

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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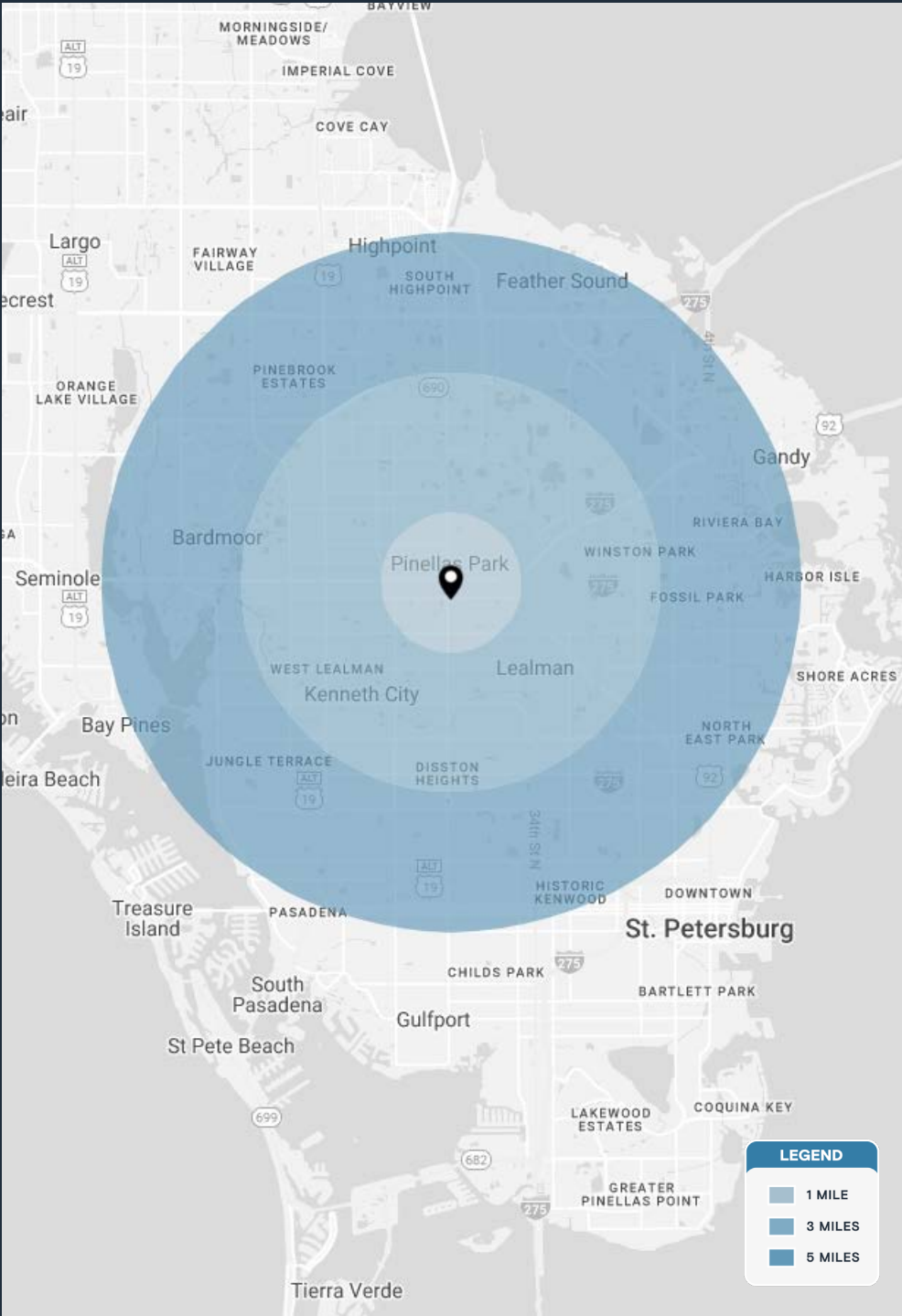
# Property Overview

## 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

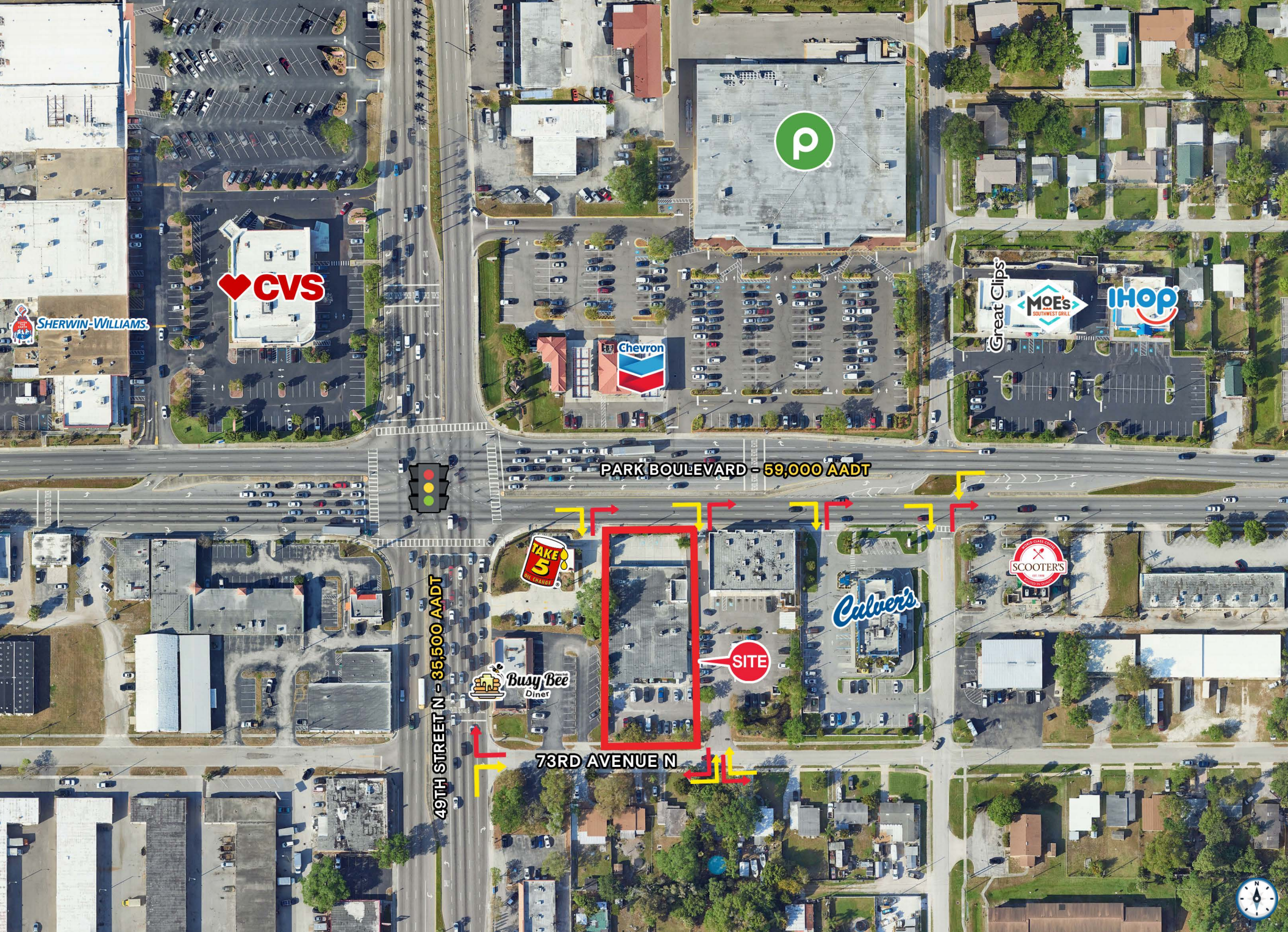
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	48,636	179,303	344,254
HOUSEHOLDS	20,958	80,217	157,728
EMPLOYEES	40,936	152,149	293,159
AVERAGE HH INCOME	\$70,130	\$78,169	\$87,604







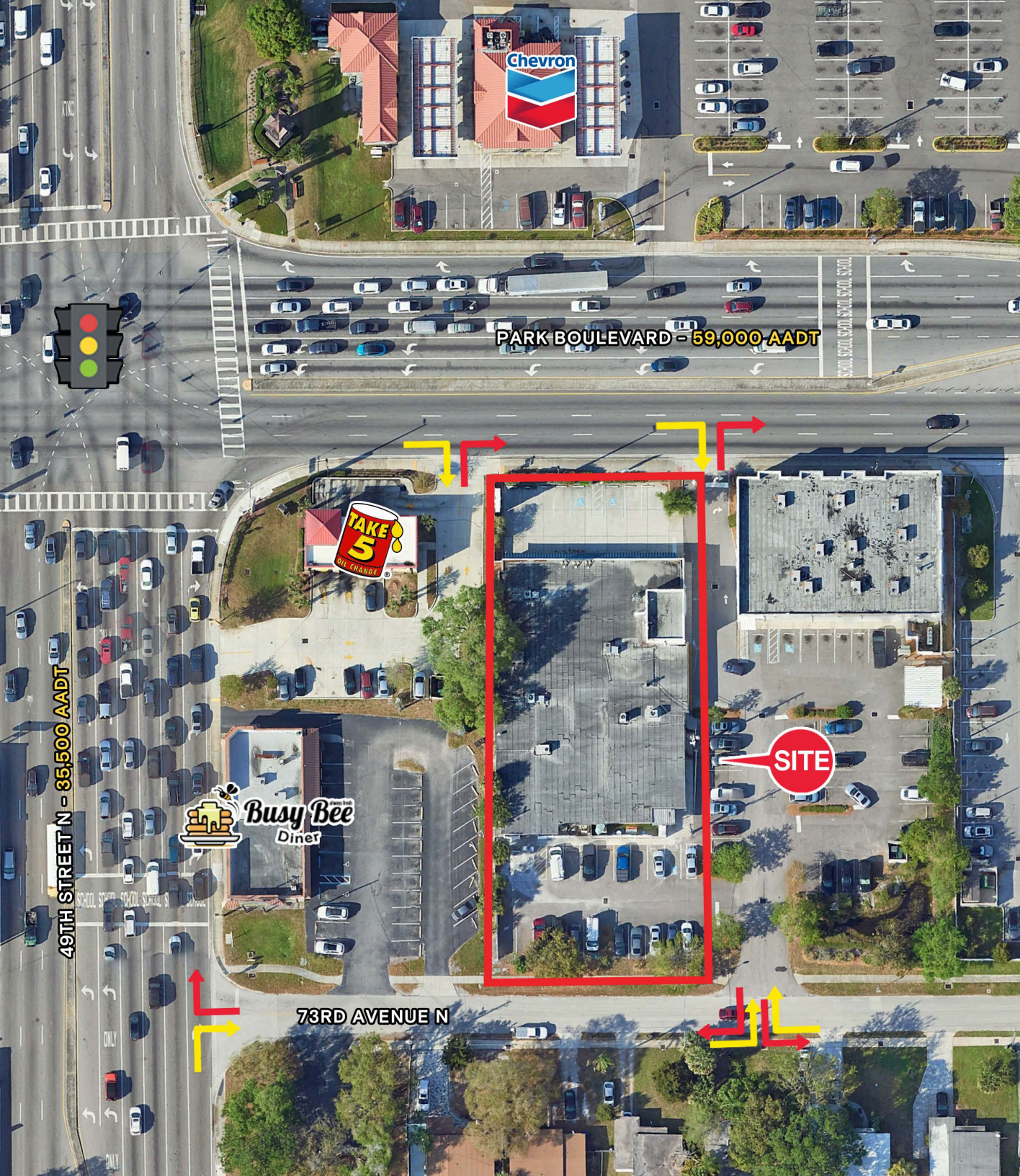












## Contact Brokers

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[katzretail.com](http://katzretail.com)

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