

- A. Morgar Professional Center**
- B. Super Target**
- C. Publix Super Market**
- D. Mayo Clinic Hospital**

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Estimated Population	10,550	67,417	159,274
2022 Projected Population	11,222	71,629	169,831
2017 Avg Household Income	\$93,006	\$94,746	\$92,796
2017 Estimated Households	4,253	27,279	62,950
2022 Projected Households	4,519	28,956	67,097

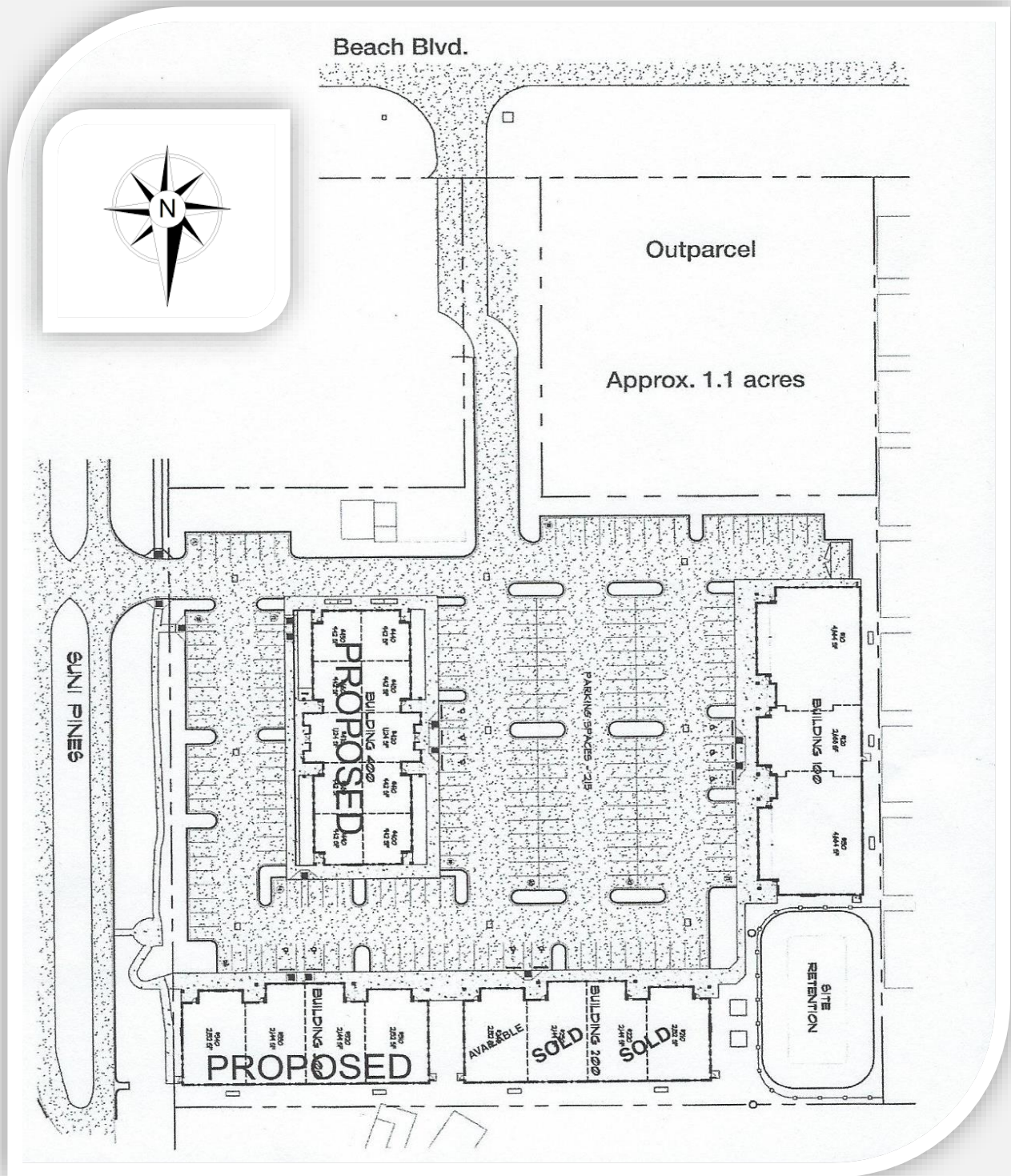
Metro Capital Properties, LLC

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Morgar Professional Center



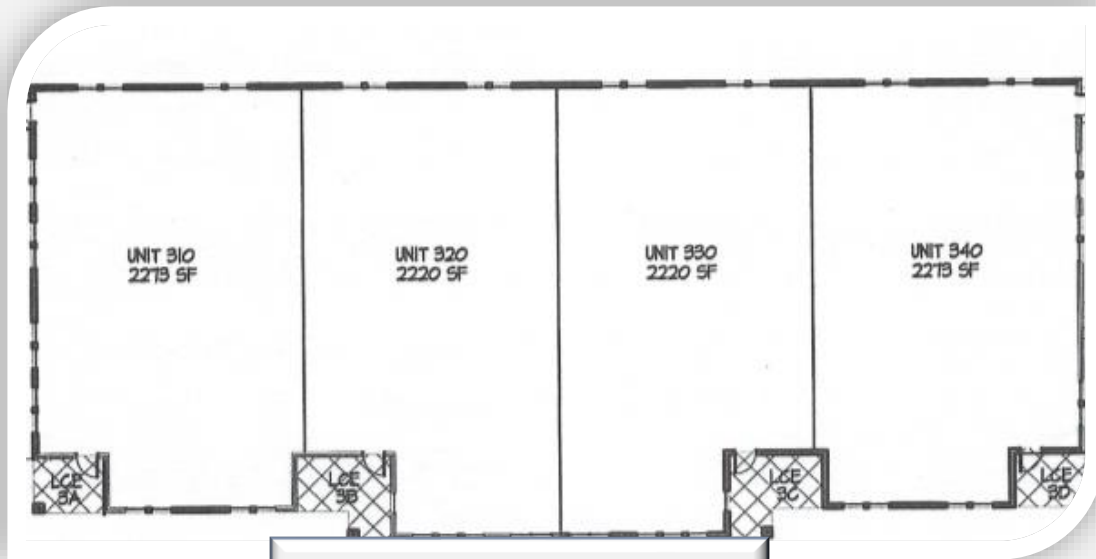
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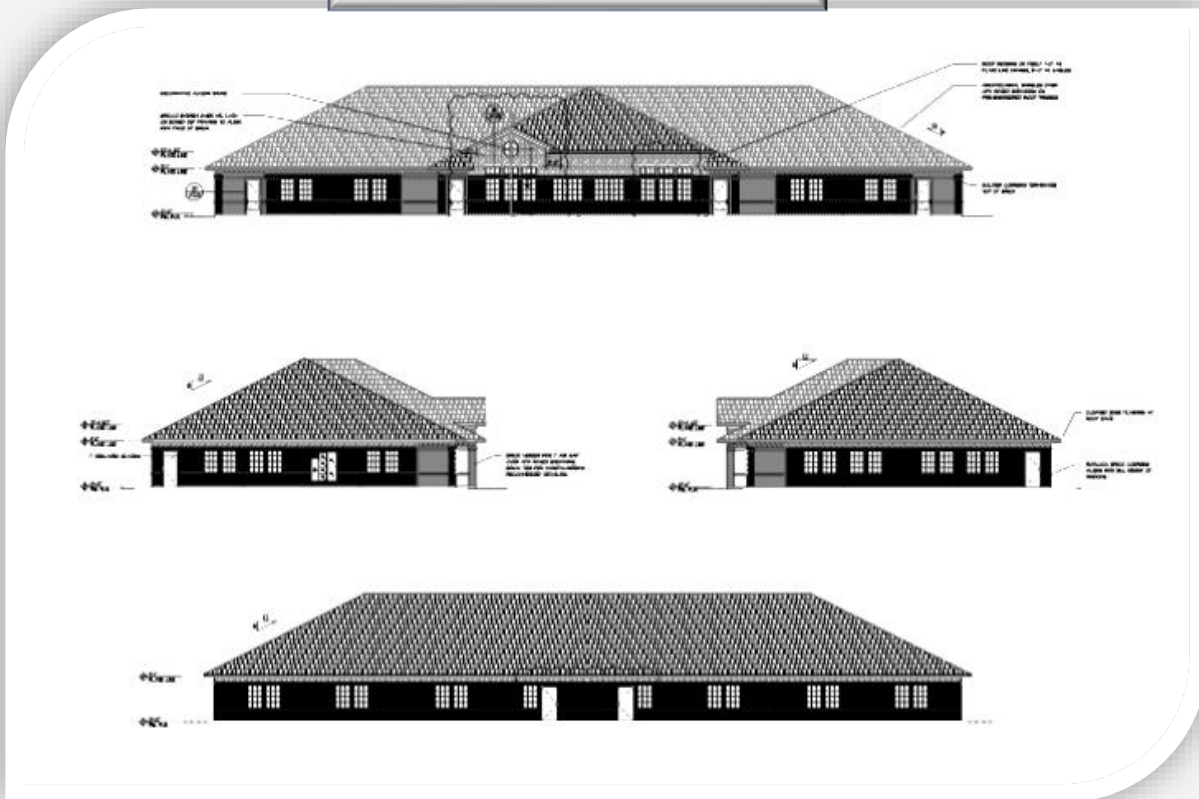
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Morgar Professional
Center
Building 300
8986 sf



Typical Elevation



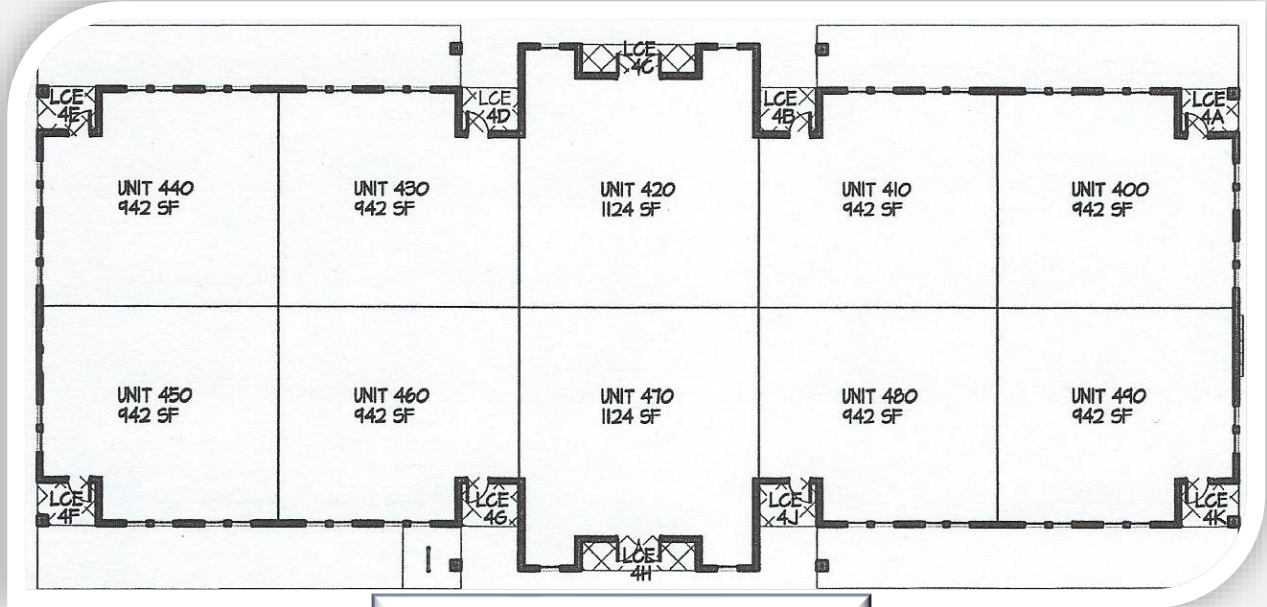
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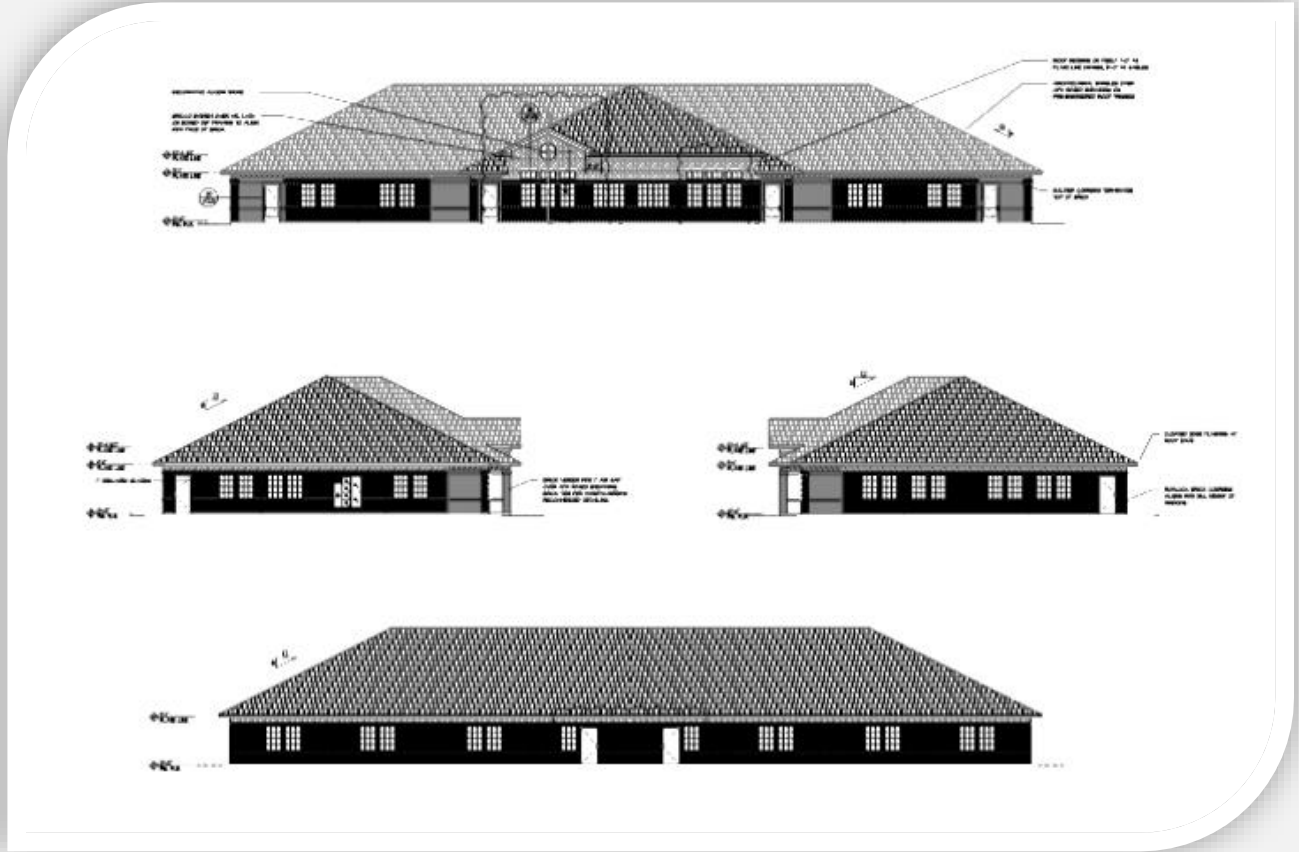
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Morgar Professional Center
 Building 400
 9784 sf



Typical Elevation



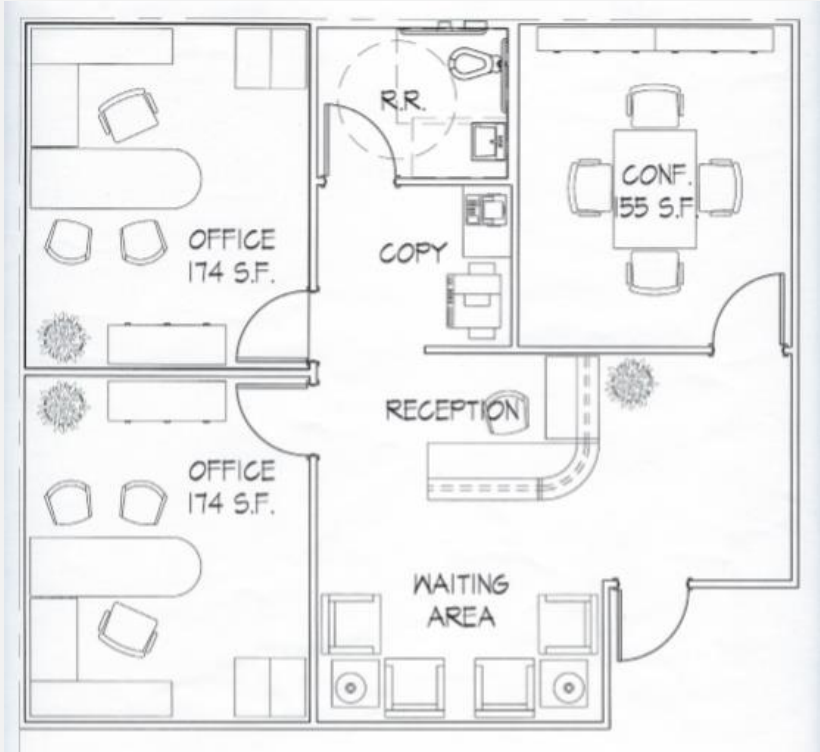
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Morgar Professional Center



Typical 942 sf floor plan

Typical 2,000 sf per side floor plan



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Welcome to Morgar Professional Center

Take advantage of this unique opportunity to own your office building. Now accepting reservations. Construction is to start soon in the Morgar Professional Center, an office condominium development on Beach Blvd between Hodges Blvd and San Pablo Parkway. This medical office community is surrounded by major shopping centers with national anchors such as Target Superstore, Walmart, and Publix. Within easy walking distance or a short drive to many retailers, restaurants, banking institutions, suppliers, and close to Mayo Clinic Hospital, this medical community development has practically all the support you need for your office.

With guidance from the developer and his seasoned professional design/build team you and your staff will have the comfort of knowing that the custom design of your new office will be constructed to your specifications. Units are expected to be delivered for occupancy in Spring 2022.

Exceptional quality features include brick veneer, architectural roof shingles, vinyl ventilated eaves and fascia, 9' interior walls with textured knock down ceilings, surface mounted light fixtures, commercial grade flooring, interior trim & doors, energy saving packages & much.

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