

MEDICAL SPACE FOR LEASE

±12,500 SF FREE-STANDING MEDICAL BUILDING

4820 Park Boulevard N, Pinellas Park, FL



2ND GENERATION MEDICAL SPACE NOW AVAILABLE

STRONG CORRIDOR IN PINELLAS PARK, FLORIDA

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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

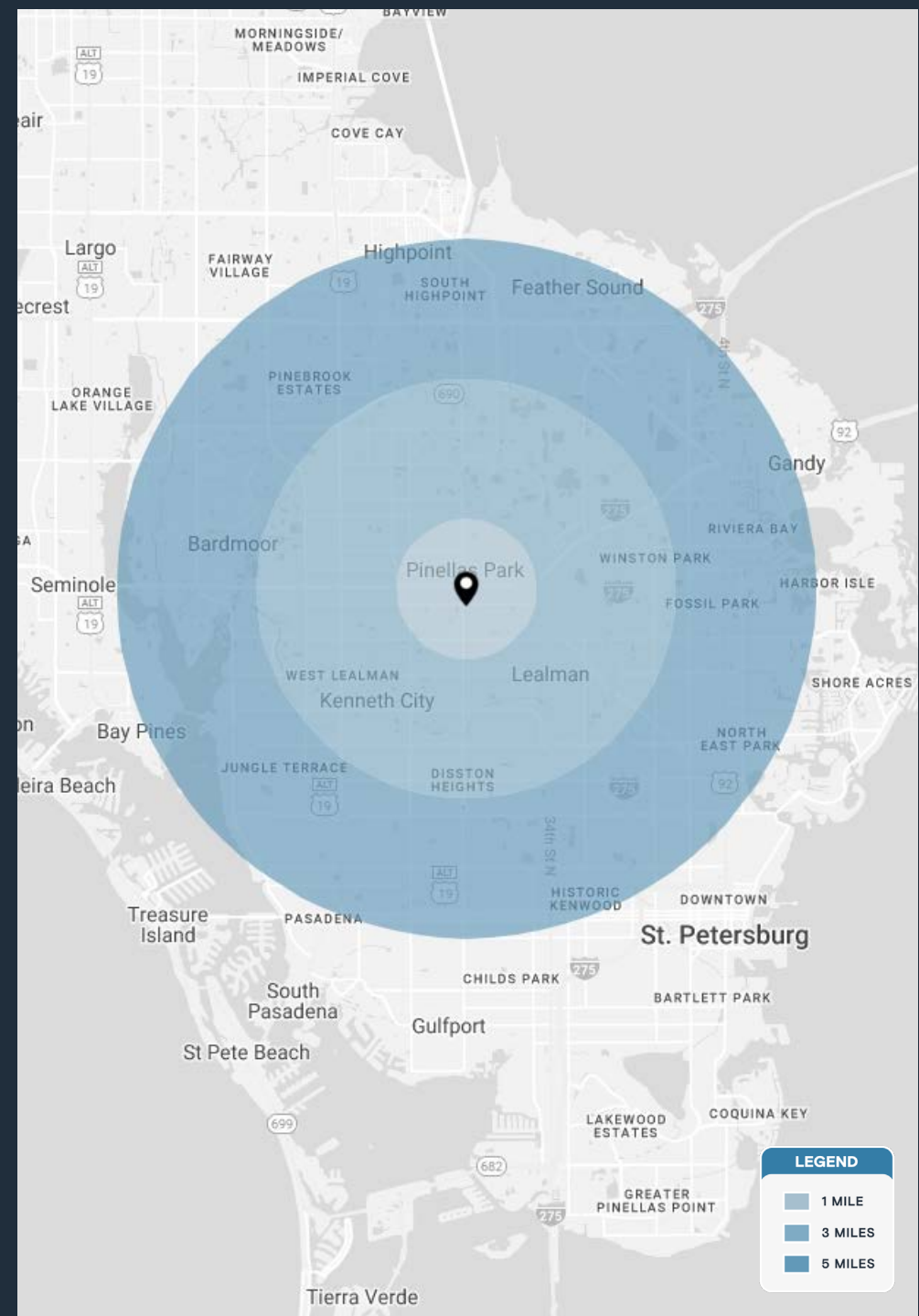
- Close proximity to all major retailers
- Strong intersection with price visibility
- Zoned B1 and POB (General Commercial & Office/Medical)
- HCA, Humanitary Medical, Orlando Health, and Evara are all in a 2 mile radius
- Multiple access points including in the rear of building for employees
- 94,500 AADT at intersection
- 24/7 access
- Seeking all medical users

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,156	114,796	285,619
HOUSEHOLDS	5,780	49,536	129,373
EMPLOYEES	11,742	97,006	243,603
AVERAGE HH INCOME	\$75,432	\$75,046	\$86,389

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	48,636	179,303	344,254
HOUSEHOLDS	20,958	80,217	157,728
EMPLOYEES	40,936	152,149	293,159
AVERAGE HH INCOME	\$70,130	\$78,169	\$87,604



LEGEND

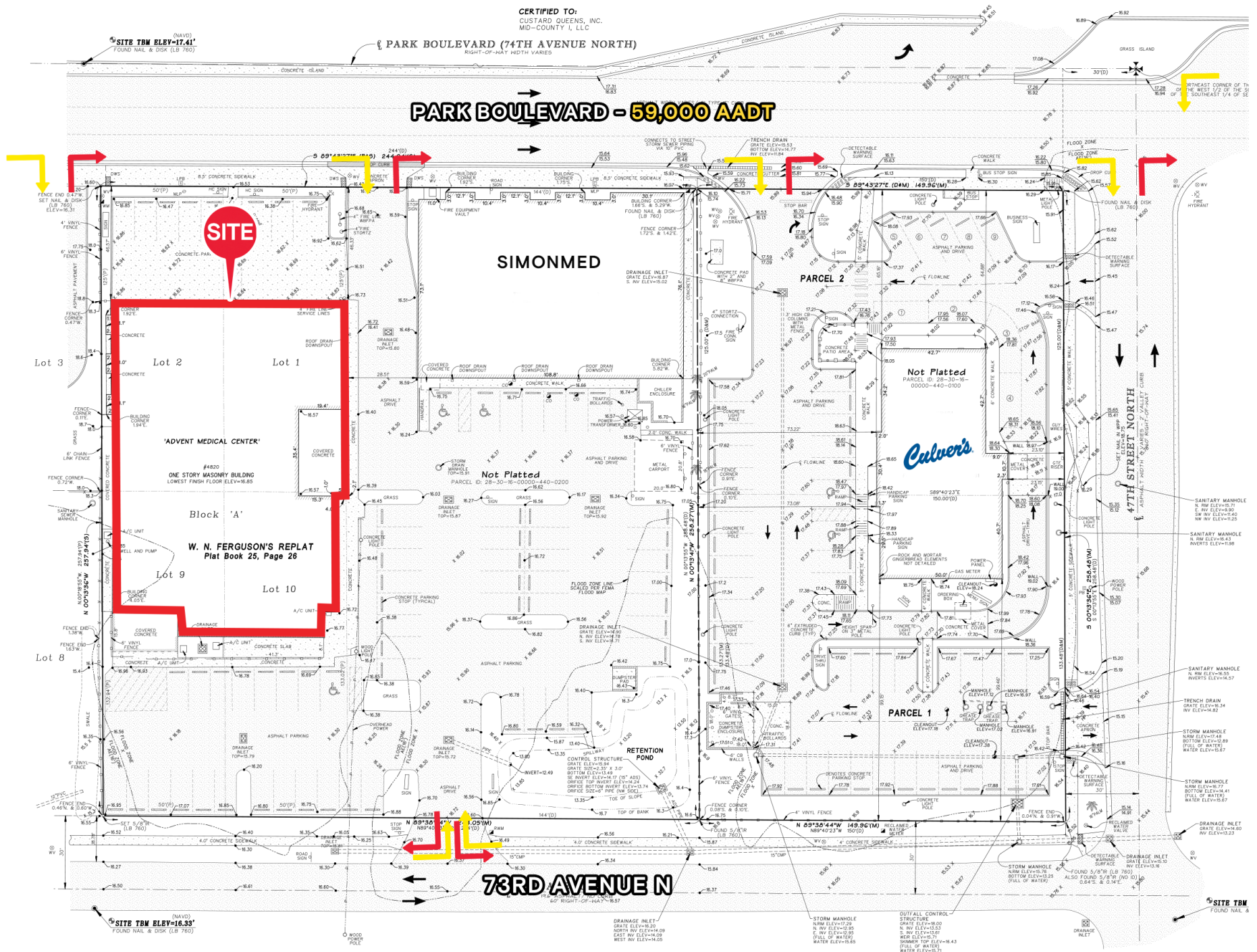
- 1 MILE
- 3 MILES
- 5 MILES

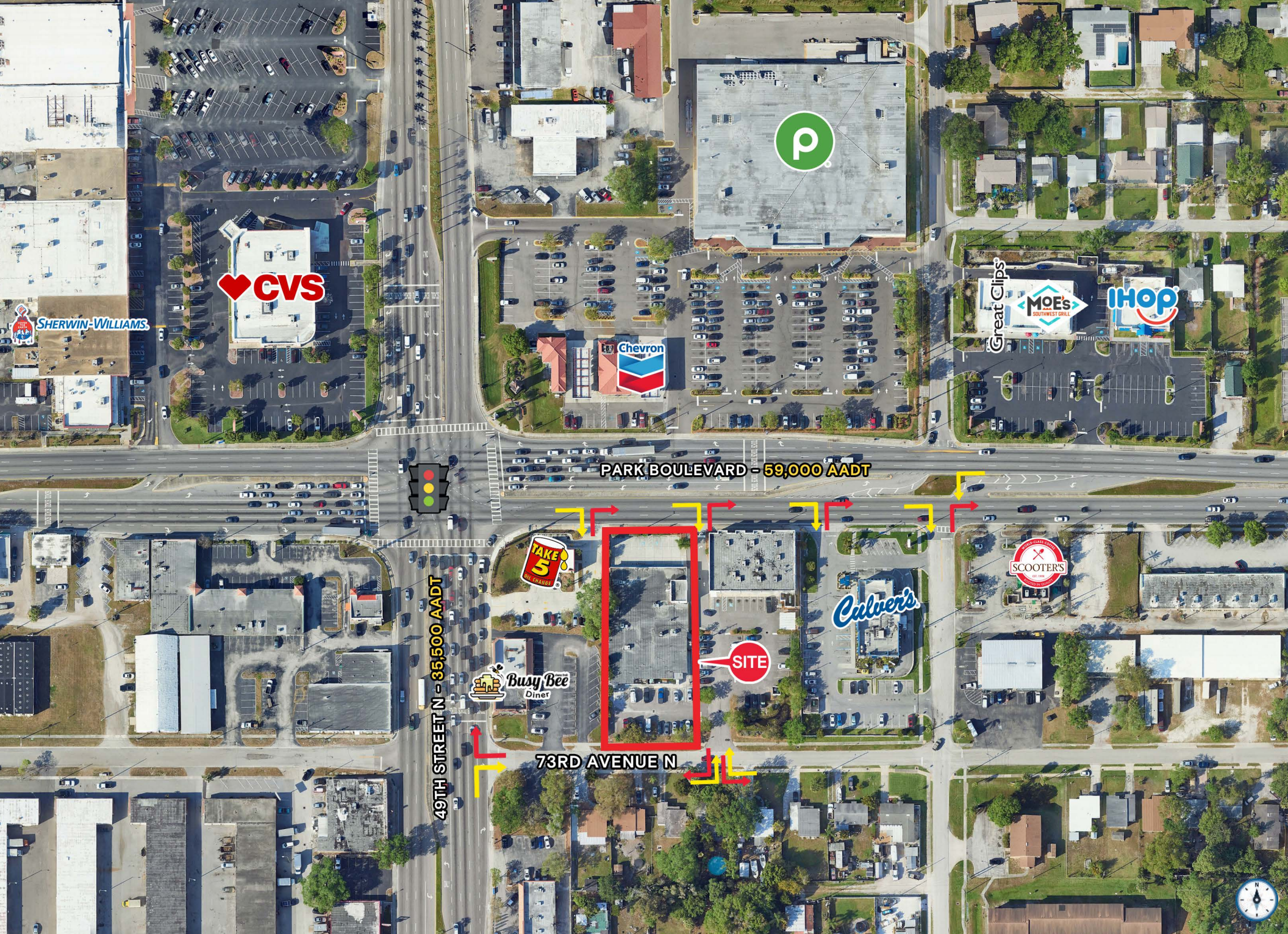
CERTIFIED TO:
CUSTARD QUEENS, INC.
MID-COUNTY 1, LLC

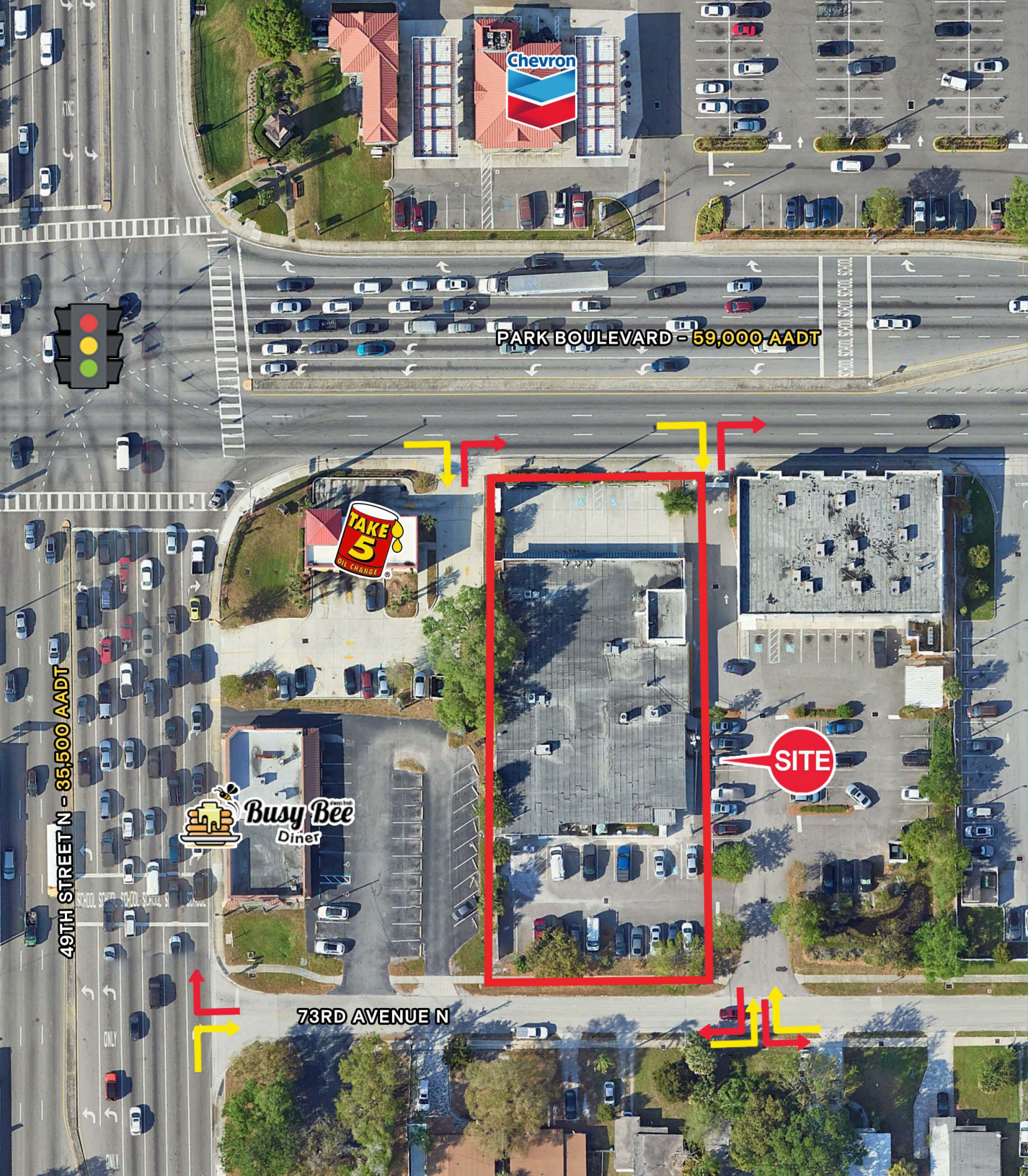
SITE TBM ELEV=17.41'
FOUND NAIL & DISK (LB 760)

PARK BOULEVARD (74TH AVENUE NORTH)
RIGHT-OF-WAY WIDTH VARIES

PARK BOULEVARD - 59,000 AADT







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.25.24