

# WIREGRASS RANCH MEDICAL PAVILION I

WESLEY CHAPEL FLORIDA



**TILT WALLS UP! On schedule for Delivery Q4 2026**



Conceptual Rendering

**46,000 SF**  
MEDICAL OUTPATIENT OFFICE FOR LEASE

**TIMELINE**



## WIREGRASS RANCH MEDICAL PAVILION I

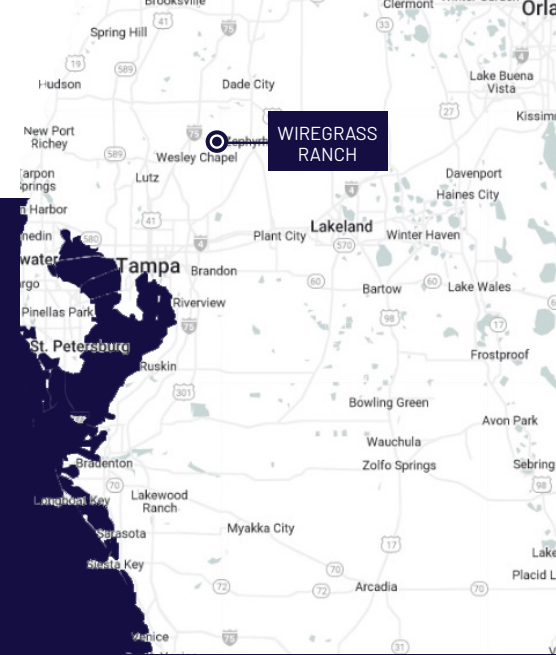
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 WESLEY CHAPEL FLORIDA 33543



# WHY WIREGRASS RANCH MEDICAL PAVILION

## THE RIGHT PLACE FOR MEDICAL OFFICE

In Wiregrass Ranch, you'll find not only a variety of health and wellness providers, but also some of the most respected facilities in the area. It's no wonder Wiregrass Ranch is becoming a destination for those seeking the best possible care.

Tremendous residential growth in Wiregrass Ranch and the surrounding submarkets is driving Physician Demand. The market needs over 280 physicians in multiple specialties over the next five years.

**See detailed list of Physician demand on page 3.**

## THE RIGHT DESIGN AT THE RIGHT COST

Wiregrass Ranch Medical Pavilion has a thoughtful, functional, efficient design and is located on a high visibility corner with abundant parking for patients, providers, and staff.

The campus offers a competitive lease rate, a generous tenant improvement allowance for customized build outs, plus building and pylon signage are available.

**The campus does not have any ancillary restrictions.**

## THE RIGHT NEIGHBORS

Wiregrass Ranch Medical Pavilion is located on Strickland Ave. & Wiregrass Ranch Blvd., a major north/south connector within Wiregrass Ranch.

The site is across from the New Orlando Health Hospital which is under construction and opening in 2025.

The site is also across from the new Wiregrass Ranch Legacy Town Center which is planned for over 3,000 residential units, plus hotels, office and retail.

The site is directly adjacent to the Wiregrass Ranch Sports Complex which last year hosted five large sporting events including elite volleyball and basketball tournaments as well as a USA gymnastics meet and just received a \$15.2M budget approval from Pasco County to expand.

### AREA DEMOGRAPHICS

15 Minute  
 Drive Time



**TOTAL POPULATION**  
 2025 - 76,489  
 2030 - 89,092



**TOTAL HOUSEHOLD**  
 2025 - 27,710  
 2030 - 33,122



**AVG HOUSEHOLD INCOME**  
 2025 - \$ 139,680  
 2030 - \$ 153,328

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**SITE PLAN**



**RENDERINGS**





# CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY \*

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Physical Medicine & Rehabilitation	37.01	22.21	33,310
Primary Care	32.31	19.38	29,077
Dentistry	27.34	16.40	24,602
Optometry	15.10	9.06	13,590
Emergency Medicine	9.79	5.87	8,807
Pediatrics & Neonatology	9.76	5.86	8,785
General Surgery	9.43	5.66	8,491
Ophthalmology	9.40	5.64	8,460
Orthopedics	8.61	5.16	7,746
Obstetrics & Gynecology	8.28	4.97	7,452
Radiology	7.95	4.77	7,159
Cardiovascular	7.70	4.62	6,933
Oncology & Hematology	6.75	4.0	6,075
Hospitalist	5.90	3.5	5,307
Pathology & Laboratory Medicine	5.12	3.07	4,607
Neurosciences	4.55	2.73	4,091
Gastroenterology	3.21	1.93	2,891
Pulmonology	2.53	1.52	2,281
Urology	2.46	1.48	2,213
ENT	2.03	1.22	1,829
Nephrology	1.88	1.13	1,694
Endocrinology, Diabetes & Metabolism	1.73	1.0	1,558

<b>32.31</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>29,077 SF</b>
Additional Demand Primary Care		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

<b>9.76</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>8,785 SF</b>
Additional Demand Pediatrics & Neonatology		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

<b>9.61</b>	<b>X</b>	<b>60%</b>	<b>X</b>	<b>1,500 SF</b>	<b>=</b>	<b>7,746 SF</b>
Additional Demand Orthopaedics		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

\*Advisory Board



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# CALL US ABOUT WIREGRASS RANCH MEDICAL PAVILION I

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BUILDING IN THE HEART  
OF WESLEY CHAPEL!



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