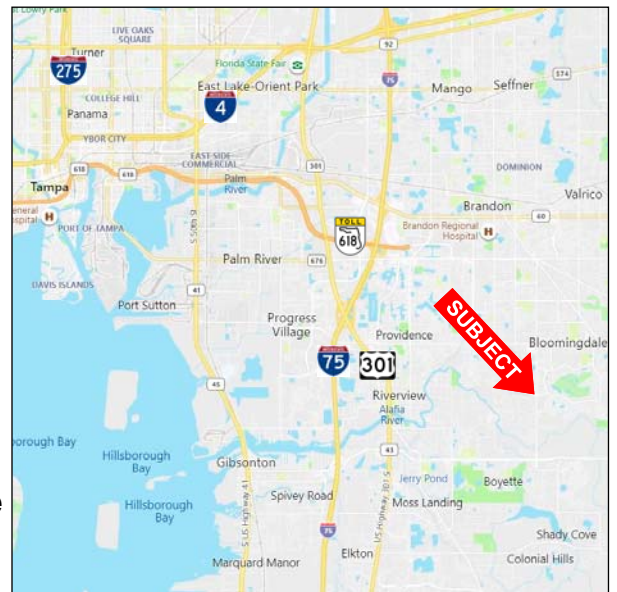




BLOOMINGDALE - BELL SHOALS RD MEDICAL OFFICE

4310 - 4320 Bell Shoals Road - Valrico, FL 33596

- **6,042 SF Medical Bldg. at Corner site & Lighted Intersection: 1,200 SF (MOL) suite features 5 exam rooms, lab areas, two offices, nurses station...**
- **Max. contiguous space up to 3,000 SF or more**
- **Located between Bloomingdale Ave. (North) and Fish Hawk Blvd. / Boyette Rd. (South); minutes to either direction**
- **Traffic Counts: 18,000 A.A.D.T. on Bell Shoals**
- **Bell Shoals Rd. is now widening from 2 to 4 lanes - increase traffic counts in the near future**
- **Easy access: traffic light corner & median turn lane**
- **Overflow parking available**



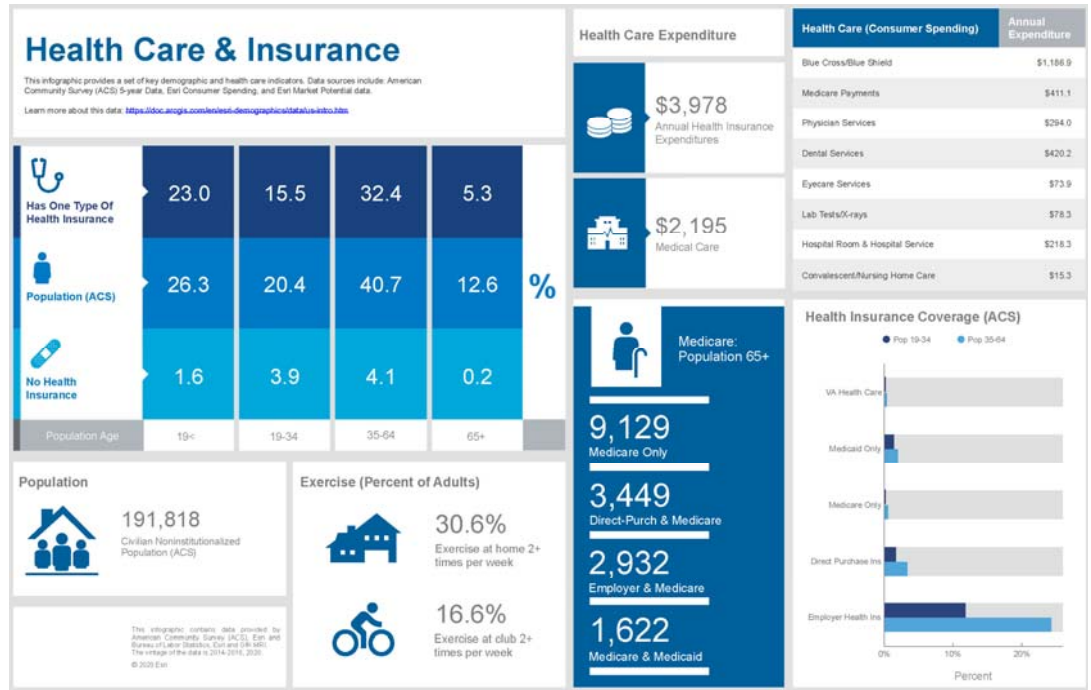
Location	Drive Time
US Hwy 301	13 minutes
Selmon Expressway (SR 618) / I-75	16 minutes
Downtown Tampa	23 minutes

	1-mile	3-mile	5-mile
Population	10,936	69,715	209,223
Median HH Income	\$104,293	\$88,931	\$75,566

Contact: **Vivian Fung | 813.490.9818 DIRECT | 813.504.6016 MOBILE | vfung@equity.net**

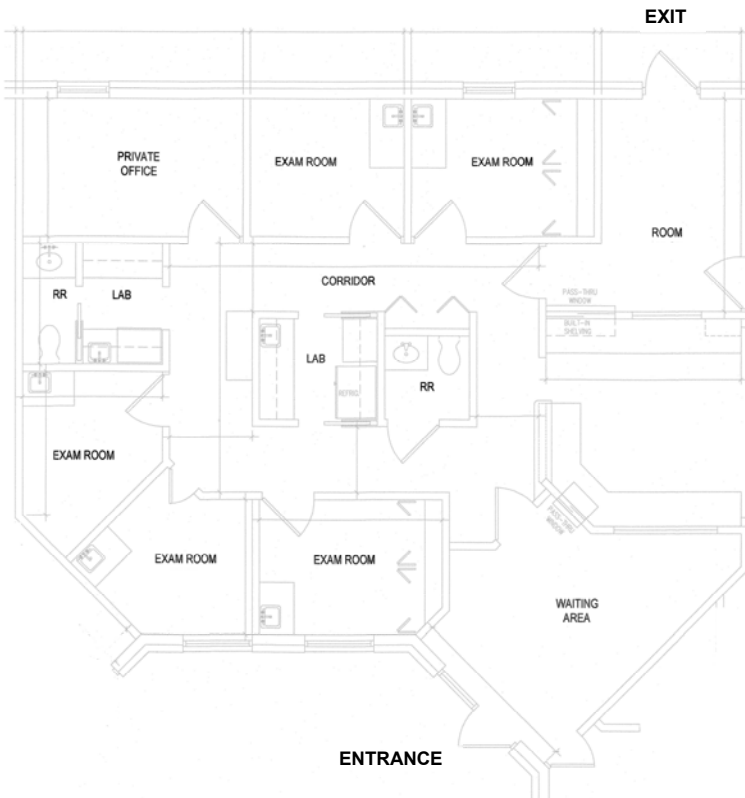
Equity LLC | O: 813.579.2000 | 4107 West Spruce Street, Suite 101 | Tampa, FL 33607

**4316 Bell Shoals Rd.
5-mile Population,
Healthcare & Insurance**



BLOOMINGDALE - BELL SHOALS RD MEDICAL OFFICE

4310 - 4320 Bell Shoals Road - Valrico, FL 33596



4316 Bell Shoals Road - 1,200 SF (MOL)

Floor Plan (not to scale)

