



Medical Condo For Sale

6310 Health Park Way | Suite 120

Lakewood Ranch, FL 34202

2,321 SF Medical Condo

 **JLL** SEE A BRIGHTER WAY

OPPORTUNITY DETAILS



Suite 120: 2,321 SF



Offered at \$850,000



Suite has waiting/reception area, 6 exam rooms, 4 offices, lab, break room, and 2 restrooms, and 180 SF of storage space on the second floor



Available Q2



Total building size 61,950 SF over 3 floors



Class A building built in 2007



200 surface parking spaces (3.22/1,000 SF)



Currently a cardiology practice who is relocating due to practice expansion

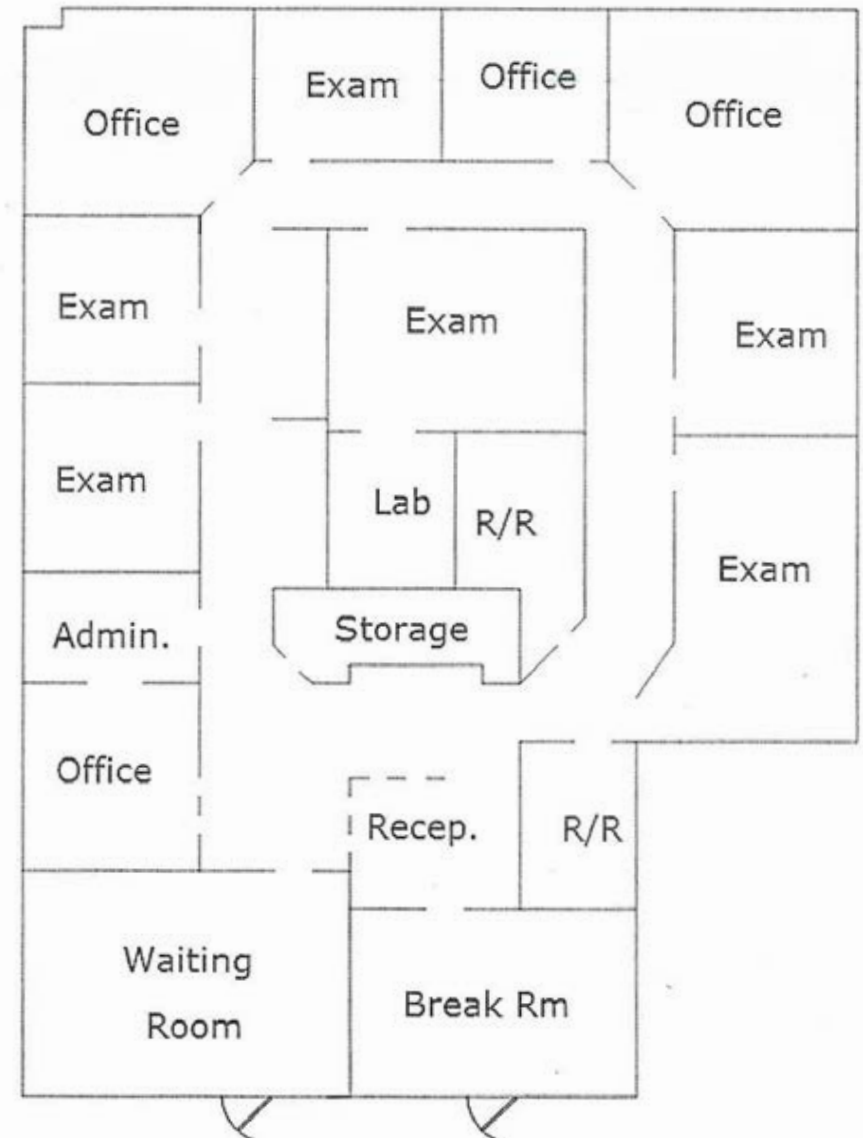


Located adjacent to Lakewood Ranch Medical Center



Just 10 miles to Sarasota Memorial Hospital and 13 miles to Manatee Memorial Hospital

FLOORPLANS







DEMOGRAPHICS

Healthcare Expenditure

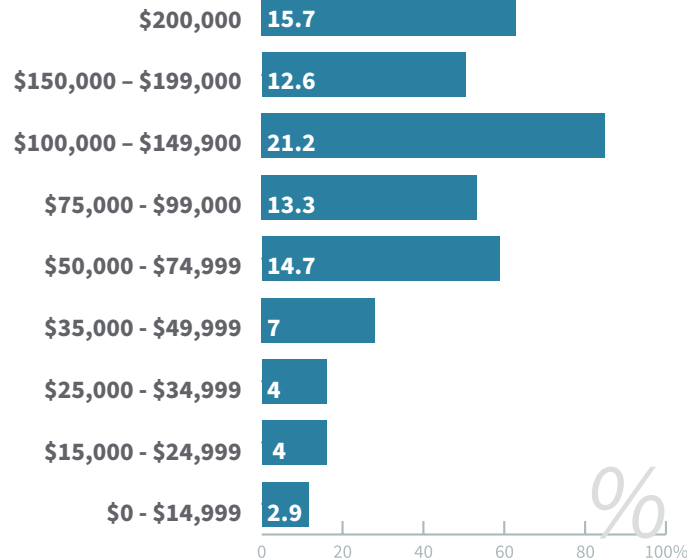
\$5,108.75

Health Insurance Average
within 15 miles.

\$1,243.52

2023 Medicare Payments Average

Household income (within a 5 mile radius)



Civilian Non Institutionalized Population (ACS)

28,331

Medicare Population 65+

82,463

Have Medicare Policy

12,224

Employer Based Health
and Medicare

19,315

Direct Punch Health and Medicare

2,944

Medicare and Medicaid Coverage

Population by Age with 15 Miles

	19<	10 - 34
Has Medicare coverage only	43	93
No Health Insurance	4,410	10,243
	35-64	65+
Has Medicare coverage only	2,560	28,331
No Health Insurance	16,801	152

Income

\$98,553

Median Household Income

\$131,856

Average Household Income

Education within a 5-10 mile radius

Bachelors Degree **18.1%**

Some College **19.8%**

High School
Graduates **26.6%**

Employment

9.1%

Healthcare Practioner,
technologists,
and technicians

1.5%

Healthcare
Support

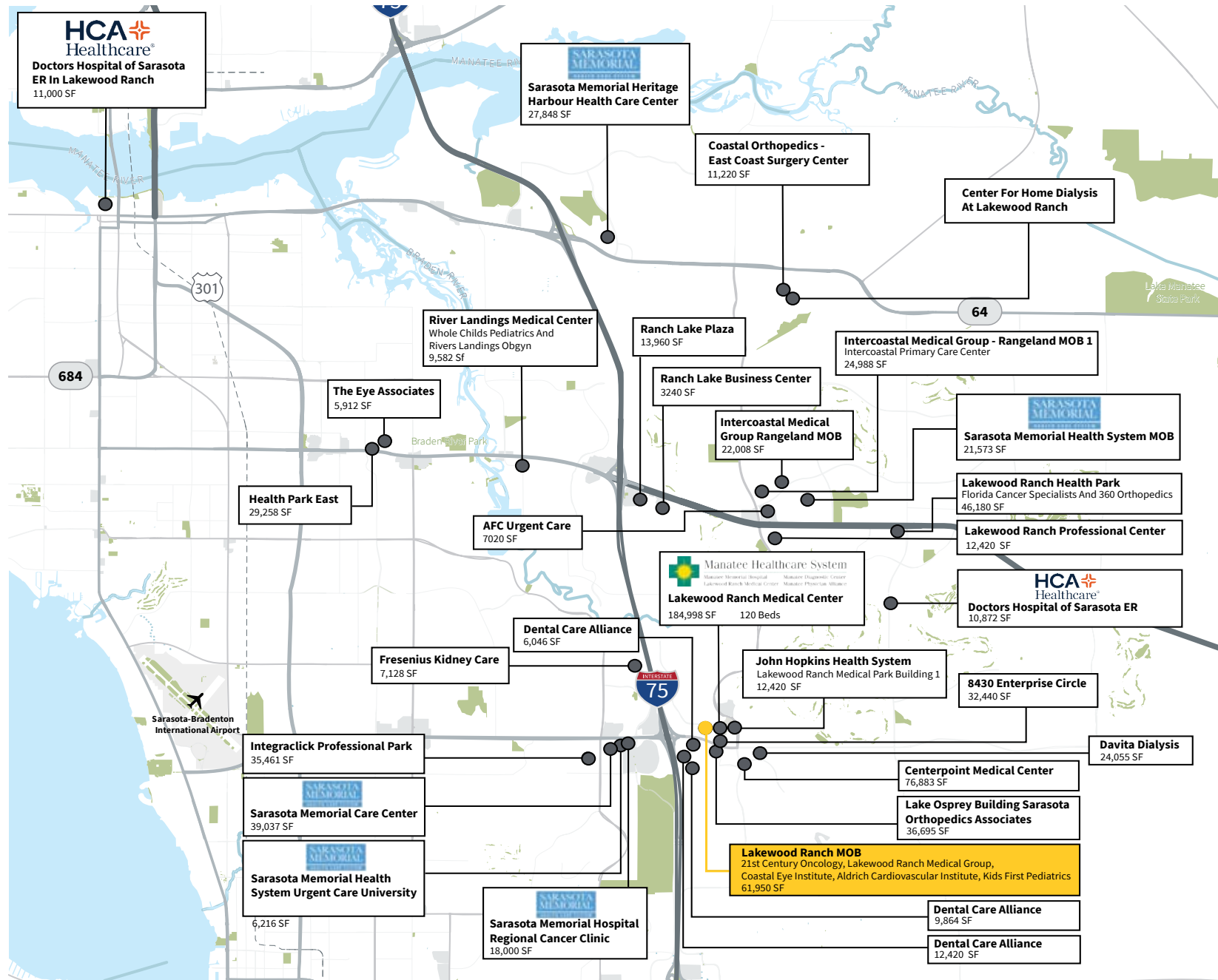
3.0%

Unemployment
Rate

6310 HEALTH PARK WAY | SUITE 120



SOUTHWEST MANATEE COUNTY HEALTHCARE





An aerial photograph of a large, multi-story medical facility with a prominent green roof and orange-brown base. The building is surrounded by extensive parking lots filled with cars, interspersed with green lawns and trees. A curved road with yellow lane markings is visible in the foreground. The background shows a dense forest and other smaller buildings under a blue sky with scattered clouds.

**6310 Health Park Way
Lakewood Ranch, FL**

jll.com/orlando

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