

RETAIL SPACE FOR LEASE

BayCare HealthHub™

2470 Bloomingdale Ave., Valrico, Florida 33596



MAIN ENTRY



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PROPERTY HIGHLIGHTS

- Retail Space Available: 876 - 12,000 SF
- Located on Bloomingdale Ave. just east of the signalized intersection of **Bloomingdale Ave.** and **Lithia Pinecrest Rd.**
- Brand new state-of-the-art health center to include doctor's offices, fitness facility, and retail shops
- Ideal for daytime cafes, grab 'n'go, beauty & salon services, and retail medical tenants
- Over 1,700 visitors and employees projected on-site daily

DEMOGRAPHICS

POPULATION

1 Mile	8,211
3 Mile	63,616
5 Mile	152,732

DAYTIME POPULATION

1 Mile	3,796
3 Mile	29,726
5 Mile	78,013

MEDIAN AGE

1 Mile	40.4
3 Mile	40.7
5 Mile	38.5

HEALTH CARE EXPENDITURE

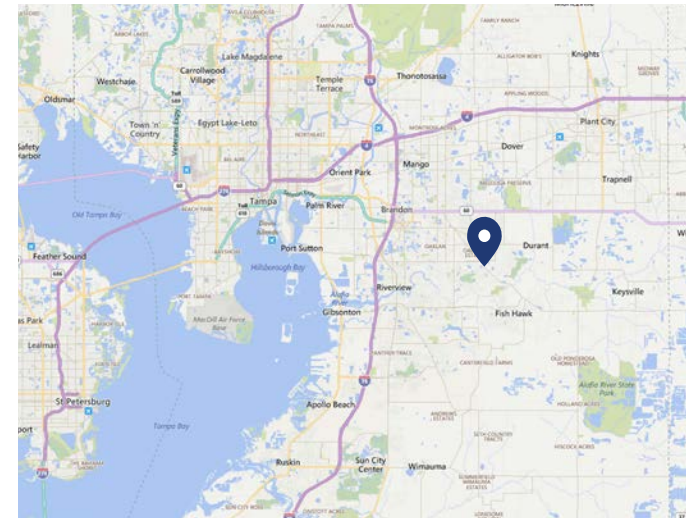
1 Mile	\$15.9M
3 Mile	\$121M
5 Mile	\$277M

AVE. HOUSEHOLD INCOME

1 Mile	\$107,932
3 Mile	\$100,989
5 Mile	\$87,421

HOUSEHOLDS

1 Mile	2,831
3 Mile	22,524
5 Mile	55,472



RYAN DERRIMAN

📞 813.658.3359

✉️ Ryan.Derriman@FranklinSt.com

BRIAN BERN

📞 813.658.3343

✉️ Brian.Bern@FranklinSt.com



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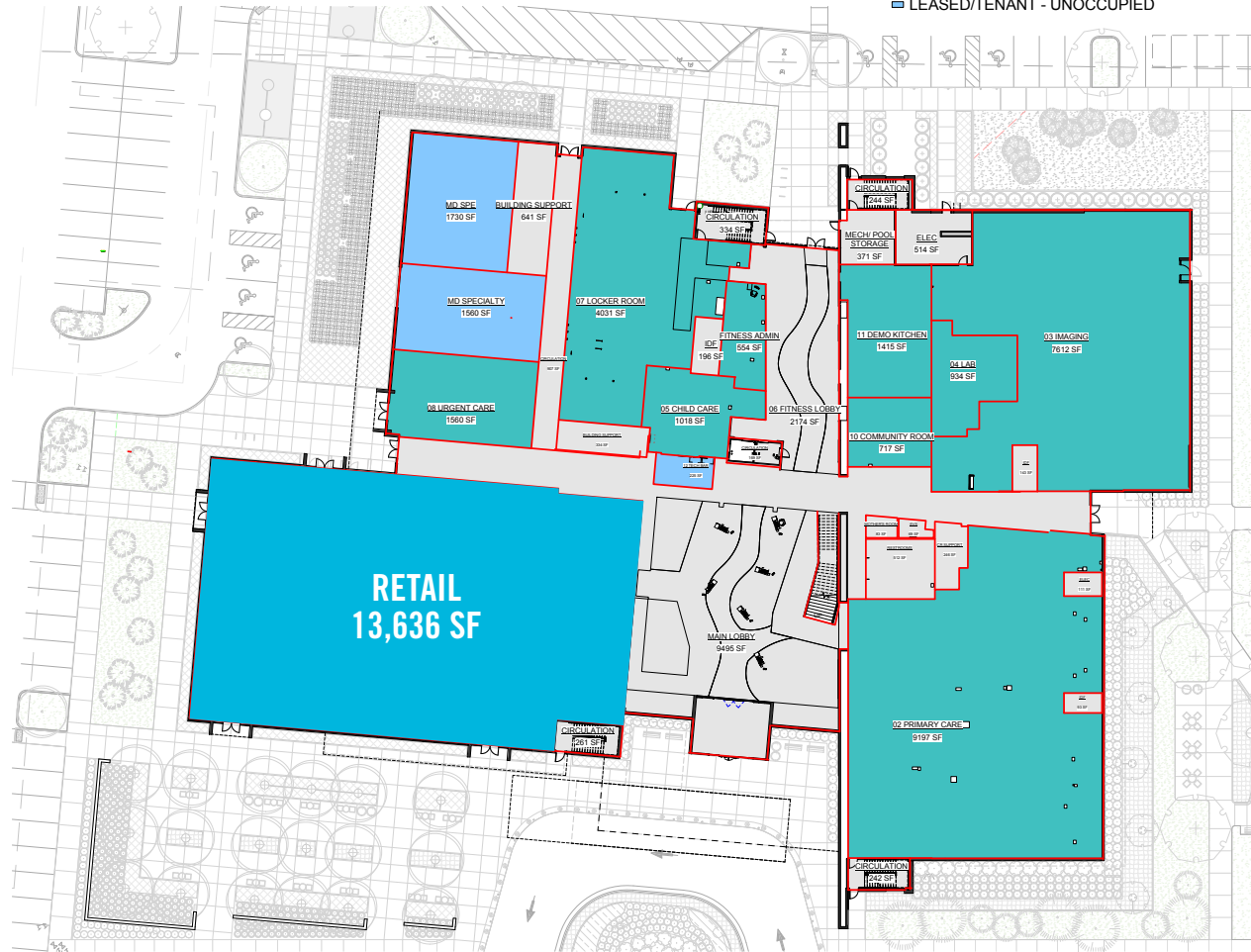
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- LEGEND**
- COMMON AREA
 - LEASED/TENANT
 - LEASED/TENANT - OCCUPIED
 - LEASED/TENANT - UNOCCUPIED

LEVEL ONE



① LEVEL 1 - TENANT-LEASED
 1/16" = 1'-0"

DISCLAIMER: THIS SITE PLAN SHOWS THE APPROXIMATE LOCATION, SQUARE FOOTAGE, AND CONFIGURATION OF THE FACILITY, AND IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE SUITES AND COMMON AREAS GENERALLY, ALL OF WHICH ARE SUBJECT TO CHANGE. THE SHOWING OF ANY NAMES OF TENANTS, SQUARE FOOTAGE, SHALL NOT BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY TENANTS WILL BE AT THE FACILITY, THE SQUARE FOOTAGE IS ACCURATE DO OR WILL CONTINUE TO EXIST.

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LEGEND

- COMMON AREA
- LEASED/TENANT - OCCUPIED

LEVEL TWO



① LEVEL 2 - TENANT-LEASED
 1/16" = 1'-0"

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 America's Favorite Tool Store
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Site

47,500 AADT

BLOOMINGDALE AVE.

the **Y**

Publix
Walgreens
 Bank of America
 SHOPPES AT LITHIA

5,700 AADT

LITHIA CROSSING
Stain Mart **THE FRESH MARKET**
Panera **chili's** **COLD STONE**
CHASE **Great Clips**

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BayCare



FranklinSt.com

