

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 medical 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	8,450
3 Mile	66,015
5 Mile	160,063

### DAYTIME POPULATION

1 Mile	5,406
3 Mile	29,492
5 Mile	79,996

### MEDIAN AGE

1 Mile	40.4
3 Mile	40.8
5 Mile	38.8

### HEALTH CARE EXPENDITURE

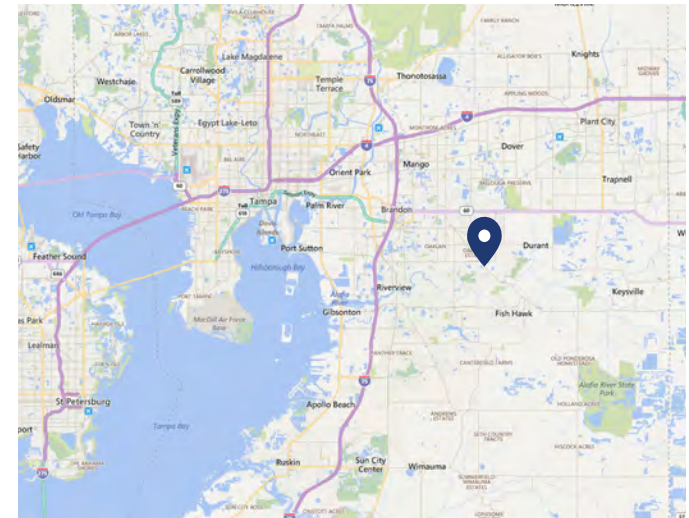
1 Mile	\$17.5M
3 Mile	\$131M
5 Mile	\$298M

### AVE. HOUSEHOLD INCOME

1 Mile	\$125,093
3 Mile	\$111,898
5 Mile	\$96,344

### HOUSEHOLDS

1 Mile	2,854
3 Mile	22,879
5 Mile	56,609



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# SITE PLAN

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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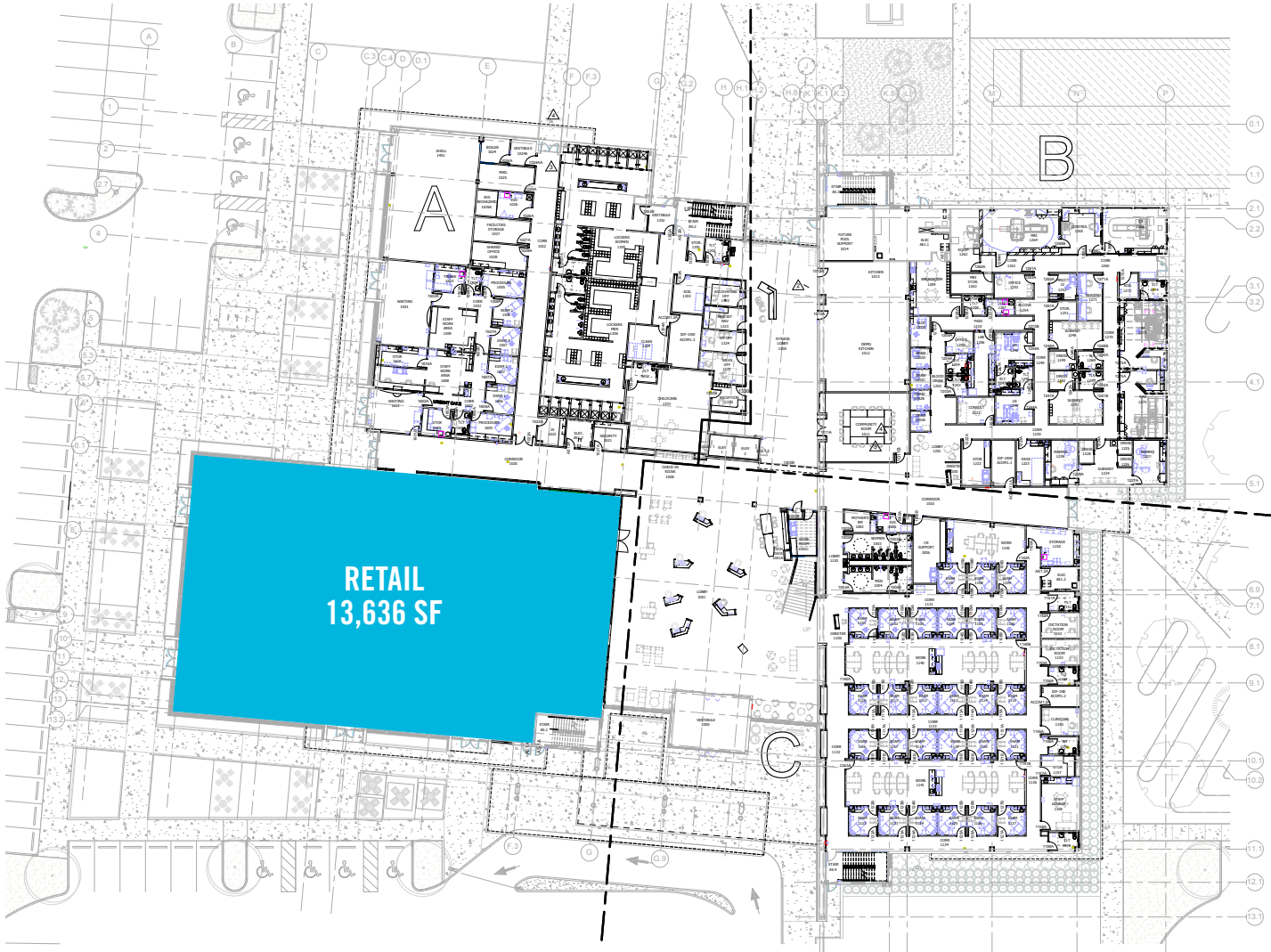
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**LEVEL ONE**



1 FIRST FLOOR CONSTRUCTION PLAN  
 1/16" = 1'-0"

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**LEVEL TWO**



1 SECOND FLOOR NEW CONSTRUCTION PLAN  
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