



4915 EHRLICH RD

TAMPA, FL 33624

MELINDA GARRETT

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MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY SUMMARY

VIDEO

PROPERTY DESCRIPTION

Freestanding, fully built-out medical facility positioned on highly visible Ehrlich Road in Tampa. The $\pm 5,915$ SF block-construction building offers a flexible layout with two separate front entrances, 26 striped parking spaces plus additional overflow parking, and prominent LED pylon signage. The configuration provides flexibility for single-user occupancy or potential multi-tenant use.

The layout includes 12 exam rooms with sinks, five private offices, five bathrooms, including two with showers, a lab area, oversized lobby and waiting area with reception, patient consultation space, and substantial administrative and storage areas. A dedicated hyperbaric oxygen treatment room with supporting equipment provides a specialized component that can be difficult and costly to replicate in a new medical buildout. The upper level adds additional office space, a staff kitchen, storage and break area.

Well-suited for any medical practice, specialty provider, or operator seeking a freestanding facility with substantial existing medical buildout and the flexibility to accommodate a range of uses.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$24 SF/yr (NNN)
Number of Units:	1
Available SF:	5,915 SF
Lot Size:	31,757 SF
Building Size:	5,915 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,258	4,576
Total Population	883	3,385	11,996
Average HH Income	\$130,889	\$130,939	\$123,301

Sale Price	\$1,850,000
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Lease Rate	\$24 SF/YR
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LOCATION INFORMATION

Street Address	4915 Ehrlich Rd
City, State, Zip	Tampa, FL 33624
County	Hillsborough
Market	Tampa/St. Petersburg
Sub-market	Tampa

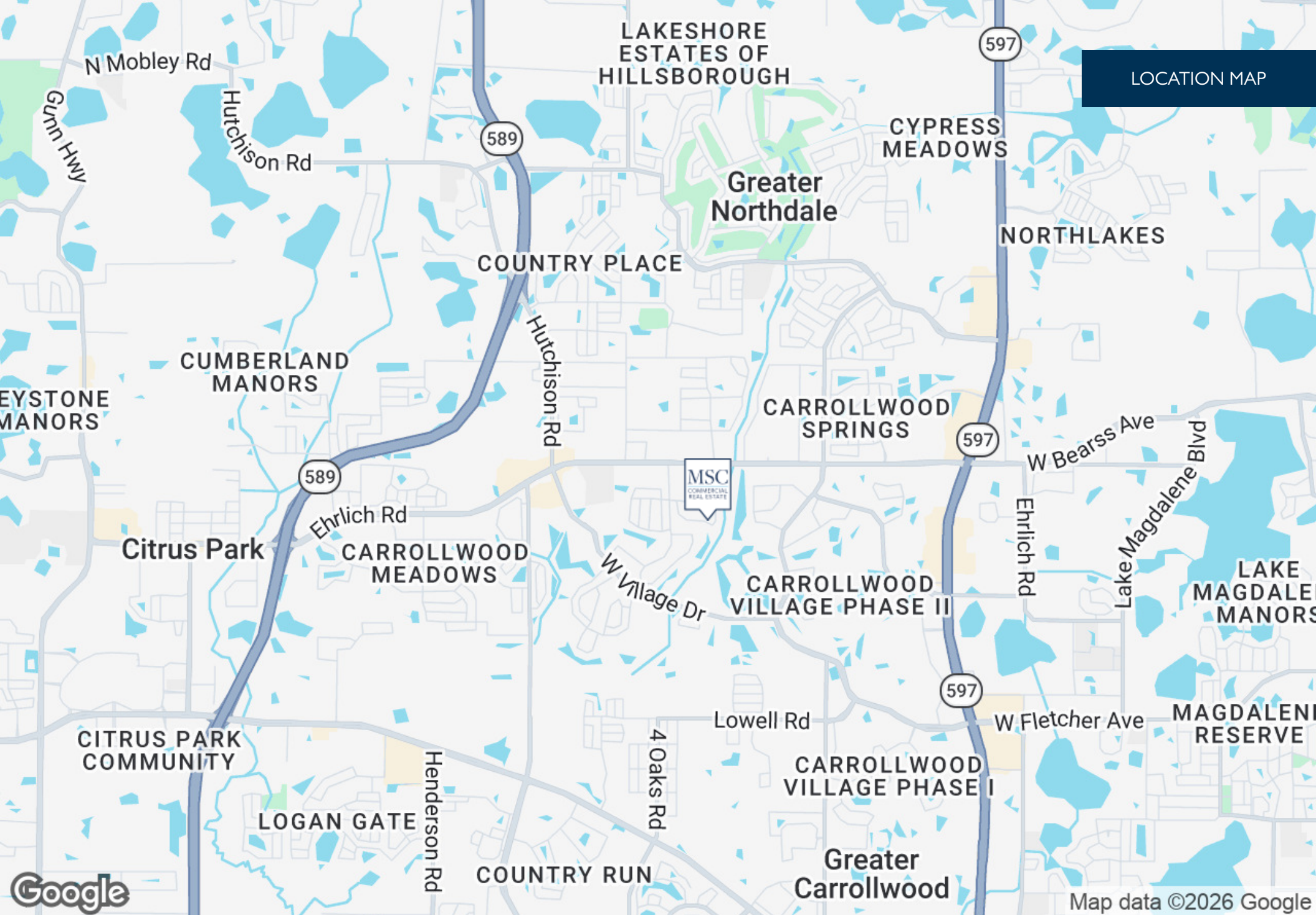
BUILDING INFORMATION

Building Size	5,915 SF
Building Class	B
Number of Floors	2
Year Built	1997
Year Last Renovated	2020
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	BPO
Lot Size	31,757 SF
APN #	16295.0000
Lot Depth	1,850 ft

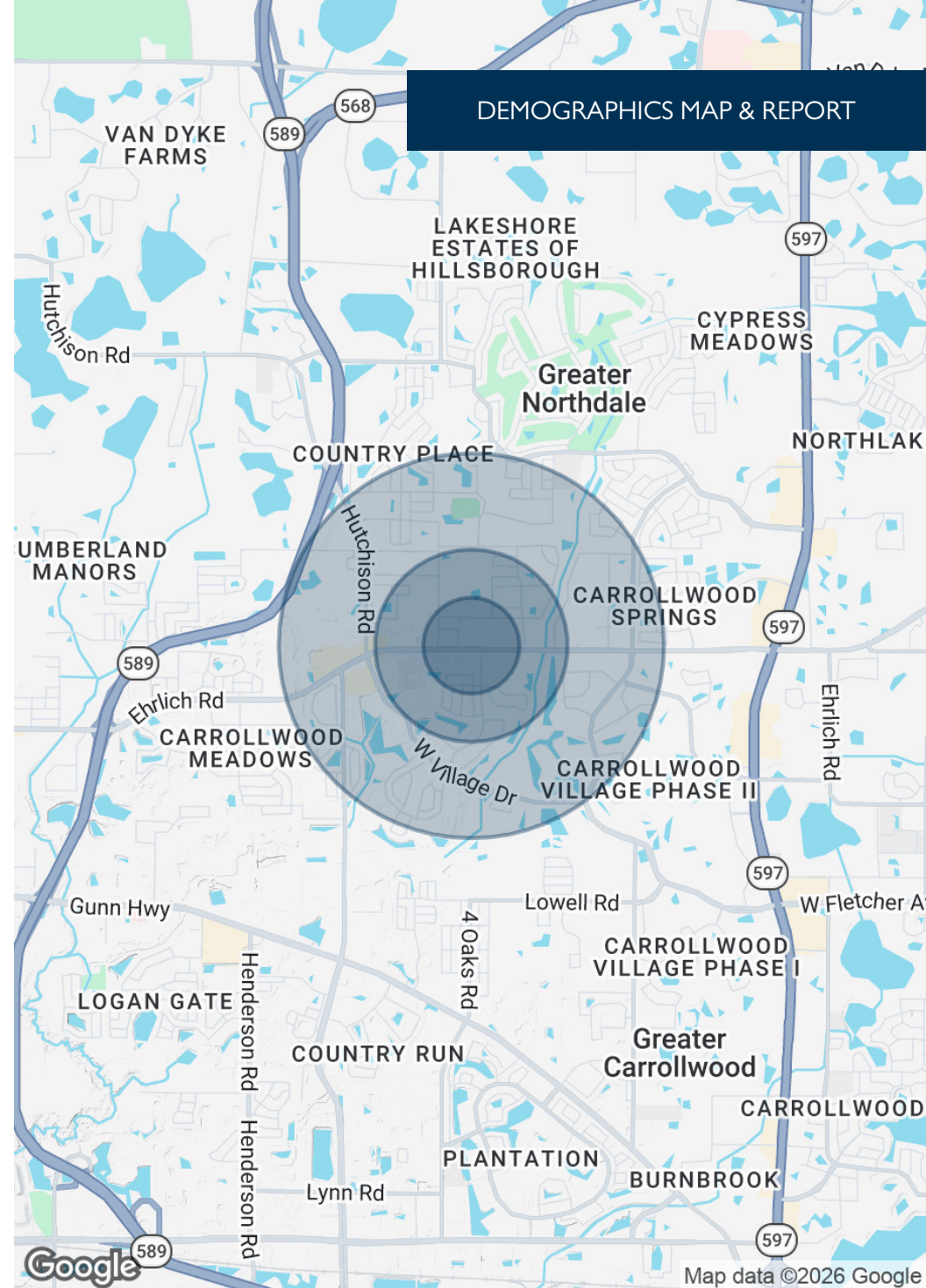


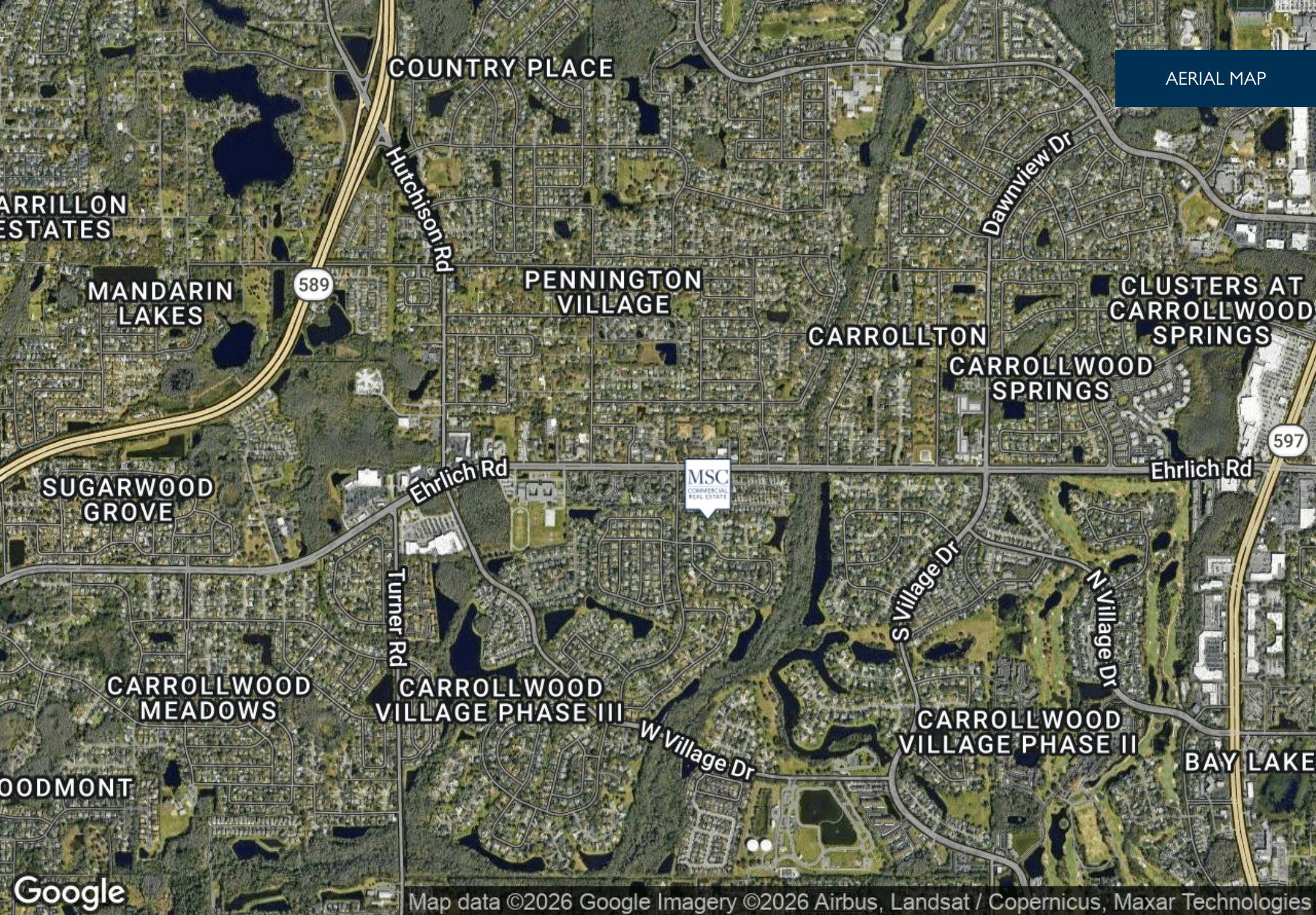


LOCATION MAP

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	883	3,385	11,996
Average Age	38.4	38.9	42.9
Average Age (Male)	41.5	41.5	41.7
Average Age (Female)	36.4	37.2	44.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	322	1,258	4,576
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$130,889	\$130,939	\$123,301
Average House Value	\$396,957	\$402,941	\$380,102

2023 American Community Survey (ACS)





AERIAL MAP

Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



MELINDA GARRETT

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PROFESSIONAL BACKGROUND

Melinda has been deeply rooted in the commercial real estate industry since 2012, driven by a profound passion for the business and a disciplined, analytical approach to the market. Her career reflects a rare combination of valuation expertise, strategic insight, and a commitment to helping clients make informed, high-impact real estate decisions.

Prior to joining Michael Saunders & Company, Melinda built a strong foundation as a commercial real estate appraisal consultant with a respected firm, collaborating closely with developers, investors, and lenders. This background provided her with an in-depth understanding of asset valuation, risk assessment, and market behavior across a wide range of commercial property types, giving her clients a distinct competitive advantage.

Melinda leverages this analytical foundation to deliver a strategic advantage at every stage of the transaction. Her focus is on clarity, protection of client interests, and maximizing value through informed positioning and decisive execution.

With comprehensive market knowledge throughout Sarasota and Manatee counties, Melinda remains closely attuned to evolving local market trends and investment dynamics. She offers forward-thinking guidance rooted in data, experience, and integrity—helping clients move confidently toward their real estate goals while driving long-term profitability and results.

MSC Commercial

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.