



FOR LEASE

BUILT-OUT MEDICAL OFFICE

- Minutes from Cortez Blvd (SR-50) and US-19, offering easy patient access
- Large reception/waiting area, 4 exam rooms, clinical room and 2 bathrooms
- Physician suite with private entrance and nurse office
- Direct entry into the unit plus 2 storage closets
- Excellent on-site parking with 30 total spaces serving the building
- Surrounded by a growing residential community with increasing healthcare demand
- Join long-term tenants including Quest Diagnostics and Eternal Skin Spa

7011 Nightwalker Road | Brooksville, FL 34613

1,769 SF | \$18.00 per SF NNN

MEDICAL OFFICE SPACE FOR LEASE

Presented by Andrew McSwain | Licensed Real Estate Broker

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7011 NIGHTWALKER RD

End-unit medical office with direct patient access and established healthcare co-tenancy.

1,769 SF | End Unit Location

Medical office layout with multiple exam/office rooms, two bathrooms and generous circulation.



Floor plan shown for reference; room dimensions are taken from the supplied plan. Marketing area remains 1,769 SF.

SPACIOUS INTERIOR

MOVE-IN READY MEDICAL OFFICE

Clean, flexible rooms suited for medical, wellness or professional office use.

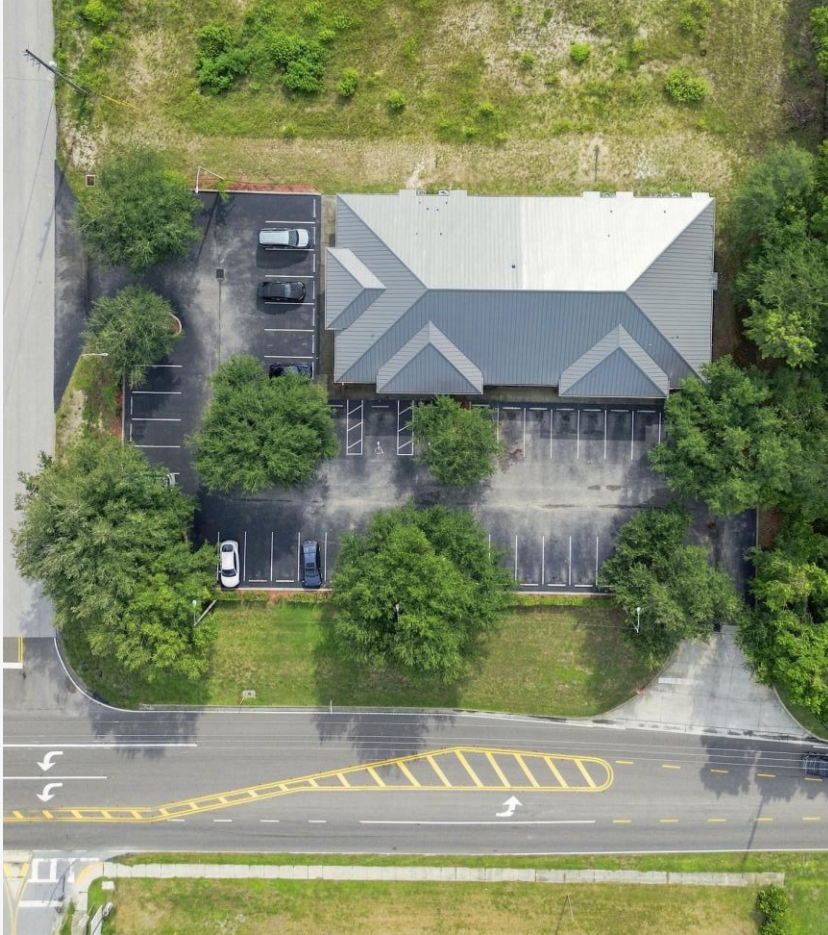


Large reception & waiting • Multiple exam/office rooms • Clinical support areas • Two bathrooms

PROFESSIONAL SETTING

MOVE-IN READY MEDICAL OFFICE

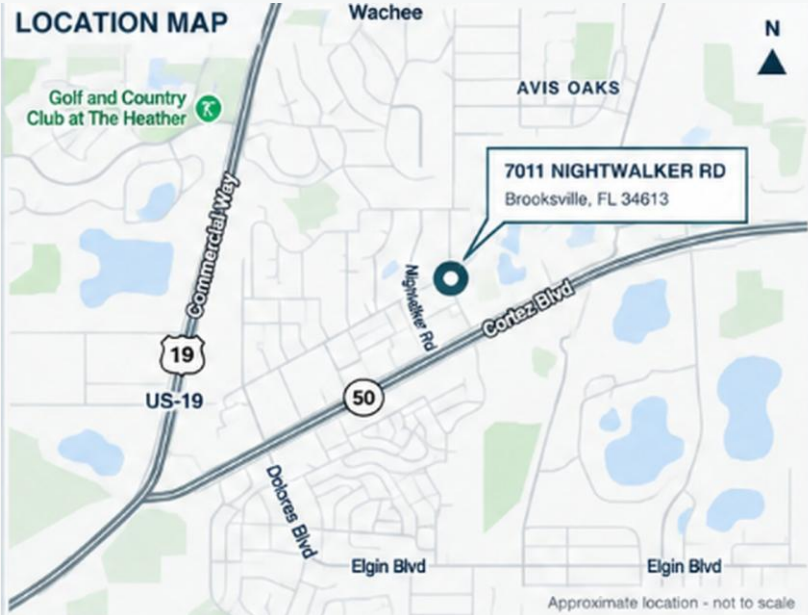
Well-positioned medical office with convenient site access, prominent frontage and ample on-site parking.



End Unit Location • Direct Patient Access • 30 Parking Spaces • Established Healthcare Co-tenancy

DRIVE-TIME DEMOGRAPHICS

	5-Min	7-Min	10-Min
DRIVE-TIME POPULATION			
2030 Projection	67,075	128,167	182,371
2025 Population	61,037	116,717	166,313
Median Age	50.2	51.0	50.3
HOUSEHOLD INCOME			
Average	\$79,963	\$82,128	\$83,862
Median	\$64,040	\$67,046	\$67,444
DAYTIME WORKERS			
2025	20,110	31,190	46,775
KEY ACCESS			
Cortez Blvd (SR-50): 42,500 AADT US-19: 26,154 AADT			



MEDICAL OFFICE FOR LEASE

7011 Nightwalker Road | Brooksville, FL 34613

Minutes from Cortez Blvd + US-19 • 30 parking spaces •
Healthcare-oriented co-tenancy

Information is believed to be accurate but is not guaranteed. Price, terms and availability are subject to change or withdrawal without notice. Prospective tenants should verify all information.