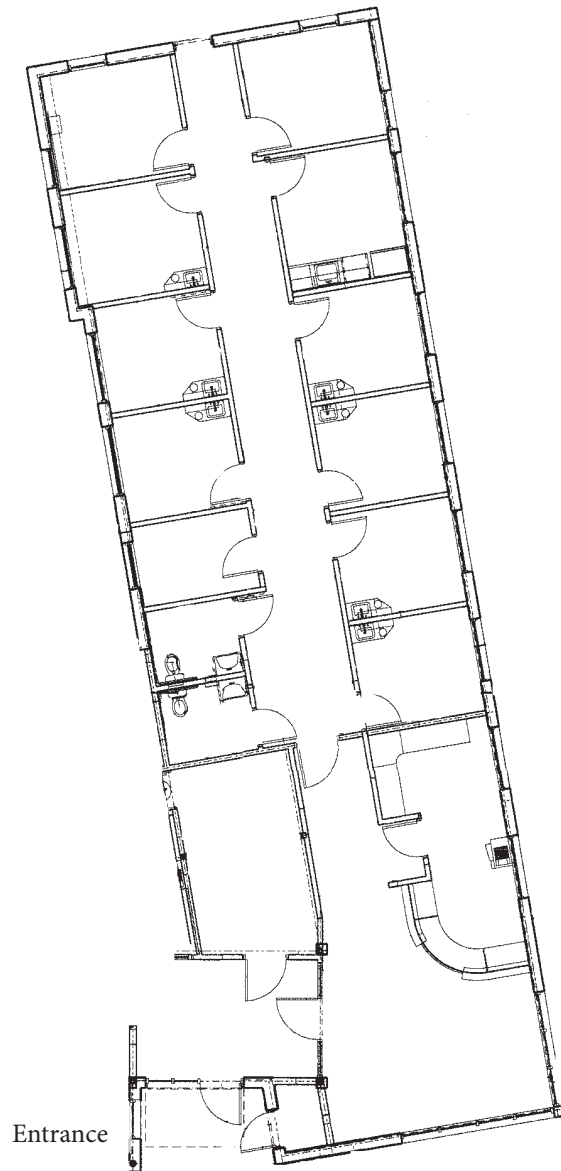
This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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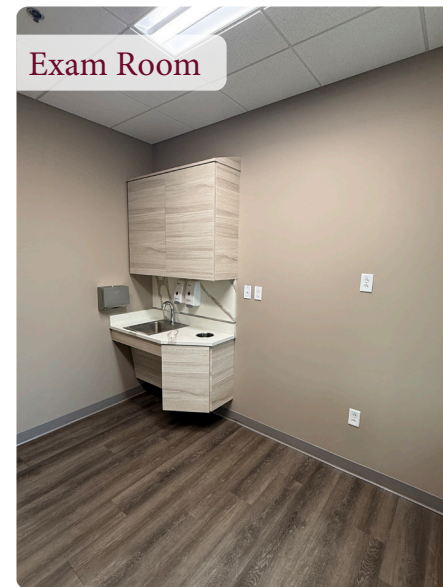
SUITE TWO - 2,265 SF



Entrance



Main Corridor



Exam Room



Physician's Office



Exam Room Sink

Floor Plan

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DEMOGRAPHICS



8.48%

Population Growth
2025-2030



\$73,623

Average HH Income



45

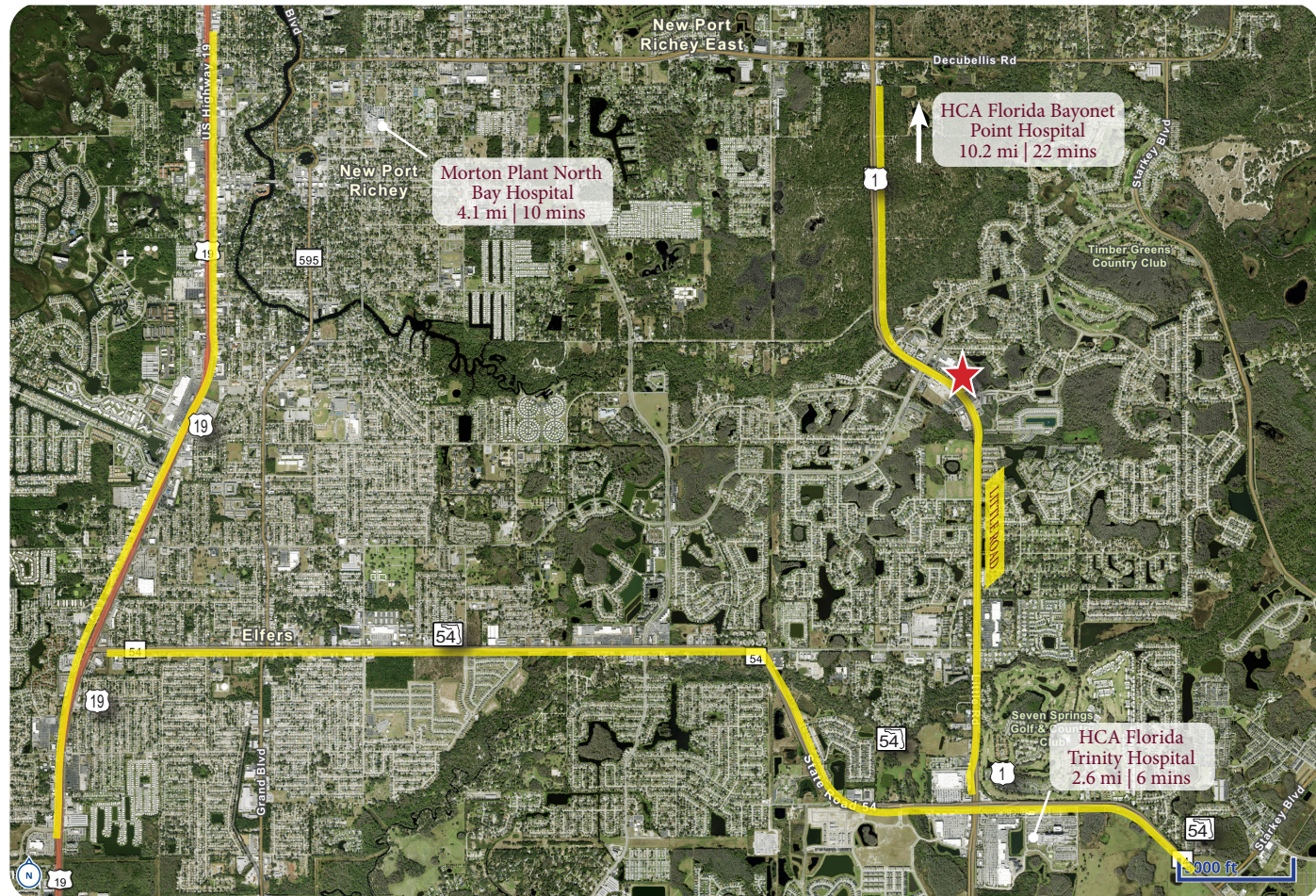
Average Age



167,178

Population
2025

Three (3) Major Hospitals within 10 miles



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