



Clearly Zephyrhills



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... ABOUNDS WITH MEDICAL OPPORTUNITIES

The City of Zephyrhills, located just north of Tampa Bay and the I-4 Corridor, is clearly the right choice for health care companies targeting growth prospects in small, vibrant communities.

Zephyrhills is a flourishing city built around pure water, healthy living, recreation, and a family-friendly culture. Since 1930, Zephyrhills has been known as a go-to destination for seasonal residents. While other Florida cities capture their share of winter visitors, Zephyrhills was a pioneer in recognizing this economic opportunity. Each winter, the population of the Zephyrhills area swells from 55,000 permanent residents to 88,000.

Now the community is poised to take off as Florida resumes its growth arc and younger Tampa Bay commuters realize the convenience of a Zephyrhills location and the value of good schools.

An assessment of employment in Zephyrhills relative to other areas of Florida indicates

ZEPHYRHILLS EMPLOYMENT BY INDUSTRY RELATIVE TO FLORIDA

INDUSTRY SECTOR	PERCENTAGE*
6215 - Medical/Diagnostic Labs	48%
6214 - Outpatient Care	55%
6231 - Skilled Nursing Facilities	63%
6212 - Office of Dentists	82%
6213 - Offices of Other Health	95%
6221 - General Medical Hospitals	104%
6216 - Home Health Care	111%
6219 - Other Ambulatory Services	117%
6211 - Offices of Physicians	309%

*Percent of need being met locally, indicated by relative employment levels per capita compared to Florida.

that the community may be underserved by local companies in at least three health sectors. Specific opportunities include:

- Outpatient Care
- Medical/Diagnostic Labs
- Skilled Nursing Facilities

A look at demographic and spending habits shows Zephyrhills consumers have the ability to support these underserved medical sectors.

2014 DEMOGRAPHIC SNAPSHOT

POPULATION	5 MILE RADIUS	FLORIDA
Total Population	55,749	19,667,913
Female Percentage	51.9%	51.1%
Male Percentage	48.0%	48.8%
Median Age	54.6	41.2
Number of Households	25,213	7,773,351
Population Growth (2014-2019)	6.7%	6.6%
HOUSEHOLDS		
Total Number of Households	25,213	7,773,351
One-Person Households	29.1%	27.2%
Two-Person Households	46.6%	35.6%
Three-Person Households	10.7%	15.5%
Four-Person Households	7.9%	12.1%
HOUSEHOLD INCOME		
Average Household Income	\$46,341	\$66,575
Median Household Income	34,877	45,157
Per Capita Income	21,199	26,617

Source: Demographics Now

2014 CONSUMER HEALTH SPENDING PER CAPITA

	5 MILE RADIUS	FLORIDA
Total Average Health Care	\$ 3,657	\$ 3,332
Health Care Spending Detail		
Health Care Insurance	\$ 2,333	\$ 2,032
Medical Services	681	714
Medical Supplies	128	122
Health Care: Insurance		
Florida Blue	\$ 464	\$ 486
Commercial Health Insurance	285	312
Health Maintenance Plans	203	299
Medicare Payments	856	564
Medicare Supplements	288	201
Health Care: Services		
Dental Services	\$ 237	\$ 235
Eyecare Services	52	57
Other Medical Services	15	20
Physician Services	139	151
Health Care: Supplies & Equipment		
Health Care Equipment & Supplies	\$ 128	\$ 122
Pharmaceuticals	516	463
Eyeglasses & Contact Lenses	37	47

Source: Demographics Now

**...IS READY FOR PROJECTS
ALONG THE ZEPHYRHILLS MEDICAL CORRIDOR**



Space is available today in prime locations between two large medical campuses—Florida Hospital Zephyrhills and Florida Medical Clinic’s Multi-Specialty Campus—located off U.S. 301 just north of S.R. 54. Available sites would make ideal locations for needed outpatient services and medical/diagnostic labs.

EXISTING MEDICAL CAMPUSES TOTAL SQ. FT

Florida Medical Clinic - Market Square	133,474
Florida Hospital Zephyrhills	304,519

MEDICAL OFFICE SPACE

Total Number of Buildings	66
Total Square Feet	360,769

AVAILABILITY

Total Square Feet Available	28,393
Maximum Contiguous Square Feet Available	23,646
Minimum Square Feet Available	760
Average Square Feet Available	5,727
Average Asking Lease Rate/Sq. Ft.	\$12.50
Vacancy Rate	7.9%

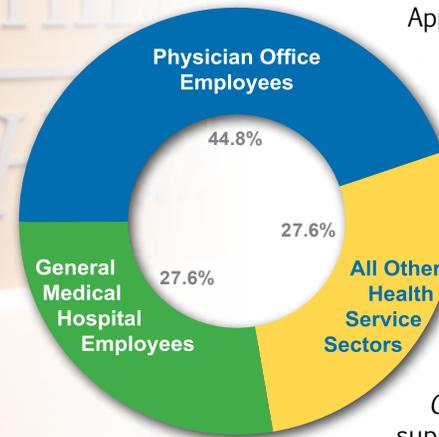
Source: Pasco Economic Development Council, Xcelligent, Pasco County Property Appraiser (04/2015)

■ Major Medical Facilities
 ■ Medical Office Space
 ■ Potential Sites



Clearly Zephyrhills

**... HAS A WORKFORCE READY
TO MEET YOUR NEEDS!**



Approximately 10,800 Pasco County health care workers live within a 25-minute commute of Zephyrhills.

In 2013, over 2,500 health service sector workers were employed by 226 businesses in Zephyrhills. Of those employees, nearly half were employed by physicians offices, while the remainder was split evenly between hospital employees and all other health service sectors.

Clearly Zephyrhills has a sizable labor supply ready to serve any new health care companies.

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