

A photograph of the Behler Eye & Laser Center building. The building is a single-story structure with a light-colored facade and a dark roof. The entrance is centered under a gabled section of the roof. Above the entrance, the name "BEHLER" is written in large, bold, black letters, with "EYE & LASER CENTER" in smaller letters below it. A logo featuring a stylized eye with a blue dot is positioned above the name. The entrance consists of a set of double glass doors with a black frame. To the left of the doors is a window, and to the right is another window. A large tree is on the left side of the building, and a parking lot is in the foreground.

BEHLER
EYE & LASER CENTER

Behler Eye

2346 Drew Street
Clearwater FL 33765



Behler Eye

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Medical Expenditures

Exclusively Marketed by:

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BEHLER EYE

01 Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	2346 Drew Street Clearwater FL 33765
COUNTY	Pinellas
MARKET	Pinellas
SUBMARKET	North Pinellas
NET RENTABLE AREA (SF)	3,796 SF
YEAR BUILT	2003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$0
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	13,298	108,993	253,941
2026 Median HH Income	\$63,365	\$68,404	\$67,751
2026 Average HH Income	\$88,614	\$95,913	\$96,467

- Turn-Key Medical Office Space – Prime Location on Drew Street, Central Pinellas County

This exceptional turn-key medical office is now available in the heart of central Pinellas County, perfectly positioned on Drew Street — a high-traffic thoroughfare with over 27,000 vehicles per day (consistent with established AADT counts along key segments of SR 590/Drew Street in the area).

Ideal for medical practices, this space boasts an extensive, high-quality medical build-out featuring neutral colors and a professional, timeless style — ready for immediate occupancy with minimal modifications required.

Key Features Include:

- 8 fully equipped exam rooms
- Dedicated procedure room
- 4 individual restrooms (providing convenience and privacy for patients and staff)
- Executive office
- Break room for staff comfort
- Separate check-in and check-out areas to optimize patient flow

BEHLER EYE

02 Location

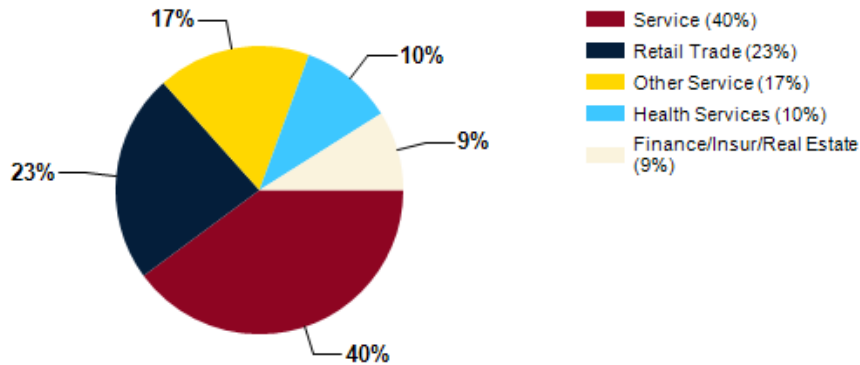
Location Summary

02

Location Highlights

- Surrounded by complementary medical users and healthcare providers
- Excellent public transportation access nearby
- Easy connectivity: Quick access to Tampa to the east via major highways and the beautiful Gulf beaches to the west
- High-visibility exposure on a bustling corridor, supporting strong patient draw and accessibility

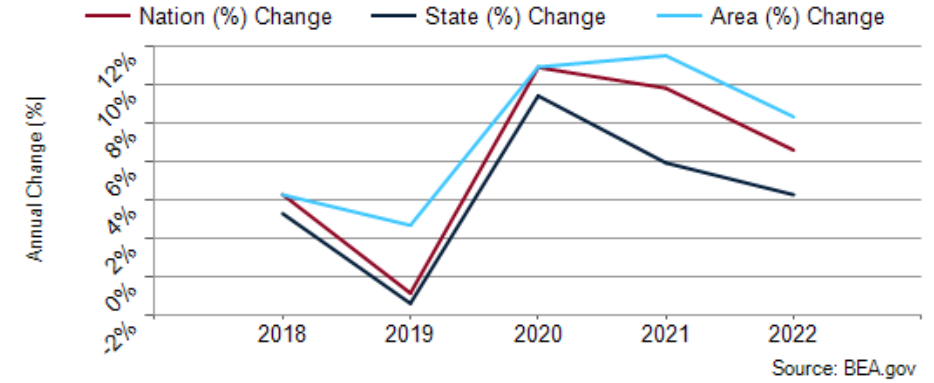
Major Industries by Employee Count



Largest Employers

Publix Super Markets	47,166
BayCare Health System	33,631
State of Florida	30,664
Hillsborough County School District	23,000
HCA West Florida Division	21,000
Pinellas County Schools	17,000
Honeywell International	2,060
Charter Communications	1,888

Pinellas County GDP Trend



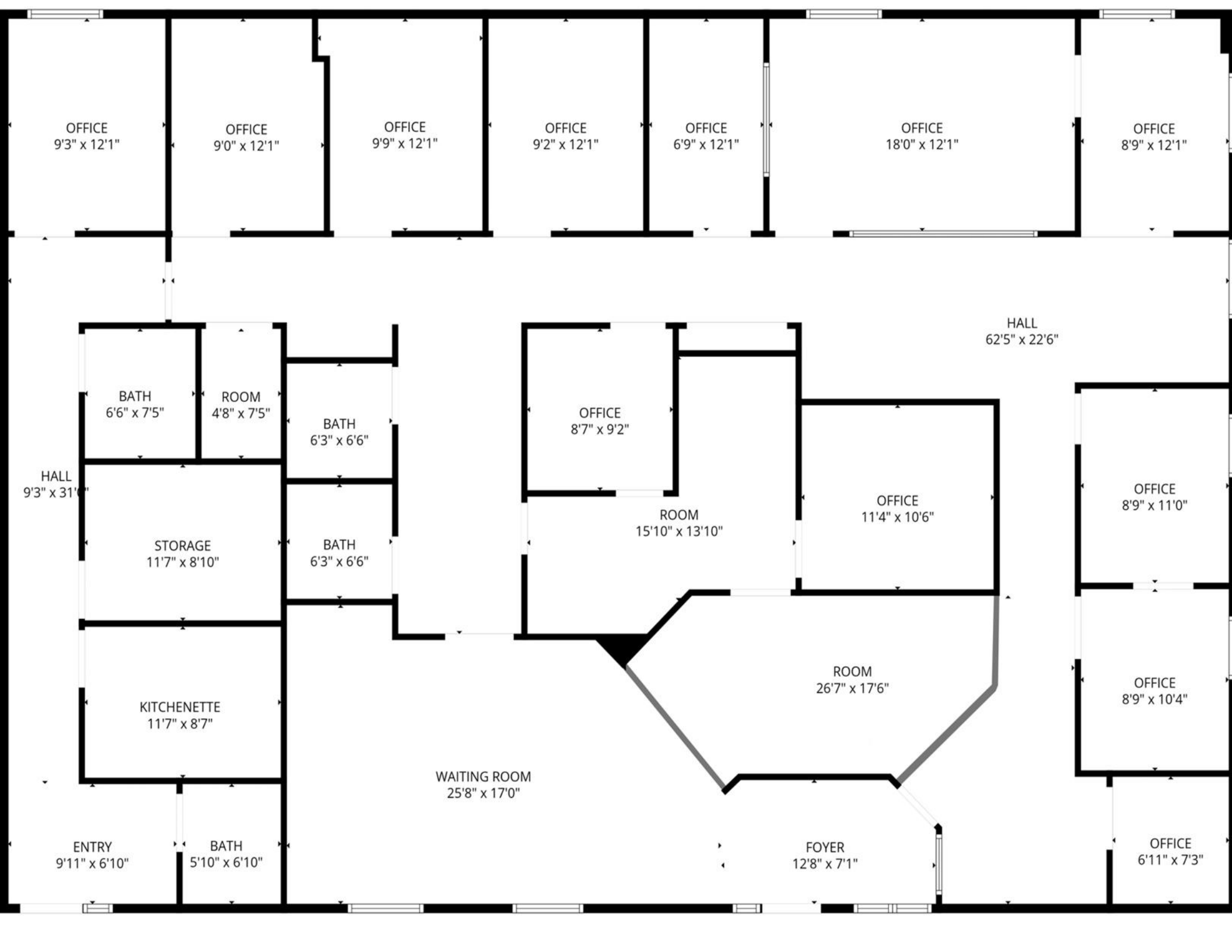
03 **Property Description**
Property Features
Floor Plan



PROPERTY FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	3,796
YEAR BUILT	2003
# OF PARCELS	1
ZONING TYPE	Office 1832
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ELEVATOR	None





OFFICE
9'3" x 12'1"

OFFICE
9'0" x 12'1"

OFFICE
9'9" x 12'1"

OFFICE
9'2" x 12'1"

OFFICE
6'9" x 12'1"

OFFICE
18'0" x 12'1"

OFFICE
8'9" x 12'1"

HALL
62'5" x 22'6"

BATH
6'6" x 7'5"

ROOM
4'8" x 7'5"

BATH
6'3" x 6'6"

OFFICE
8'7" x 9'2"

HALL
9'3" x 31'1"

STORAGE
11'7" x 8'10"

BATH
6'3" x 6'6"

ROOM
15'10" x 13'10"

OFFICE
11'4" x 10'6"

OFFICE
8'9" x 11'0"

KITCHENETTE
11'7" x 8'7"

ROOM
26'7" x 17'6"

OFFICE
8'9" x 10'4"

WAITING ROOM
25'8" x 17'0"

FOYER
12'8" x 7'1"

ENTRY
9'11" x 6'10"

BATH
5'10" x 6'10"

OFFICE
6'11" x 7'3"

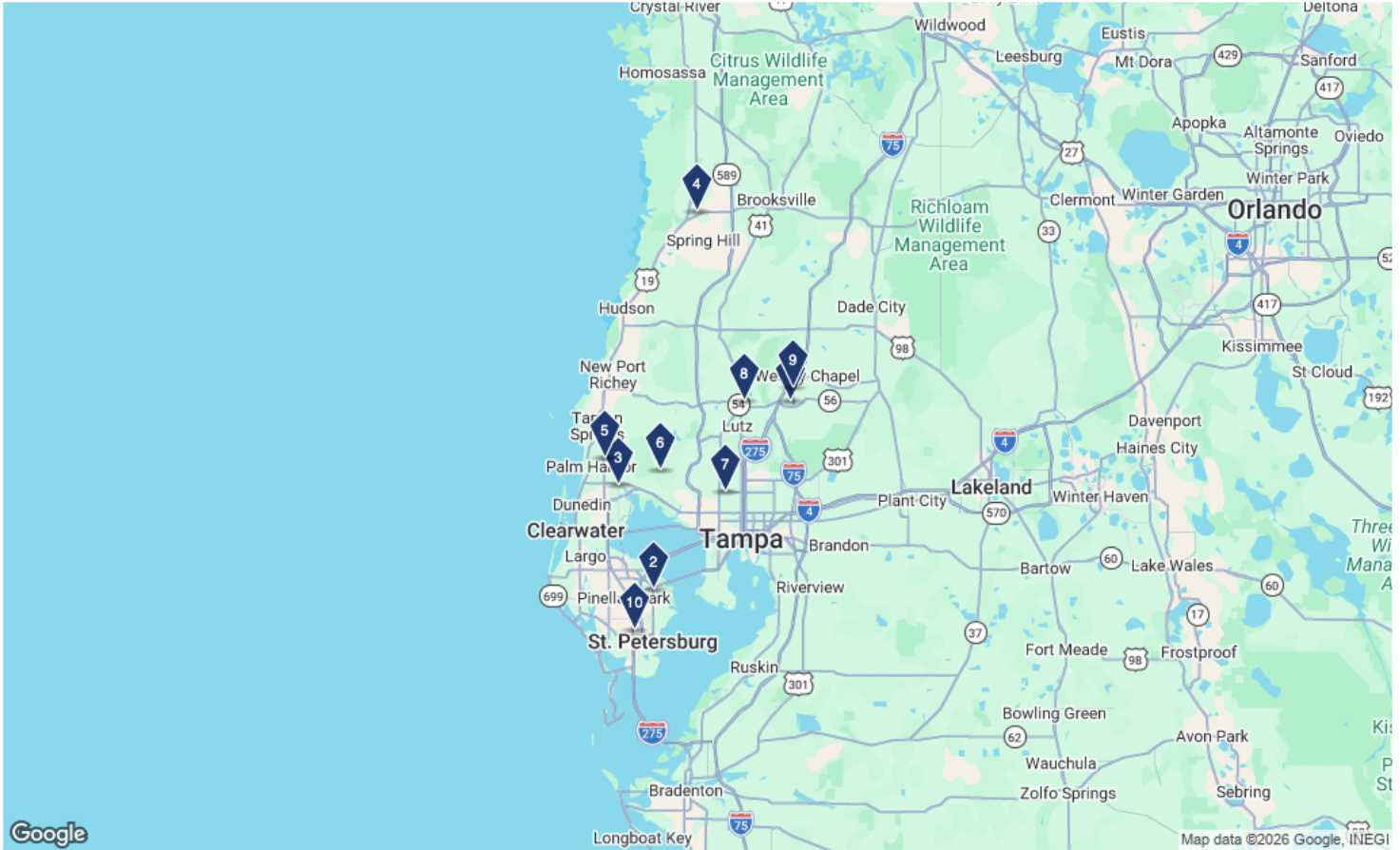
BEHLER EYE

04 Sale Comps

2346 Drew Street Comps

04

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$875,000	\$1,384,444	\$1,300,000	\$2,065,000
Sale Price Per SF	\$371	\$453	\$452	\$656
Cap Rate	-	-	-	-
Land Price Per AC	\$1,395,270	\$3,733,433	\$5,000,000	\$19,509,595
Property Attributes	Low	Average	Median	High
Building SF	1,600 SF	3,109 SF	2,837 SF	4,896 SF
Year Built	1966	1994	1997	2015
Stories	1	1	1	2
Typical Floor SF	1,992 SF	3,103 SF	2,687 SF	4,896 SF
% Leased At Sale	0.0%	66.7%	100%	100%
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.5	★ ★ ☆ ☆ ☆ 2	★ ★ ★ ☆ ☆ 4

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Seven Oaks Professional Park 2142 Ashley Oaks Cir Wesley Chapel, FL 33544	Office ★★★★☆	2006	1,992 SF (100%)	1/23/2026	\$915,000 (\$459.34/SF)	-
2	8730 4th St N Saint Petersburg, FL 33702	Office ★★★★☆	1989	4,896 SF (100%)	1/7/2026	\$1,900,000 (\$388.07/SF)	-
3	Office Condo: Suite 202 3190 McMullen Booth Rd Clearwater, FL 33761	Office/Medical Condo ★★★★☆	2006	2,360 SF	12/22/2025	\$875,000 (\$370.76/SF)	-
4	Michaels Center for Dental Excell... 10280 Yale Ave Weeki Wachee, FL 34613	Office ★★★★☆	2015	3,594 SF (100%)	10/3/2025	\$1,600,000 (\$445.19/SF)	-
5	34621 U.S. Highway 19 N Palm Harbor, FL 34684	Office ★★★★☆	1983	2,874 SF	9/30/2025	\$1,300,000 (\$452.33/SF)	-
6	WESTCHASE PROFESSIONAL C... 11309 Countryway Blvd Tampa, FL 33626	Office ★★★★☆	2004	4,486 SF (0%)	8/4/2025	\$1,950,000 (\$434.69/SF)	-
7	3205 W Waters Ave Tampa, FL 33614	Office ★★★★☆	1979/1997	2,470 SF	7/15/2025	\$1,030,000 (\$417.00/SF)	-
8	21859 Sr-54 Lutz, FL 33549	Office ★★★★☆	1980	4,016 SF (0%)	4/30/2025	\$2,065,000 (\$514.19/SF)	-
9	Office Condo: Suite 13 3743 Maryweather Ln Wesley Chapel, FL 33544	Office/Medical Condo ★★★★☆	2008	1,600 SF	4/16/2025	\$1,050,000 (\$656.25/SF)	-
10	3201 5th Ave N Saint Petersburg, FL 33713	Office ★★★★☆	1966	2,800 SF	3/31/2025	\$1,375,000 (\$491.07/SF)	-

BEHLER EYE

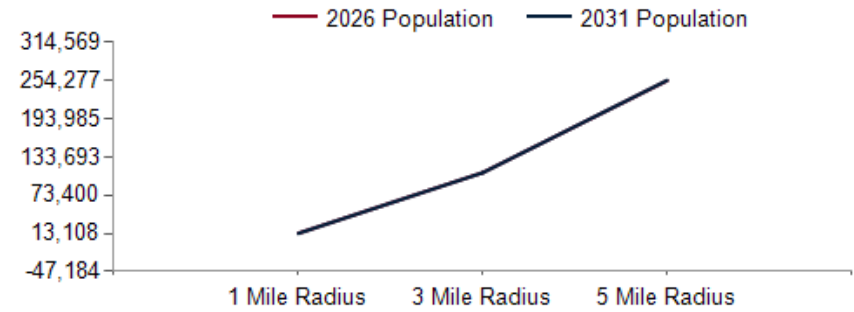
Demographics

General Demographics

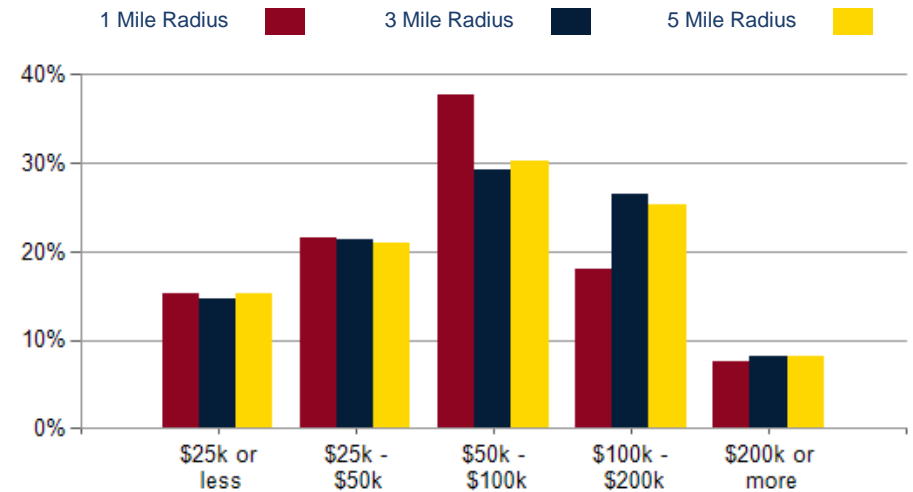
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,398	100,647	238,466
2010 Population	12,094	99,099	240,596
2026 Population	13,298	108,993	253,941
2031 Population	13,108	108,747	254,277
2026 African American	1,074	8,211	20,090
2026 American Indian	112	833	1,511
2026 Asian	417	3,525	7,972
2026 Hispanic	3,630	20,201	40,753
2026 Other Race	1,644	8,045	15,454
2026 White	8,182	75,665	181,092
2026 Multiracial	1,866	12,595	27,445
2026-2031: Population: Growth Rate	-1.45%	-0.25%	0.15%

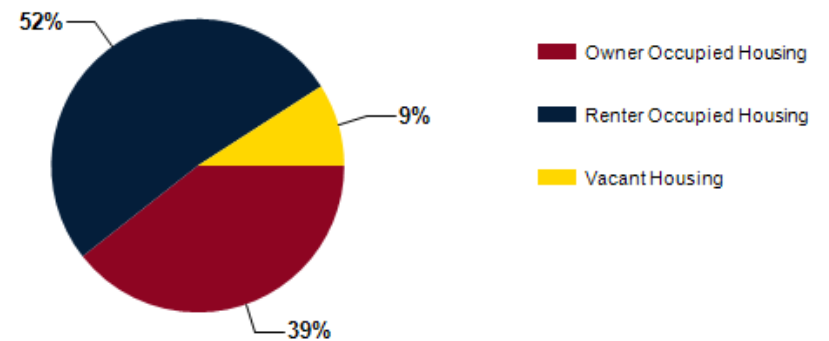
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	468	4,043	9,857
\$15,000-\$24,999	448	3,207	8,288
\$25,000-\$34,999	409	3,722	9,596
\$35,000-\$49,999	880	6,794	15,415
\$50,000-\$74,999	1,365	8,810	21,865
\$75,000-\$99,999	896	5,593	14,085
\$100,000-\$149,999	760	8,624	20,082
\$150,000-\$199,999	324	4,365	9,854
\$200,000 or greater	458	4,001	9,744
Median HH Income	\$63,365	\$68,404	\$67,751
Average HH Income	\$88,614	\$95,913	\$96,467



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

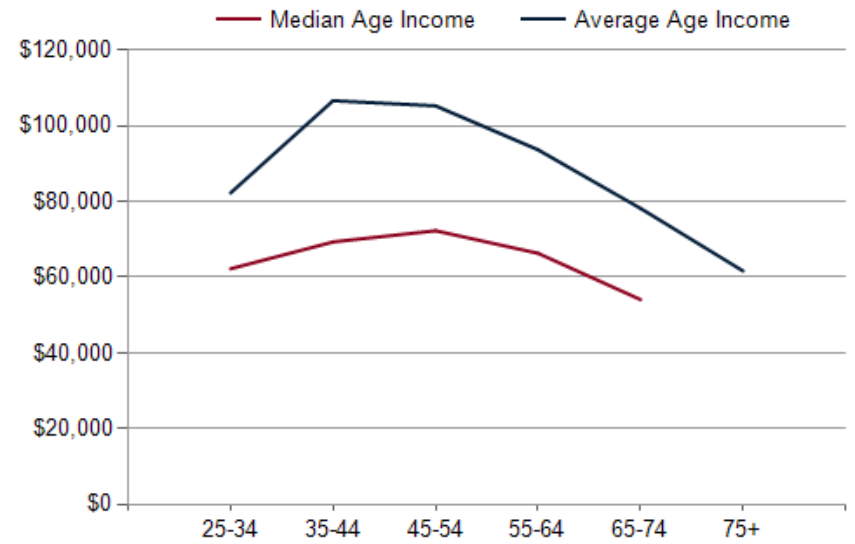
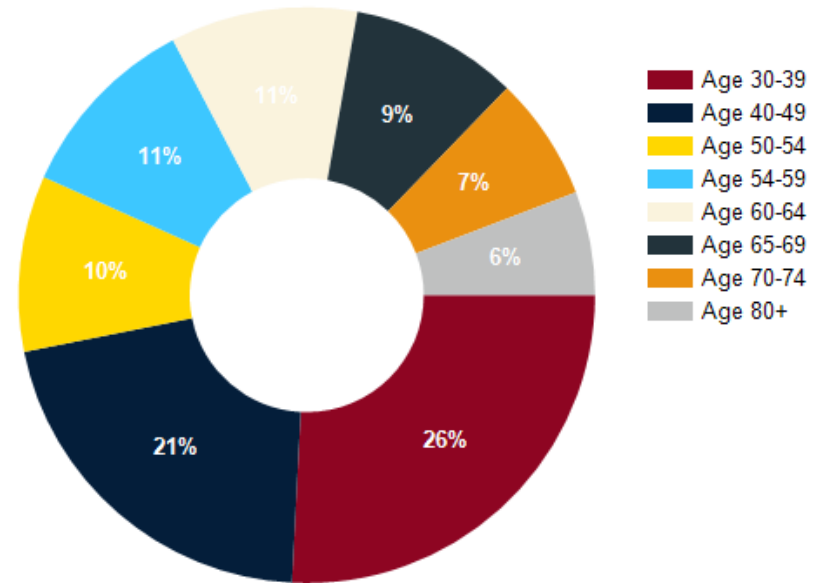


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,139	6,955	15,601
2026 Population Age 35-39	1,014	7,040	15,632
2026 Population Age 40-44	933	6,834	15,225
2026 Population Age 45-49	820	6,264	14,334
2026 Population Age 50-54	824	6,614	15,325
2026 Population Age 55-59	883	7,129	17,361
2026 Population Age 60-64	876	8,533	20,630
2026 Population Age 65-69	784	8,100	20,170
2026 Population Age 70-74	580	7,143	17,856
2026 Population Age 75-79	485	6,017	14,798
2026 Population Age 80-84	231	3,722	9,500
2026 Population Age 85+	267	3,764	9,293
2026 Population Age 18+	11,074	92,243	216,647
2026 Median Age	40	47	49
2031 Median Age	41	48	50

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,220	\$71,313	\$70,867
Average Household Income 25-34	\$82,253	\$94,086	\$94,491
Median Household Income 35-44	\$69,316	\$93,757	\$86,860
Average Household Income 35-44	\$106,626	\$120,414	\$116,713
Median Household Income 45-54	\$72,270	\$93,389	\$89,931
Average Household Income 45-54	\$105,275	\$118,405	\$119,403
Median Household Income 55-64	\$66,308	\$80,127	\$79,606
Average Household Income 55-64	\$93,673	\$108,495	\$111,330
Median Household Income 65-74	\$54,053	\$57,526	\$57,587
Average Household Income 65-74	\$78,184	\$84,802	\$85,710
Average Household Income 75+	\$61,645	\$64,222	\$67,266

Population By Age





BEHLER EYE



Brad Meinck
Broker

Bradley “Brad” Meinck is the Founder and Managing Broker for Asset and Key. He has more than ten years of experience in the Tampa Bay area representing buyers and sellers in residential and commercial transactions. Companies under Brad’s leadership have earned the Inc 5000 award and the Tampa Bay Business Journal “Fast Fifty” award.

He is actively involved in the Real Estate profession having served on the Florida Association of Realtors Board of Directors. In addition, Brad has served as Chairman of the Public Policy Committee for Pinellas County Association of Realtors and Vice-Chairman of the Stellar MLS Commercial Advisory Group.

In his community, he serves as Chairman of the Board of Trustees for St. Paul’s Independent School. Brad serves on the Board of Directors for the Community Dental Clinic. He has served as a Director for the Morton Plant Mease Foundation. Brad has also served as Commodore of the Carlouel Yacht Club.

Brad has facilitated transactions in residential, office, retail, multi-family, industrial, land and investment asset classes.

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The information contained herein is not a substitute for a thorough due diligence investigation. Asset and Key has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Asset and Key has not verified, and will not verify, any of the information contained herein, nor has Asset and Key conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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BEHLER EYE

07 Additional Information

Medical Expenditures

Medical Expenditures

2346 Drew St, Clearwater, Florida, 33765



Ring band: 0 - 1 mile radius

Demographic Summary		2025	2030
Population		13,275	13,085
Households		6,003	5,969
Families		3,105	3,101
Median Household Income		\$63,370	\$70,004
Males per 100 Females		100.6	99.5
Population by Age			
Population <5 Years		4.3%	4.2%
Population 65+ Years		17.6%	19.8%
Median Age		40.2	41.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	77	\$5,951.46	\$35,726,634
Medical Care	77	\$2,123.37	\$12,746,577
Physician Services	77	\$236.70	\$1,420,893
Dental Services	75	\$405.94	\$2,436,880
Eyecare Services	76	\$71.72	\$430,542
Lab Tests, X-rays	75	\$66.64	\$400,022
Hospital Room and Hospital Services	77	\$213.34	\$1,280,660
Convalescent or Nursing Home Care	69	\$37.20	\$223,320
Other Medical Services (1)	77	\$166.29	\$998,295
Nonprescription Drugs	81	\$162.49	\$975,455
Prescription Drugs	76	\$320.94	\$1,926,583
Vitamins and Supplements	78	\$121.77	\$730,959
Medicare Prescription Drug Premium	81	\$110.76	\$664,907
Eyeglasses and Contact Lenses	74	\$97.48	\$585,186
Hearing Aids	76	\$26.23	\$157,485
Medical Equipment for General Use	80	\$9.94	\$59,690
Other Medical Supplies/Equipment (2)	78	\$75.91	\$455,701

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	Spending Potential Index	Average Amount Spent	Total
Health Insurance	77	\$3,828.10	\$22,980,057
Blue Cross/Blue Shield	73	\$987.60	\$5,928,565
Fee for Service Health Plan	78	\$752.50	\$4,517,281
HMO	75	\$540.99	\$3,247,553
Medicare Payments	82	\$937.83	\$5,629,793
Long Term Care Insurance	78	\$52.16	\$313,105
Dental Care Insurance	77	\$132.70	\$796,588
Vision Care Insurance	81	\$35.72	\$214,451
Prescription Drug Insurance	77	\$6.15	\$36,922
Other Single Service Insurance (3)	80	\$12.68	\$76,105
Medicaid Premiums	93	\$10.19	\$61,141
Tricare/Military Premiums	91	\$10.06	\$60,407
Children's Health Ins Program Premiums	74	\$0.69	\$4,125

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Medical Expenditures

2346 Drew St, Clearwater, Florida, 33765



Ring band: 1 - 3 mile radius

Demographic Summary		2025	2030
Population		95,688	95,633
Households		43,147	43,667
Families		24,194	24,445
Median Household Income		\$69,373	\$81,127
Males per 100 Females		93.8	93.3
Population by Age			
Population <5 Years		3.9%	3.7%
Population 65+ Years		27.6%	30.9%
Median Age		48.4	49.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	86	\$6,633.73	\$286,225,640
Medical Care	86	\$2,385.94	\$102,946,151
Physician Services	85	\$261.72	\$11,292,584
Dental Services	86	\$465.27	\$20,074,920
Eyecare Services	87	\$82.14	\$3,544,229
Lab Tests, X-rays	83	\$73.29	\$3,162,256
Hospital Room and Hospital Services	84	\$230.99	\$9,966,677
Convalescent or Nursing Home Care	90	\$48.34	\$2,085,801
Other Medical Services (1)	85	\$182.44	\$7,871,688
Nonprescription Drugs	88	\$176.11	\$7,598,549
Prescription Drugs	86	\$361.55	\$15,599,710
Vitamins and Supplements	88	\$137.45	\$5,930,557
Medicare Prescription Drug Premium	93	\$127.58	\$5,504,763
Eyeglasses and Contact Lenses	84	\$111.08	\$4,792,631
Hearing Aids	94	\$32.22	\$1,390,193
Medical Equipment for General Use	86	\$10.63	\$458,527
Other Medical Supplies/Equipment (2)	87	\$85.14	\$3,673,069

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

	Spending Potential Index	Average Amount Spent	Total
Health Insurance	86	\$4,247.79	\$183,279,489
Blue Cross/Blue Shield	80	\$1,077.84	\$46,505,768
Fee for Service Health Plan	83	\$801.38	\$34,577,088
HMO	83	\$598.06	\$25,804,666
Medicare Payments	93	\$1,067.13	\$46,043,393
Long Term Care Insurance	96	\$63.77	\$2,751,460
Dental Care Insurance	85	\$146.20	\$6,307,906
Vision Care Insurance	84	\$36.97	\$1,595,078
Prescription Drug Insurance	83	\$6.67	\$287,605
Other Single Service Insurance (3)	83	\$13.10	\$565,193
Medicaid Premiums	88	\$9.59	\$413,811
Tricare/Military Premiums	82	\$9.01	\$388,803
Children's Health Ins Program Premiums	73	\$0.68	\$29,267

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Medical Expenditures

2346 Drew St, Clearwater, Florida, 33765



Ring band: 3 - 5 mile radius

Demographic Summary	2025	2030
Population	144,978	145,559
Households	69,637	70,798
Families	36,565	37,277
Median Household Income	\$67,335	\$76,213
Males per 100 Females	95.2	94.5

Population by Age	2025	2030
Population <5 Years	3.6%	3.5%
Population 65+ Years	29.6%	32.5%
Median Age	50.8	51.5

	Spending Potential Index	Average Amount Spent	Total
Health Care	87	\$6,703.46	\$466,808,916
Medical Care	87	\$2,407.35	\$167,640,597
Physician Services	85	\$262.06	\$18,249,328
Dental Services	86	\$465.10	\$32,387,992
Eyecare Services	88	\$82.94	\$5,775,496
Lab Tests, X-rays	82	\$72.94	\$5,079,119
Hospital Room and Hospital Services	84	\$231.31	\$16,107,732
Convalescent or Nursing Home Care	94	\$50.51	\$3,517,177
Other Medical Services (1)	84	\$181.72	\$12,654,288
Nonprescription Drugs	90	\$180.65	\$12,580,237
Prescription Drugs	87	\$365.83	\$25,475,424
Vitamins and Supplements	90	\$140.20	\$9,763,214
Medicare Prescription Drug Premium	97	\$132.93	\$9,256,624
Eyeglasses and Contact Lenses	83	\$110.13	\$7,669,007
Hearing Aids	97	\$33.41	\$2,326,598
Medical Equipment for General Use	87	\$10.87	\$757,007
Other Medical Supplies/Equipment (2)	89	\$86.76	\$6,041,355

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.




	Spending Potential Index	Average Amount Spent	Total
Health Insurance	87	\$4,296.11	\$299,168,319
Blue Cross/Blue Shield	79	\$1,070.49	\$74,546,048
Fee for Service Health Plan	83	\$799.59	\$55,681,092
HMO	81	\$589.89	\$41,078,340
Medicare Payments	97	\$1,118.13	\$77,863,294
Long Term Care Insurance	97	\$64.34	\$4,480,279
Dental Care Insurance	85	\$145.63	\$10,141,073
Vision Care Insurance	84	\$37.17	\$2,588,428
Prescription Drug Insurance	87	\$7.00	\$487,762
Other Single Service Insurance (3)	85	\$13.40	\$933,266
Medicaid Premiums	91	\$9.90	\$689,550
Tricare/Military Premiums	86	\$9.49	\$660,830
Children's Health Ins Program Premiums	72	\$0.67	\$46,358

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.