

# FOR LEASE

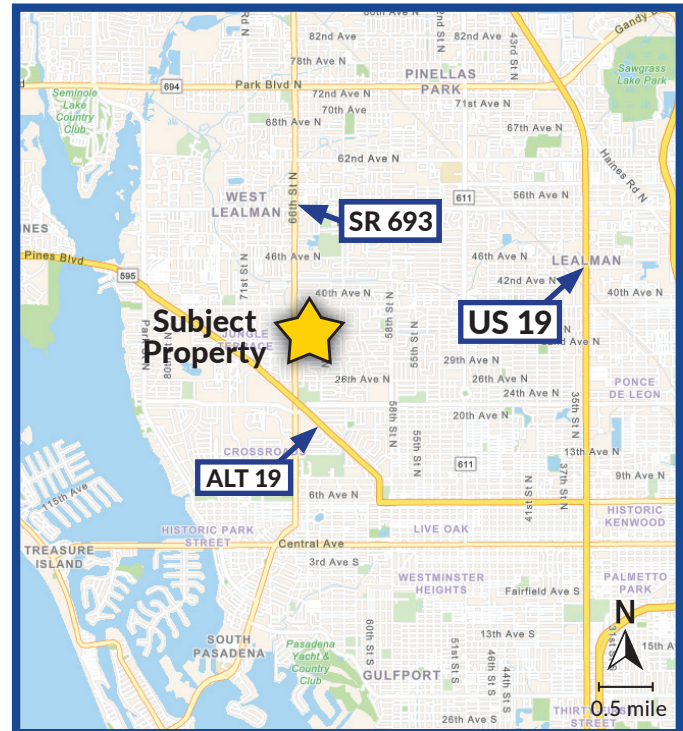
3251 66th Street North,  
St. Petersburg, FL 33710



## Established Medical Office with Built-In Patient Demand

### PROPERTY HIGHLIGHTS

- **±3,200 RSF of turnkey medical space** operating as urgent care facility, reducing need for upfront build-out costs & accelerating move-in timelines
- **Established, highly visible, freestanding medical location** on one of St. Pete's most heavily trafficked north-south corridors
- **Situated among established medical and healthcare providers**, reinforcing strong medical synergy and referral potential
- **Efficient, purpose-built clinical layout** designed for optimal patient flow, exam room use, and urgent care functionality
- **Ideal for urgent care, primary care, or specialty medical users** seeking a proven outpatient healthcare location
- **Ample on-site parking** supporting both patient convenience and staff accessibility
- **Offered at \$30 PSF NNN**



**CARLETON COMPTON, CCIM**

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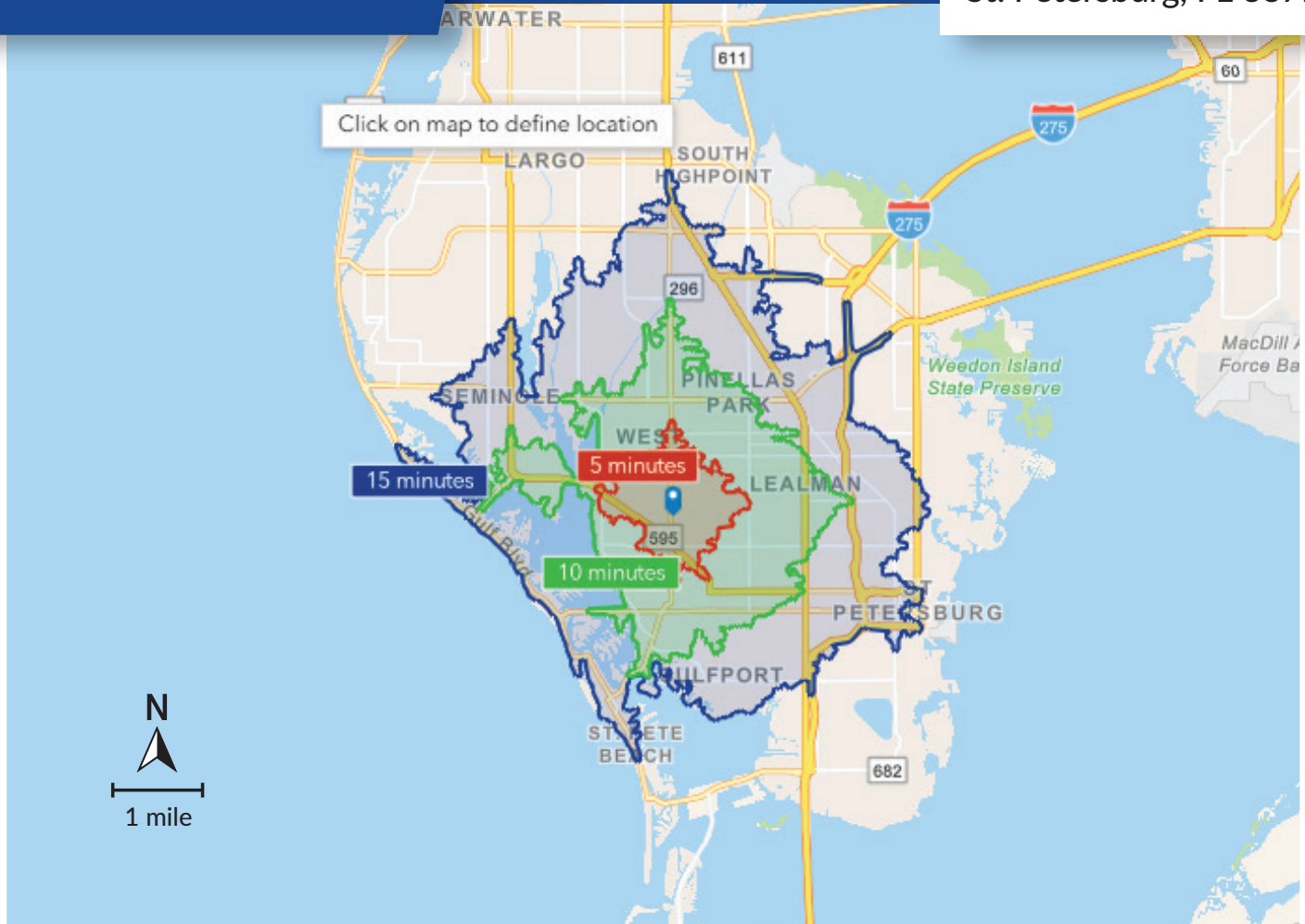
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## DEMOGRAPHICS

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| Demographic Summary                  | 5 minutes | 10 minutes | 15 minutes |
|--------------------------------------|-----------|------------|------------|
| 2020 Total Population                | 25,709    | 123,914    | 294,560    |
| 2030 Total Population                | 24,910    | 121,898    | 295,304    |
| Median Household Income - 2025       | \$68,598  | \$70,643   | \$72,528   |
| Median Household Income - 2030       | \$79,442  | \$81,215   | \$83,256   |
| Median Age - 2025                    | 47.5      | 48.4       | 49.0       |
| Median Age - 2030                    | 48.4      | 49.3       | 49.9       |
| 2020 Total Households                | 10,963    | 55,527     | 136,794    |
| 2030 Total Households                | 10,972    | 56,110     | 142,418    |
| <b>Health Care Expenditure</b>       |           |            |            |
| Annual Health Insurance Expenditures | \$4,127   | \$4,266    | \$4,477    |
| Medical Care                         | \$2,324   | \$2,395    | \$2,513    |



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## AERIAL MAP

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### High-Visibility Medical Corridor - 66th St. N., St. Petersburg:

This property is located in an established medical and retail corridor with strong surrounding health-care presence and consistent patient draw. It benefits from high visibility and accessibility along a dominant healthcare submarket, with traffic counts of approximately 40,000+ vehicles per day, making it a strong exposure location for medical users seeking both stability and ongoing demand.



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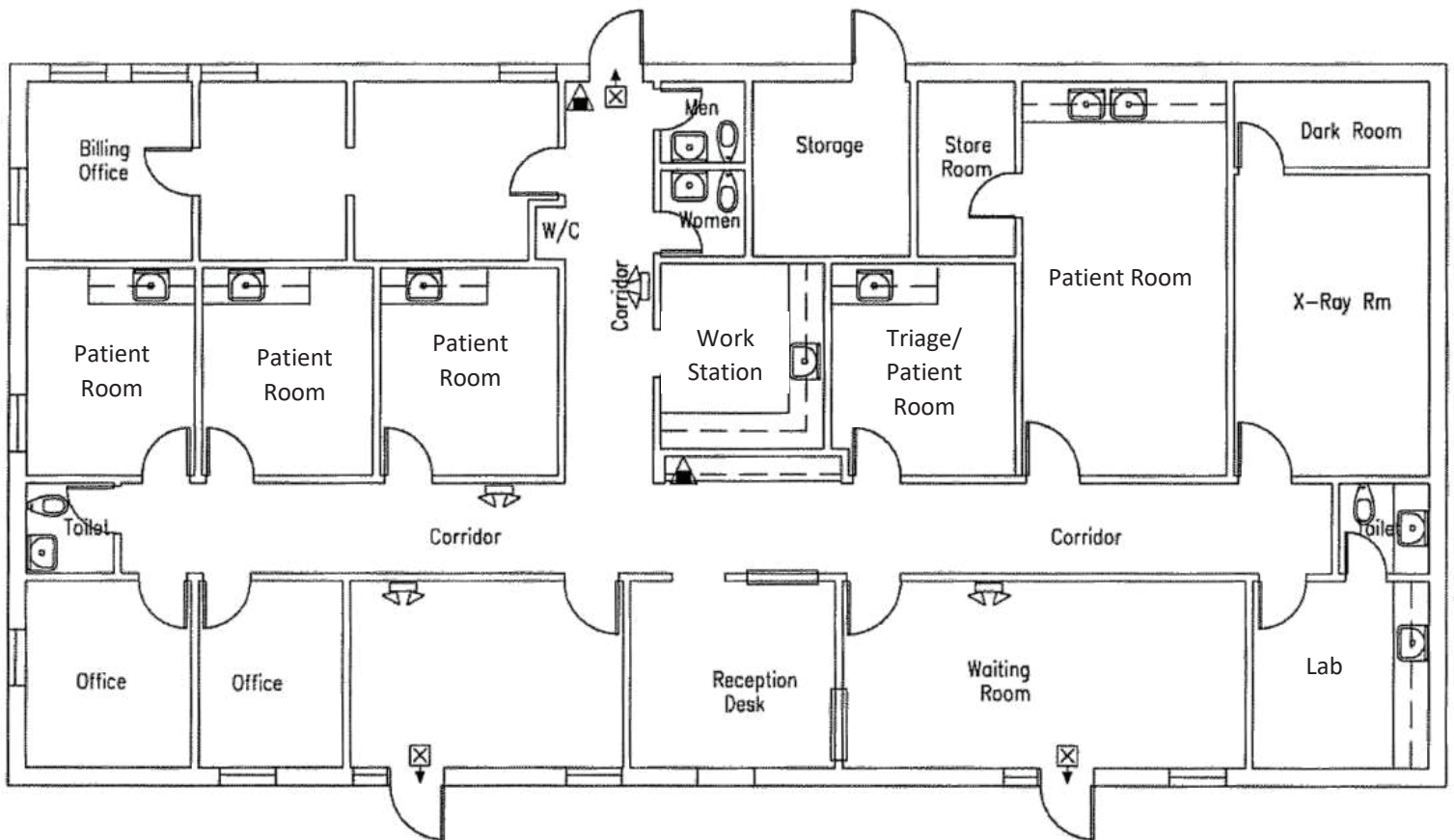
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## FLOOR PLAN

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## INTERIOR PHOTOS

3251 66th Street North,  
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Spacious comfortable Waiting Room  
with ample seating



Large, spacious Reception Area for  
easy check-in/check-out



Large Lab Room



Spacious Exam Rooms featuring  
sinks and generous counter space



X-ray Room



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## EXTERIOR PHOTOS

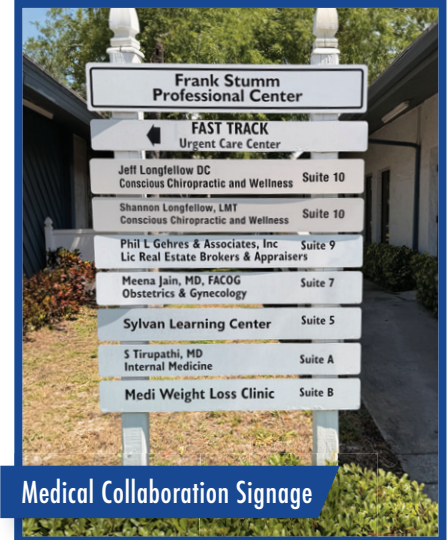
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Brand new monument signage recently installed, providing strong frontage and maximum exposure for tenant branding



Large Signage on building and ADA Compliant Entry



Medical Collaboration Signage



Large Street-View Signage



2 Entry Doors - One for Patient Access, One for Doctor Access



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