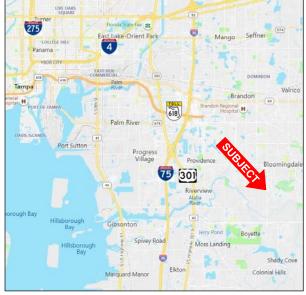


BLOOMINGDALE - BELL SHOALS RD MEDICAL OFFICE

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

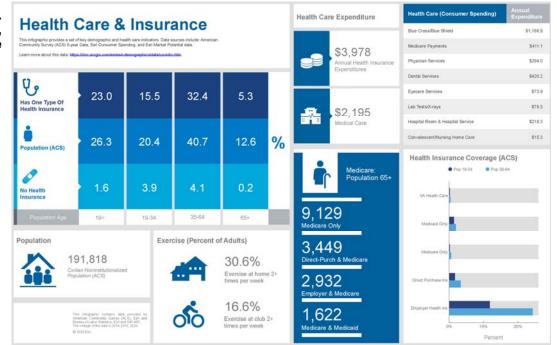
Equity LLC | O: 813.579.2000 | 4107 West Spruce Street, Suite 101 | Tampa, FL 33607

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

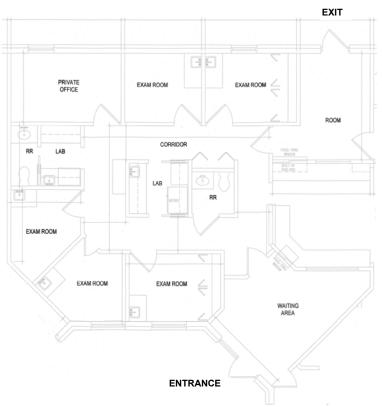
FOR LEASE: BLOOMINGDALE MEDICAL

Equity Experience Great Solutions®

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)



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