



# Tampa Commercial Real Estate

Broker: Steven Silverman  
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## MEDICAL OFFICE FOR LEASE

2309 W Dr Martin Luther King Bv, Tampa FL 33607 Hillsborough County



- **Space:** 2,671 sf space is a former Gynecology practice built out with 5 Examination Rooms Large Reception /Waiting Room, 3 Offices, Kitchen, Storage
- **Lease Rate:** \$19.20/sf (\$4,300 per month). Modified Gross (Owner pays Property Tax, Insurance & Maintenance). Plus sales tax
- **Zoning:** CG Commercial General
- **Great Location**—walk to St Josephs Hospital
- **Ample parking** for medical use
- **Exceptional visibility**—on busy MLK
- **Excellent Demographics:** 369,000 people within 15 minutes drive time
- **Traffic Count:** 31,000 vehicles /day on MLK
- **Pylon Sign and Building Signage**
- **Easy Ingress/Egress** to MLK plus access to alley

The owner is retiring after decades of successful practice. This is an opportunity to lease a medical space with exceptional visibility and in the heart of the medical area



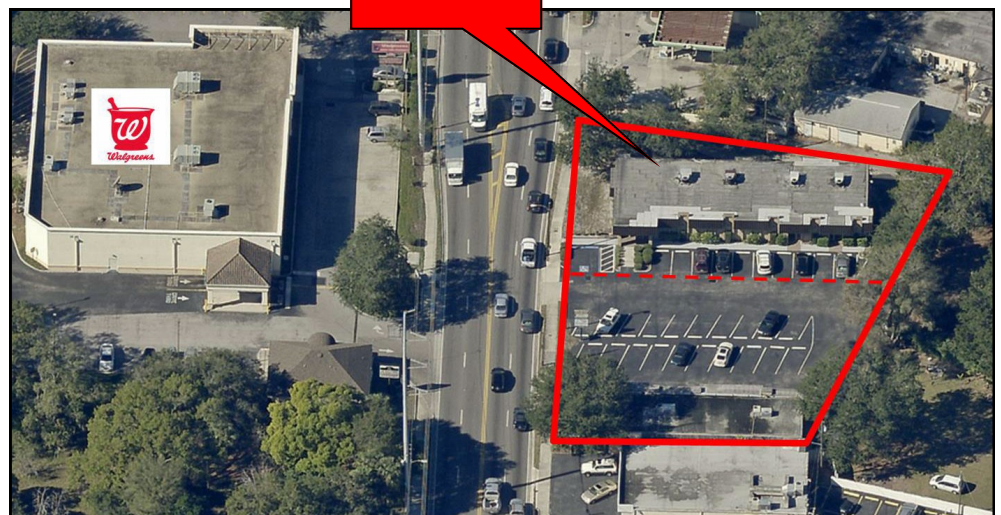
**For more information: Steven Silverman (813) 785-3665 [e:steven@TampaCommercialRealEstate.com](mailto:e:steven@TampaCommercialRealEstate.com)**

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ADDRESS: 2309 W Dr Martin Luther King Bv



**SITE**

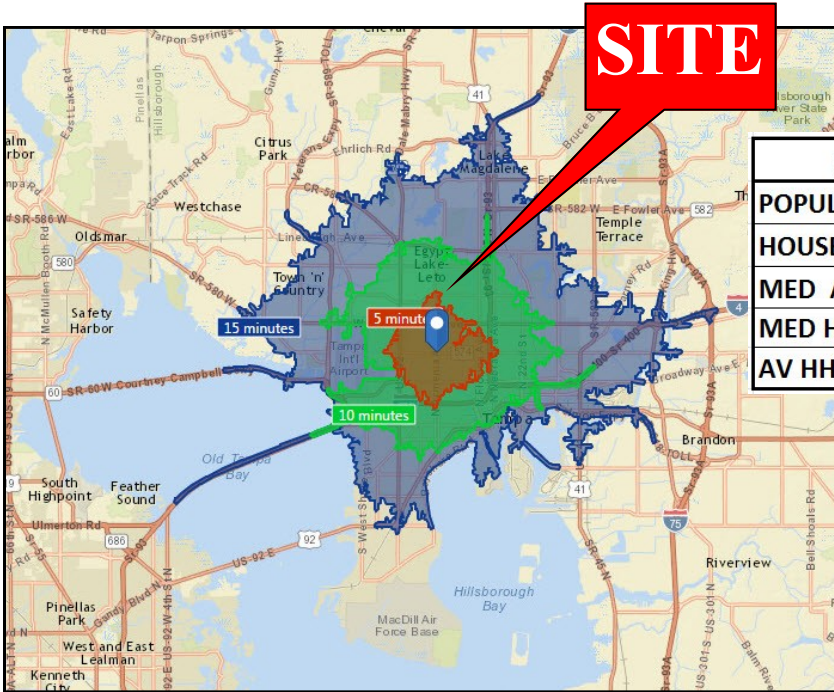


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**Drive Time Demographics: 5-10-15 Min**

	2015	5 MIN	10 MIN	15 MIN
POPULATION		37,276	162,693	369,019
HOUSEHOLDS		14,725	65,331	148,750
MED AGE		39.2	compared to US Median 37.9	
MED HH INCOME		\$32,483	\$35,408	\$39,335
AV HH INCOME		\$43,291	\$48,882	\$59,864



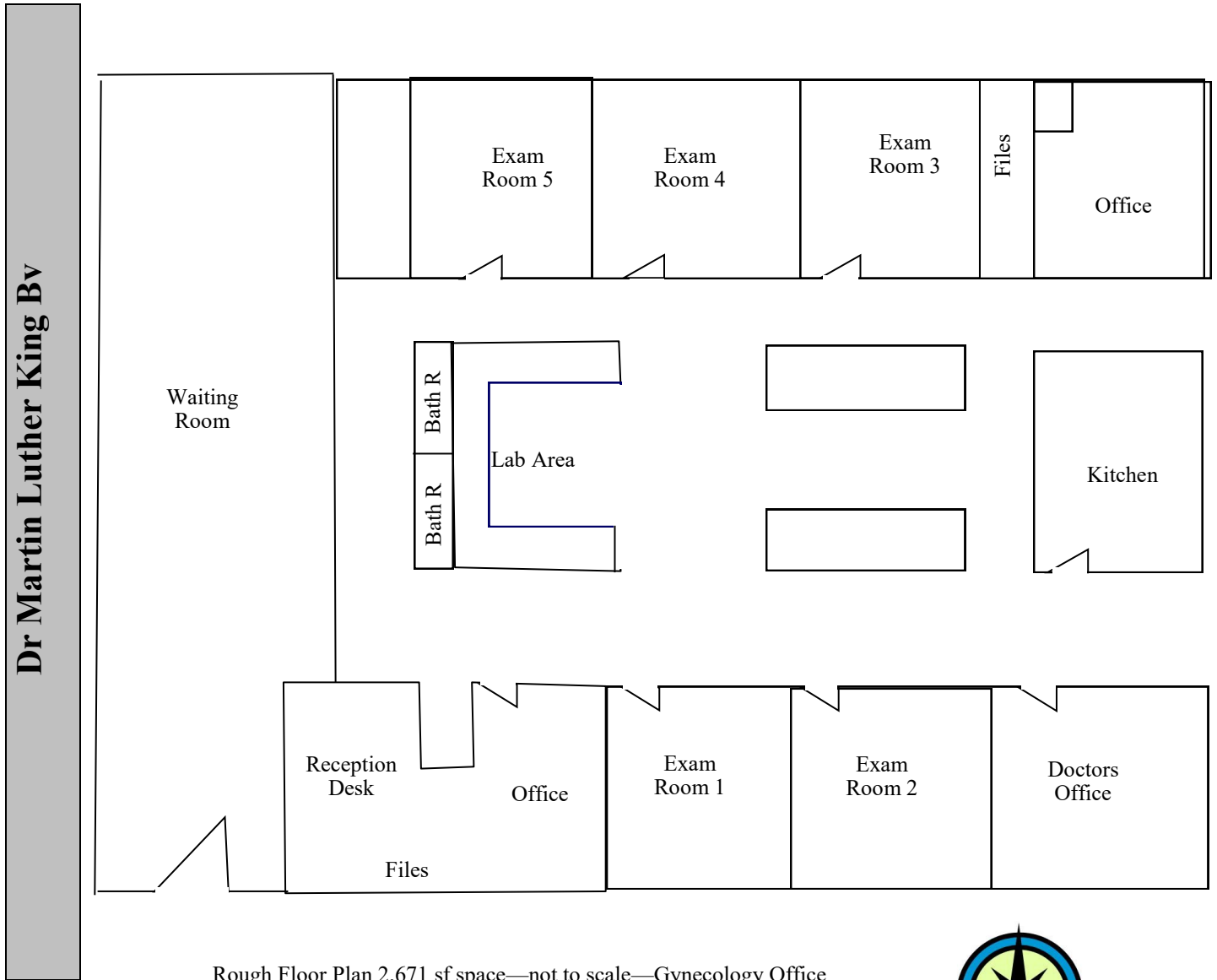
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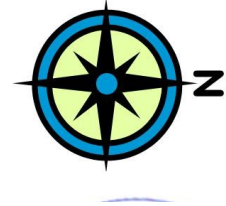
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## 1. Gynecology Office—approx. 2,671 sf



Rough Floor Plan 2,671 sf space—not to scale—Gynecology Office



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