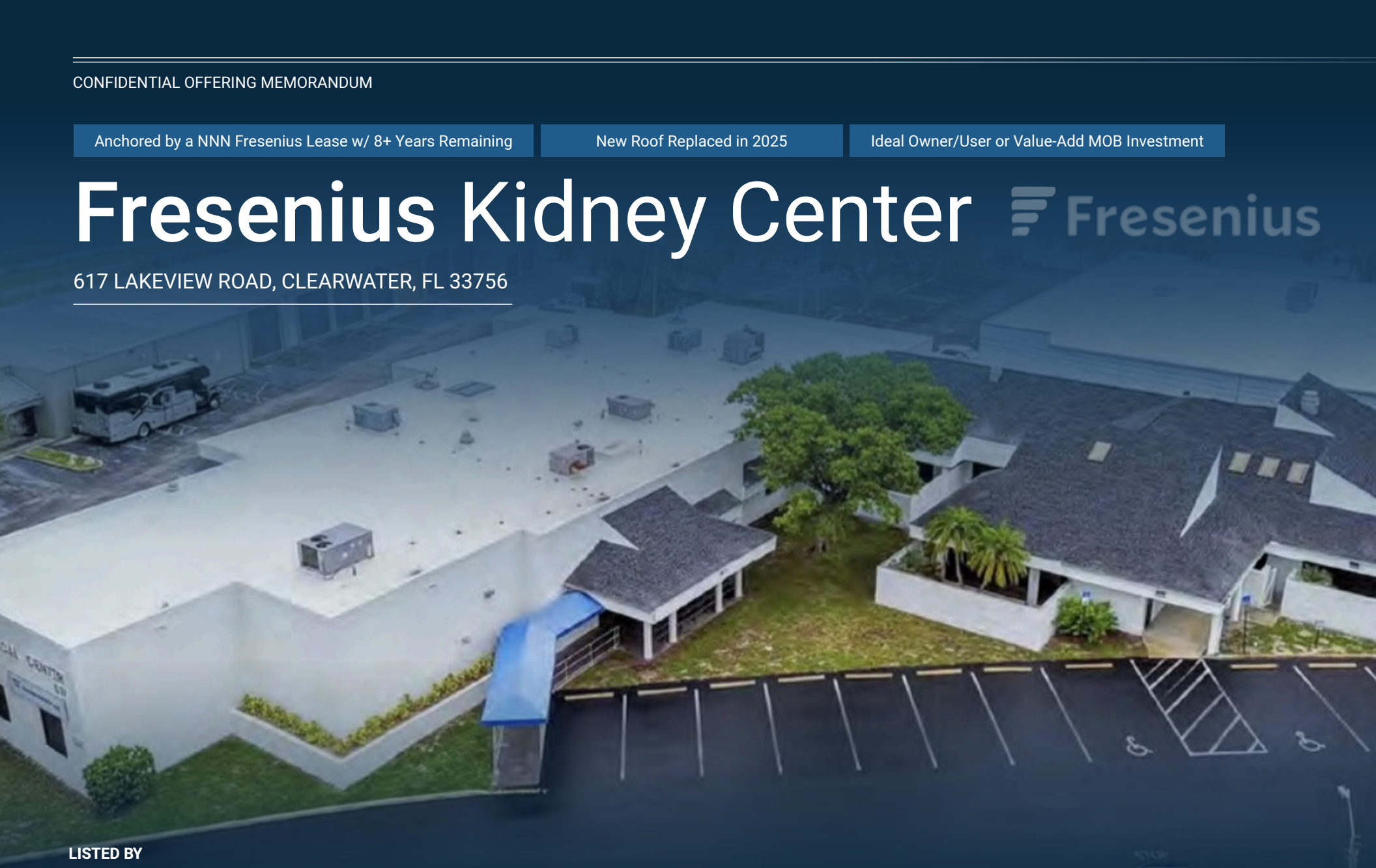
CONFIDENTIAL OFFERING MEMORANDUM

Anchored by a NNN Fresenius Lease w/ 8+ Years Remaining | New Roof Replaced in 2025 | Ideal Owner/User or Value-Add MOB Investment

Fresenius Kidney Center

617 LAKEVIEW ROAD, CLEARWATER, FL 33756



LISTED BY

Alexander Vidal
Managing Director
CA DRE LIC# 01910589
PH: 925.212.7254
alexander@apccre.com

Bryan Webb
President, Acuity Private Capital
CA DRE LIC# 01826546
PH: 415.500.3013
bryan@apccre.com

ACUITY PRIVATE CAPITAL
www.apccre.com

CLEARWATER BEACH

(±3 miles from the subject property)



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24 MARKET OVERVIEW

Opportunity Overview

Acuity Private Capital is pleased to present the opportunity to acquire Fresenius Kidney Center, a single-story medical office asset located within Clearwater's established healthcare corridor. Totaling 16,455 square feet, the property is anchored by Fresenius Kidney Care under an NNN lease through September 2035. The offering provides durable in-place income, contractual rent growth, and 5,400 square feet of medical or professional office space suitable for an owner/user or value-add lease-up strategy within a healthcare hub near Morton Plant Hospital (695 beds) and HCA Florida Largo Hospital (455 beds).

INSTITUTIONAL ANCHOR TENANT
The property is anchored by a subsidiary of Fresenius Medical Care, the world's largest dialysis provider, with investment-grade credit ratings from S&P (BBB-) and Moody's (Baa3).

LIMITED NEAR-TERM CAPEX
The roof was replaced in 2025 with a 20-year warranty, reducing near-term capital expenditure exposure for the next owner.

MISSION-CRITICAL DIALYSIS FACILITY
Fresenius operates 22 stations with all three dialysis service lines, supported by Florida Kidney Physician Group, the state's largest nephrology practice.

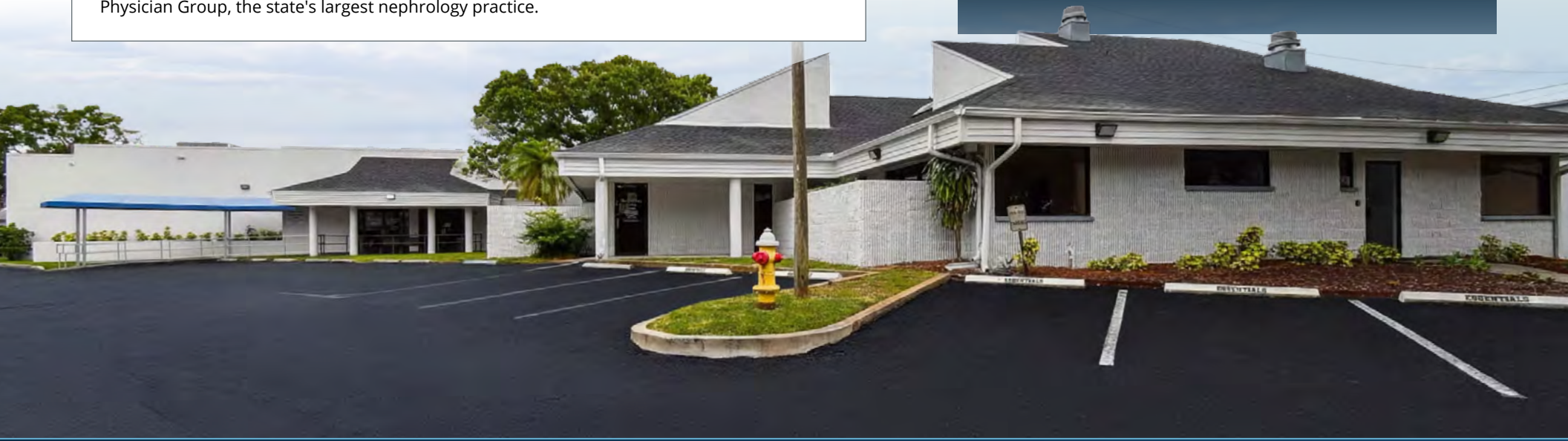
FRESENIUS KIDNEY CENTER

617 Lakeview Road, Clearwater, FL 33756

$3,300,000	$201
ASKING PRICE	PRICE/SF

In-Place Cap Rate*	6.04%
Year 1 NOI	$199,296
Pro Forma Cap Rate	9.82%
Year Built/Renovated	1989 / 2020

**The In-Place NOI is based on the 2027 NOI utilizing Fresenius' increased rent. The Seller will credit the Buyer at the close of escrow for any shortfall of rent.*



Investment Highlights

$201/SF ENTRY BASIS
Offered at $3,300,000: a 6.04% in-place cap on 2027 NOI and a 9.82% pro forma cap once Suite A is leased.

WORLD'S LARGEST DIALYSIS PROVIDER
A Fresenius Medical Care subsidiary on a NNN lease through September 2035, with 20+ years operating at this location.

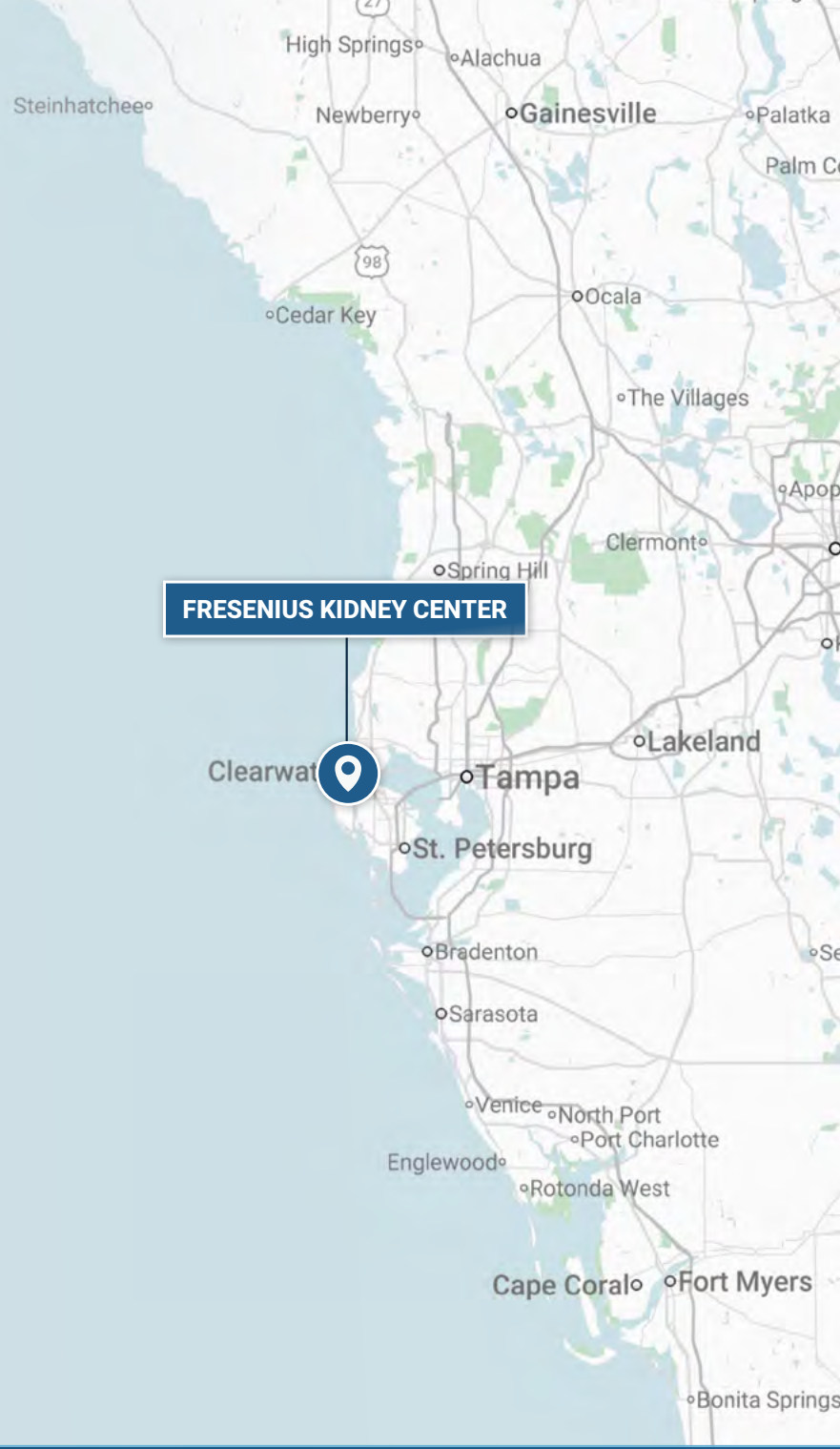
AGING POPULATION, LIMITED DIALYSIS SUPPLY
Clearwater skews older, with 590+ senior living facilities and a limited number of dialysis clinics to serve them.

5,400 SF OF LEASE-UP UPSIDE
Vacant, built-out Suite A for a medical tenant or owner/user.

TAMPA BAY'S GULF COAST HEALTHCARE HUB
BayCare and HCA Florida anchor a deep provider base that keeps outpatient volume steady.

231,274 RESIDENTS WITHIN 5 MILES
Median age 49.8 and $88,572 average household income, the core profile behind dialysis demand.

MEDICAL CORRIDOR LOCATION
Half a mile from Morton Plant Hospital, under 3 miles to HCA Florida Largo, with quick access to US-19 and SR-60.



Property Profile



617 Lakeview Road
Clearwater, FL 33756

PROPERTY ADDRESS

Year Built/ Renovated	1989 / 2020
Rentable Area	16,455 SF
Lot Size	1.27 AC
No. of Stories	1
No. of Buildings	1
Roof	Replaced 2025 with 20-Year Warranty
Occupancy	67.2%
Property Type	Medical Office
Zoning	IRT - Industrial/Research
Parking	Asphalt Restriped & Resealed 2026
APN	21-29-15-06462-010-0011
Market	Tampa/St. Petersburg
County	Pinellas

± 16,455 SF
TOTAL RENTABLE AREA

±1.27 AC
LOT SIZE

The property comprises a single-story medical office building totaling approximately 16,455 square feet of rentable space on a 1.27-acre site. Located at 617 Lakeview Road in Clearwater, Florida, the building was constructed in 1989 and renovated in 2020. Positioned within Clearwater's established medical corridor, the property benefits from proximity to Morton Plant Hospital (695 beds), HCA Florida Largo Hospital (455 beds), and key nearby regional healthcare demand drivers.

The building is anchored by Fresenius Kidney Care, which occupies 11,055 square feet under a NNN lease through September 2035 with two five-year options. Suite A spans approximately 5,400 square feet and provides an existing medical office build-out, offering immediate lease-up upside or an owner/user opportunity supported by Fresenius' long-term in-place income stream and a 20-year roof warranty.


Morton Plant Hospital
BayCare Health System
695 BEDS
S Ft Harrison Ave
S Ft Harrison Ave
Lakeview Rd
FRESENIUS KIDNEY CENTER

Lease Overview

Suite	B, C, D
Leased Area	11,055 SF
Lease Type	NNN
Lease Commencement	09/02/2005
Lease Expiration	09/01/2035
Renewal Options	Two (2) 5-Year Option at FMV
Landlord Responsibilities	Roof, Structure, Parking Lot, Maintenance & Replacement (Landlord Pays, Tenant Reimburses)
ROFR	Tenant Has a 4-Day ROFR for Any Offers to Purchase the Property



LEASE TERMS		RENT SUMMARY			
START	**END**	**MONTHLY**	**ANNUAL**	**ANNUAL PSF**	**ANNUAL INCREASES**
09/02/2005	09/01/2026	$12,245	$146,940	$13.29	-
09/02/2026	09/01/2027	$12,612	$151,348	$13.69	3.0%
09/02/2027	**09/01/2028**	**$19,171**	**$230,055**	**$20.81**	**52.0%**
09/02/2028	09/01/2029	$19,558	$234,698	$21.23	2.0%
09/02/2029	09/01/2030	$19,945	$239,341	$21.65	2.0%
09/02/2030	09/01/2031	$20,341	$244,094	$22.08	2.0%
09/02/2031	09/01/2032	$20,747	$248,959	$22.52	2.0%
09/02/2032	09/01/2033	$21,161	$253,933	$22.97	2.0%
09/02/2033	09/01/2034	$21,585	$259,019	$23.43	2.0%
09/02/2034	09/01/2035	$22,018	$264,215	$23.90	2.0%
5-Year Option Periods 1-2					
09/02/2035	09/01/2040	Fair Market Value			
09/02/2040	09/01/2045				

**Seller will credit the buyer the Fresenius rent shortfall from the close of escrow until 9/2/27.*

Financial Summary

DD DROPBOX LINK

	CURRENT	FRESENIUS 2027 INCOME & VACANT SPACE LEASED UP
Price	$3,300,000	$3,300,000
Capitalization Rate	6.04%	9.82%
Price Per Square Foot	$201	$201
Down Payment (35%)	$1,155,000	$1,155,000
Loan Amount (65%)	$2,145,000	$2,145,000
Total Leased Rentable (SF)	11,055	16,455
Total Vacant (SF)	5,400	0
Total Gross Area (SF)	16,455	16,455
INCOME		
Scheduled Rent (Fresenius 2027 Rent)	$230,055	$230,055
Fresenius NNN Recoveries (69.14%)	$68,913	$73,934
Vacant Space at Market Rents ($20.00/SF)	$0	$108,000
Vacant Space Reimbursements (30.86%)	$0	$33,000
Vacancy Factor (10% EGI of the Vacant Space Income)	$0	($14,100)
EFFECTIVE GROSS INCOME	**$298,968**	**$430,889**
PROPERTY EXPENSES (2025 P&L)		
Taxes (Reassessed at Asking Price)	$31,931	$31,931
Insurance	$23,017	$23,017
Utilities, Trash, Water/Sewer & Admin	$14,252	$14,505
Repairs, Reserves, HVAC, Plumbing & Landscaping	$13,024	$13,337
Roof & Structure*	$2,500	$2,600
Management Fee 5%	$14,948	$21,544
TOTAL OPERATING EXPENSES	**$99,672**	**$106,934**
NET OPERATING INCOME	**$199,296**	**$323,955**

**Roof replaced in 2025 with a 20-year warranty. Electric is separately metered — tenants pay direct.*
***Seller will credit any rent shortfall from the close of escrow date until Fresenius rent increase date on 9/1/2027.*



Owner/User Opportunity — Suite A

The vacant 5,400 SF Suite A (existing medical office build-out) positions this asset as a compelling owner/user acquisition. Once the Fresenius rent increase commences in September 2027, the in-place income stream covers nearly all ownership costs — reducing the effective annual cost of occupancy to a fraction of leasing equivalent space.

ANNUAL COST COMPARISON	NNN LEASE	PURCHASE
Annual Lease Rate ($20.00/SF/yr NNN)	$108,000	$0
Debt Service — 25% Down ($825,000)	$0	$178,067
Property Taxes — 30.86% Share (Reassessed)	$9,854	$9,854
Insurance — 30.86% Share	$7,103	$7,103
Common Utilities, Water/Sewer & Admin — 30.86%	$4,398	$4,398
Repairs, Landscaping, HVAC & Roof — 30.86%	$4,791	$4,791
Suite A Electric (Separately Metered)*	$15,929	$15,929
Suite A Janitorial & Fire Alarm*	$9,360	$9,360
Total Annual Costs + Debt Service	**$159,435**	**$229,502**
Fresenius Base Rent (starting 9/1/2027)	$0	($230,055)
TOTAL EFFECTIVE ANNUAL COST	**$159,435**	**($553)**

Building expenses are the owner/user's actual 30.86% pro-rata share of the 2025 P&L (p. 9), with property taxes reassessed at the asking price. Fresenius reimburses the other 69.14% — approximately $68,913 per year — so the owner only carries its own share. *Suite A electric and janitorial are estimates based on the prior tenant's actual expenses. Tax benefits not shown: 39-year depreciation (~$25,385/yr), interest deductions and principal paydown (~$30,393/yr). SBA financing available. Estimates only — consult your tax advisor.

($553)
Effective Annual Cost of Ownership after Fresenius Rent Increase

100%
Reduction vs. Leasing Equivalent Medical Office Space

5,400 SF
Turnkey Medical Office Build-Out Available for Occupancy



The Fresenius Network

The tenant, Fresenius Kidney Care, is the U.S. clinic division of Fresenius Medical Care AG (NYSE: FMS), a vertically integrated kidney care company spanning clinics, labs, pharmacy, vascular care and equipment manufacturing.

3,601
Dialysis Clinics Worldwide (12/31/2025)

~292,000
Dialysis Patients Treated Globally

140
Countries Supplied with FME Technology

Ownership: Fresenius SE & Co. KGaA founded the dialysis business and deconsolidated Fresenius Medical Care in 2023. It held approx. 25% after an August 2026 share sale and remains the largest shareholder.

Sources: FME 2025 Annual Report & 20-F; FME Q3 2025 report; Fresenius SE release (Aug. 2026); company websites.

Fresenius — FRESENIUS SE & CO. KGaA · Bad Homburg, Germany · Largest shareholder (~25%)

FRESENIUS MEDICAL CARE AG (NYSE: FMS · XETRA: FME)
World's leading provider of dialysis products and services · ~110,000 employees

CARE DELIVERY
Clinics & patient services

FRESENIUS KIDNEY CARE — TENANT
The tenant. FME's U.S. dialysis clinic operator: 2,600+ centers serving 200,000+ patients, including in-center, home and transitional care.

azura vascular care
Outpatient vascular access centers (70+) that create and maintain the dialysis access patients need.

spectra laboratories
Specialized clinical laboratory performing routine and diagnostic testing for CKD and dialysis patients nationwide.

FreseniusRx
Renal pharmacy delivering kidney medications to patients' homes or dialysis centers.

CARE ENABLEMENT
Machines, dialyzers & supplies

Renal Therapies Group
Designs and manufactures in-center hemodialysis machines (2008 series, 5008X CAREsystem), dialyzers, bloodlines and concentrates from ~35 production sites worldwide.

NxSTAGE
Compact home hemodialysis machines, acquired in 2019 for ~$1.9 billion. Also used by competing providers, including DaVita.

Home & Critical Care
Peritoneal dialysis cyclers and solutions for at-home therapy, plus acute dialysis systems used in hospital ICUs.

VALUE-BASED CARE
Risk-based kidney care

interwell health
FME's value-based kidney care company, formed in 2022 by combining Fresenius Health Partners, InterWell Health and Cricket Health. Partners with a network of ~1,700 nephrologists to manage total cost of care for CKD and ESKD patients under Medicare and commercial risk contracts. FME increased its ownership in 2025.

CMS Value-Based Models
Interwell participates in CMS value-based kidney care programs and in June 2026 reported strong quality scores and shared savings, giving FME upside beyond the per-treatment dialysis payment.

A SUPPLIER TO ITS OWN COMPETITORS

Fresenius is not just a clinic operator. Through Care Enablement it manufactures the dialysis machines, dialyzers and disposables used across the industry and sells them in 140 countries, to its own clinics and to competing providers alike. DaVita, Fresenius's largest U.S. competitor, has historically disclosed Fresenius as one of its largest suppliers of dialysis products, and in 2021 DaVita agreed to expand its use of Fresenius's NxStage home hemodialysis machines for its own patients.

The result is a revenue stream that grows with the dialysis population as a whole, not just with Fresenius's clinic count. Even when a patient is treated by a competitor, there is a good chance that patient is on Fresenius equipment.

Regional Dialysis Market Map



Subject Property
Fresenius Medical Care (15)
DaVita (10)
American Renal (3)
Independent (4)
BayCare Hospital
HCA Florida
Other Hospital

~1.4M
20-MI RADIUS POPULATION
63 ZIP codes · FL: 23.5M (Census 2025)

~2,200
ACTIVE DIALYSIS PATIENTS
in radius (CMS HD + PD Kt/V proxy)

155/100K
DIALYSIS PREVALENCE
vs. ~140 statewide — over-indexed

~33,000
FLORIDA DIALYSIS PATIENTS
ESRD Network 7 · 6.4% of US (EQRS 2024)

572
STATIONS IN RADIUS
32 facilities · 3.9 pts/station avg

#	FACILITY	MI	STN	HD	PD	HHD	L
S	Fresenius Medical Care Belleair Dialysis	0.0	20	●	○	○	○
S	FMC - Belleair Home Therapies	0.0	2	○	●	●	○
1	RAI Care Centers - Clearwater	0.0	24	●	●	●	○
2	Renvivia Dialysis Center Of Clearwater	0.0	2	●	●	●	○
3	DaVita Bay Breeze Dialysis	3.9	20	●	●	●	○
4	RAI Care Centers - Largo	5.0	21	●	●	○	○
5	Fresenius Kidney Care-Dunedin	6.3	24	●	●	○	○
6	DaVita Gulf Breeze Dialysis Center	6.3	25	●	●	●	○
7	Seminole Dialysis Center	7.0	17	●	●	○	○
8	BMA - Clearwater	7.4	20	●	●	●	○
9	RAI-Us 19 North-Clearwater	7.4	27	●	●	●	○
10	FMC - Pinellas Park	8.8	22	●	●	●	○
11	DaVita Pinellas West Shore Dialysis	11.5	12	●	●	○	○
12	Fresenius Kidney Care Town and Country	13.5	14	●	○	○	○
13	DaVita Tampa Breeze Dialysis	13.5	11	●	○	○	○
14	Tarpon Springs Dialysis, LLC	14.2	21	●	●	●	○
15	St. Pete Dialysis/ Central Dialysis	14.6	16	●	○	○	○
16	Fresenius Kidney Care-St Petersburg	15.6	17	●	○	○	○
17	St Petersburg Kidney Care	15.6	17	●	●	●	○
18	Johns Hopkins All Children's Hospital	15.6	7	●	●	○	○
19	RAI 9th Street North - St Petersburg	15.6	24	●	●	●	○
20	DaVita West Tampa Dialysis	15.7	20	●	●	○	○
21	FMC - South Saint Petersburg	15.7	31	●	●	○	●
22	DaVita St Petersburg South Dialysis	15.7	20	●	●	●	○
23	St Petersburg Kidney Care South	15.7	24	●	●	○	○
24	DaVita Greater Tampa At Home Pd	16.8	4	●	●	●	○
25	DaVita Central Tampa Dialysis	16.8	16	●	○	○	○
26	FMC - Tampa	17.0	28	●	●	●	●
27	Ryze Renal Care, LLC	17.0	5	●	○	○	○
28	DaVita St. Petersburg Dialysis	17.4	20	●	●	○	○
29	Carrollwood Artificial Kidney Center	18.7	21	●	○	○	●
30	DaVita Kennedy Boulevard Dialysis	19.5	20	●	○	○	○

○ *Nephrology Consultants of Pinellas (Dr. Ham)* ○ *D.A. Campbell, MD, P.A. (Drs. Campbell & Sagar)*

SUBJECT AFFILIATIONS & MARKET TIE-IN

TWO NEPHROLOGY GROUPS — 3 OF 30 NEARBY CLINICS

Two separate practices office at the subject. Nephrology Consultants of Pinellas (Dr. Ham, cyan ring) also staffs BMA-Clearwater (#8). D.A. Campbell, MD, P.A. (Drs. Campbell & Sagar, gold ring) also staffs Renvivia (#2) and FKC Dunedin (#5), and Dr. Sagar covers #8 too. All within 7.4 mi; the subject is the one clinic every physician in both groups covers.

BAYCARE HEALTH SYSTEM TIE-IN

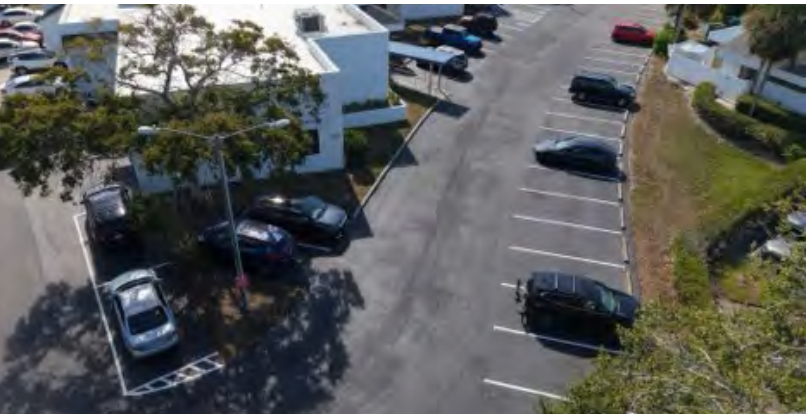
Subject physicians are BayCare-affiliated: Morton Plant Hospital (~1.5 mi), Mease Countryside, Mease Dunedin & St. Anthony's (cyan dashes on map). BayCare is the trade area's dominant system (16 hospitals); HCA Florida is #2, and Dr. Campbell is also credentialed at HCA Largo.

MARKET VERDICT

Fresenius controls 15 of 32 facilities and 55% of stations in the 20-mi radius, including both subject CCNs. Only 3 of 32 competitors run a late shift — none within 15 miles of the subject. Nephrology is fragmented; the subject's on-site groups control its own referral flow.

Sources: CMS (Mar. 2026), ESRD Network, EQRS (Apr. 2025), and U.S. Census. Affiliations researched July 2026

Exterior Photos













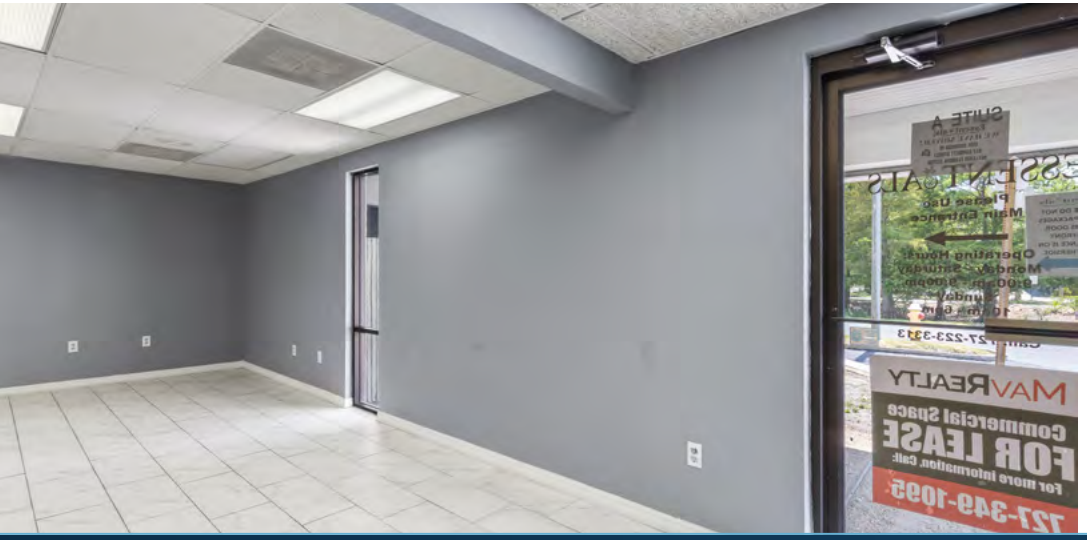




Interior Photos





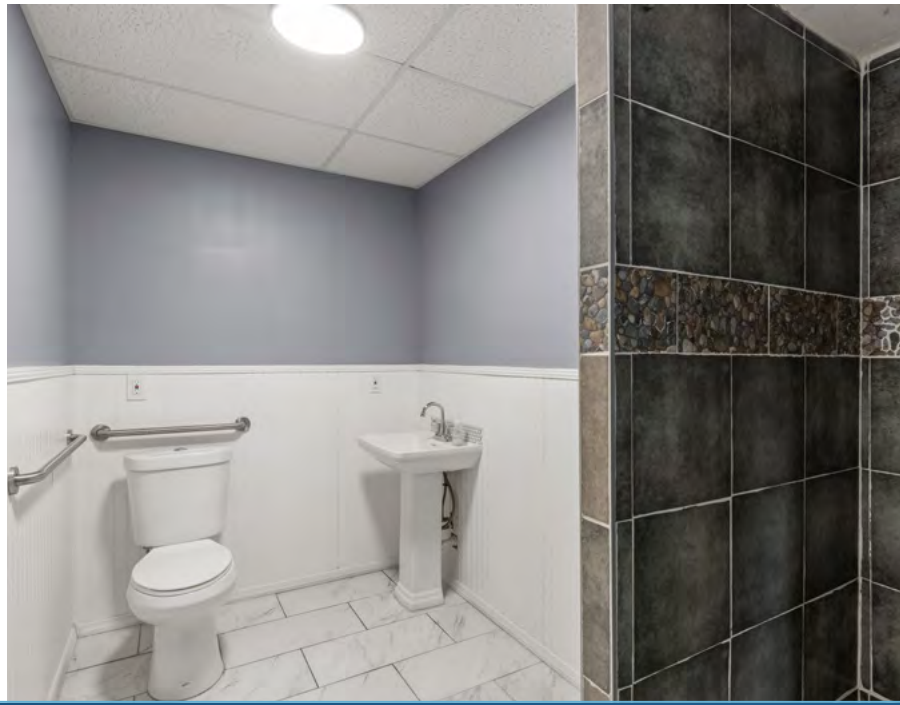






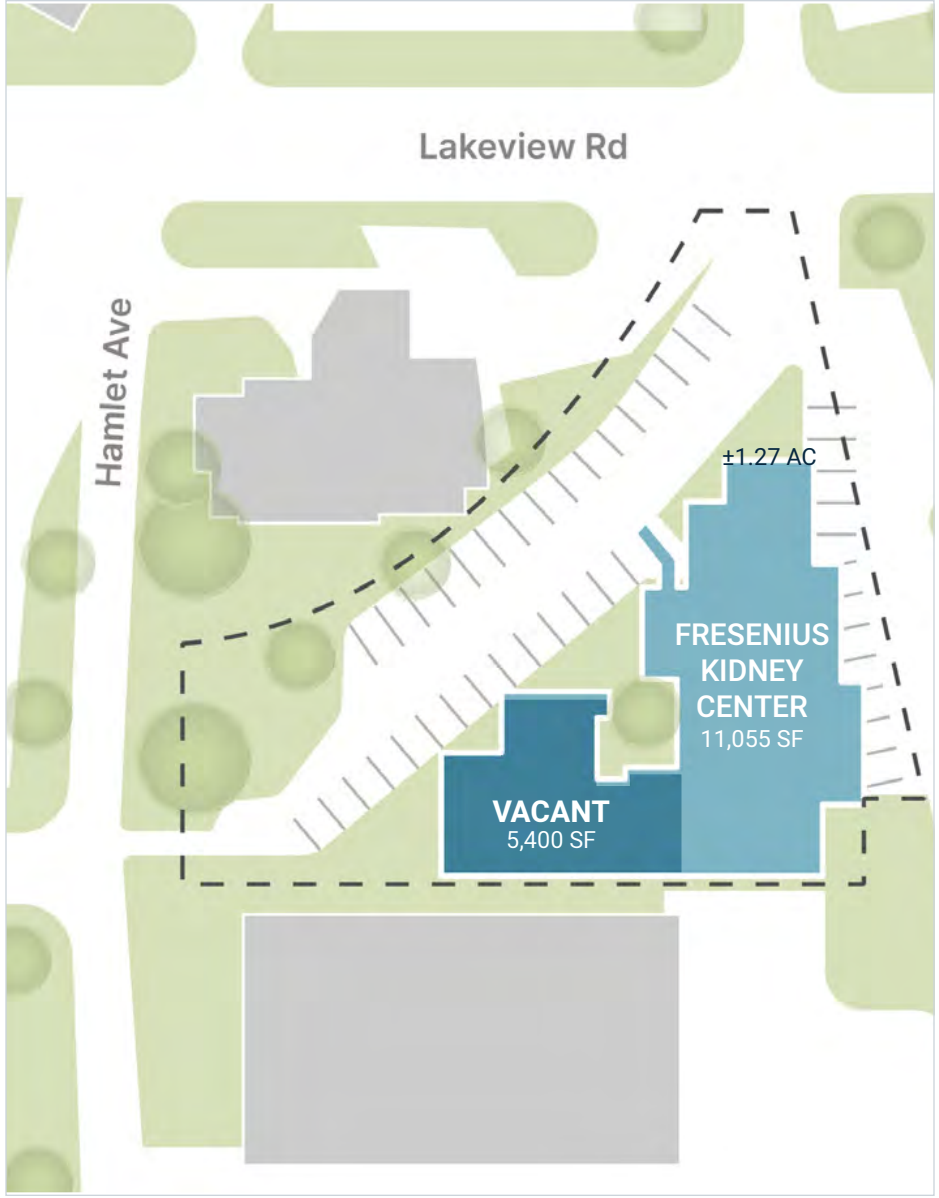




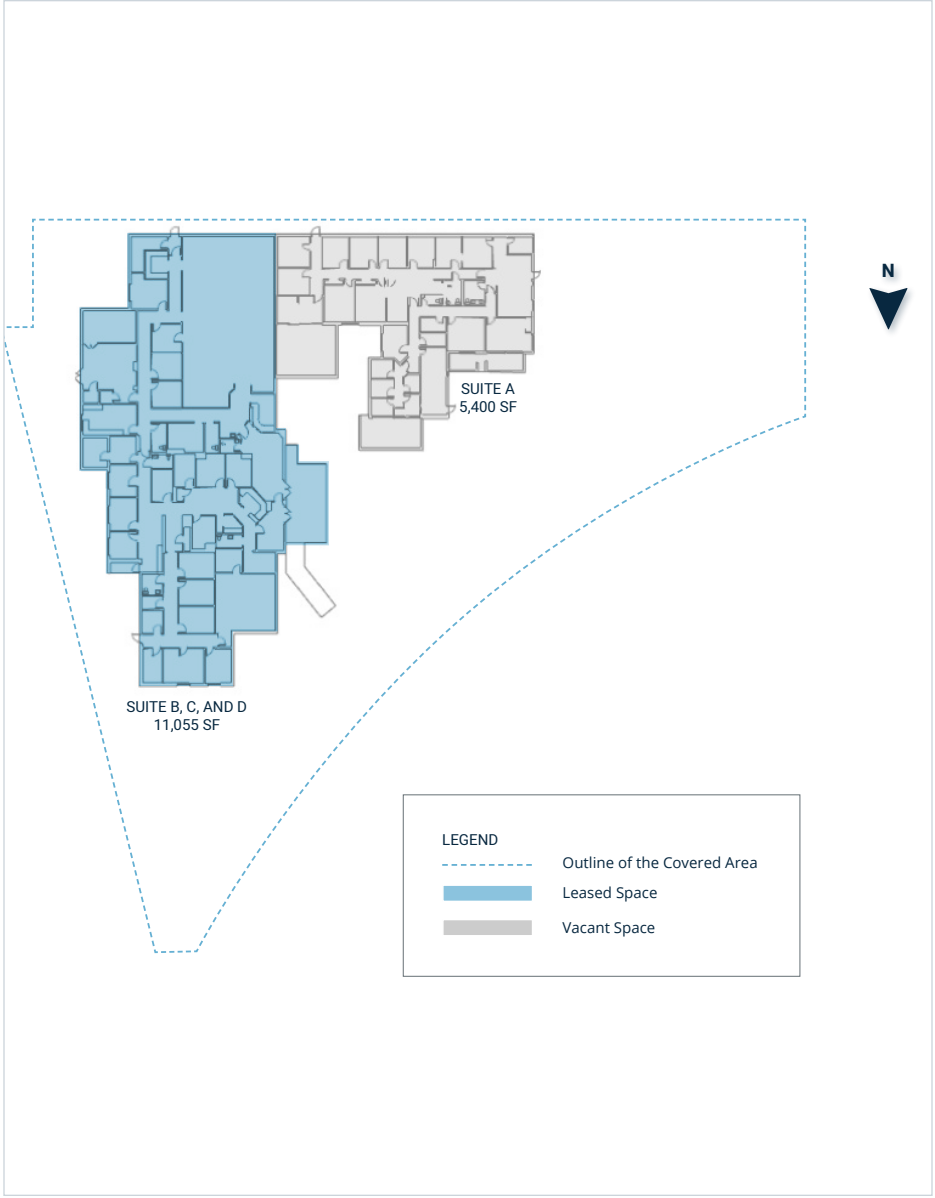


Site Plan & Floor Plan

SITE PLAN



FLOOR PLAN



Tenant Overview

Fresenius Kidney Care is the U.S. clinic arm of Fresenius Medical Care, the world's largest dialysis provider, with a deep footprint across Florida and the Tampa Bay MSA. Dialysis is non-discretionary, high-frequency care, so patient demand holds steady in any economy.

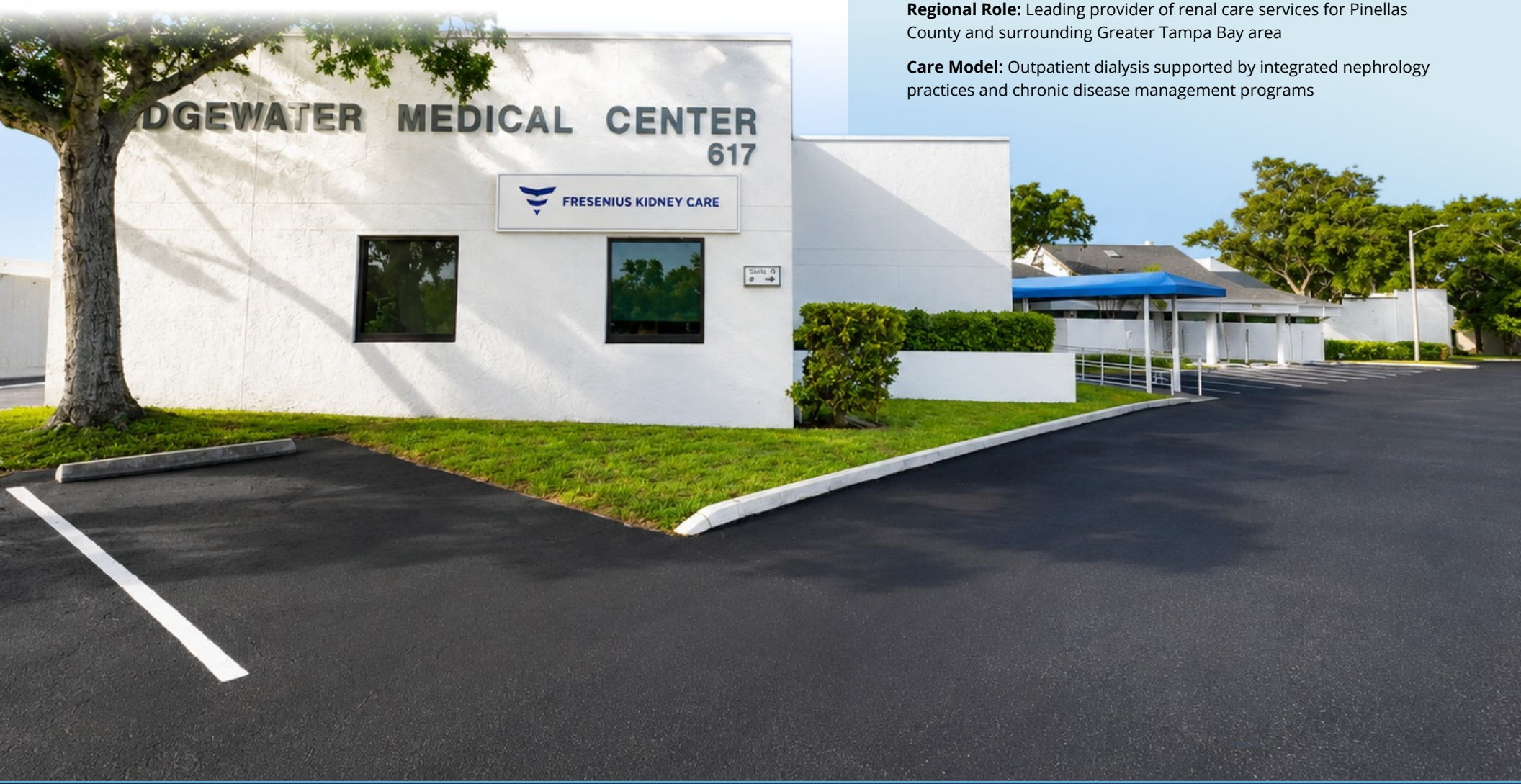
FRESENIUS KIDNEY CARE

Health System Type: For-profit, global dialysis provider

Primary Facilities: Network of outpatient dialysis centers across Clearwater and Florida

Regional Role: Leading provider of renal care services for Pinellas County and surrounding Greater Tampa Bay area

Care Model: Outpatient dialysis supported by integrated nephrology practices and chronic disease management programs



Dialysis Industry Overview



DIALYSIS INDUSTRY AT A GLANCE

Dialysis is a non-cyclical, non-discretionary segment of healthcare that benefits from aging demographics and the rising incidence of end-stage renal disease (ESRD) in the U.S. and worldwide. Because dialysis patients require treatment for the rest of their lives, the industry generates stable, predictable revenue and cash flow regardless of the macroeconomic environment.

Growth is driven by the aging of the U.S. population, increased rates of diabetes and hypertension (the leading causes of kidney failure), and improving survival among dialysis patients. The business model is protected by high barriers to entry and very low substitution risk — kidney transplants are the only alternative, and donor organ availability is severely limited.

TREATMENT

Kidney disease often presents no symptoms in its early stages and can go undetected until advanced stages requiring dialysis. Dialysis removes waste products and excess fluids and restores electrolyte balance when the kidneys can no longer do so — a highly effective, life-sustaining treatment for ESRD.

Hemodialysis, the most common form of treatment, is predominantly performed at freestanding outpatient centers like the subject property. Patients generally seek treatment close to home, at the center where their treating nephrologist has privileges — anchoring long-term, location-specific demand.

CHRONIC KIDNEY DISEASE BY THE NUMBERS

ESRD is the final stage of CKD — an advanced impairment requiring regular dialysis or a kidney transplant to survive.

- **1 in 5**
  Medicare dollars is spent on **patients with chronic kidney disease**
- **1 in 3**
  Adults with diabetes has **chronic kidney disease**
- **3-5 Hours**
  of dialysis at least **3x per week — required for the rest of an ESRD patient's life**
- **4.2M**
  patients worldwide regularly undergo **dialysis treatment**
- **8-12 Days**
  Average survival without dialysis treatment

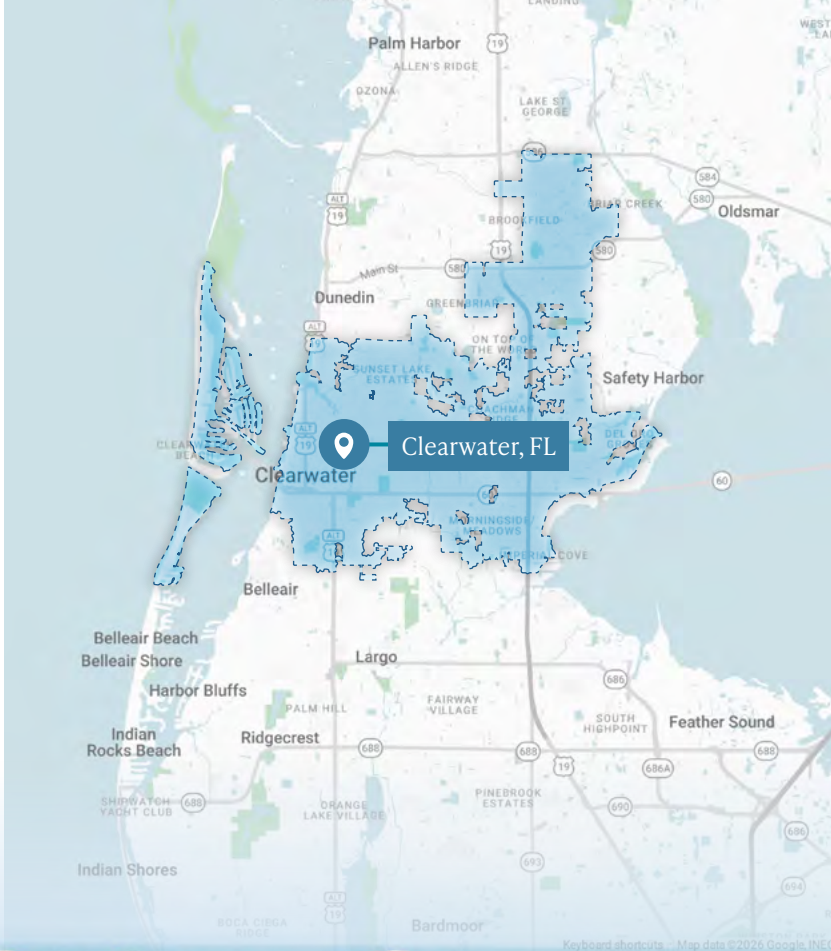
Location Overview

PRIME HEALTHCARE CORRIDOR IN CLEARWATER'S URBAN CORE

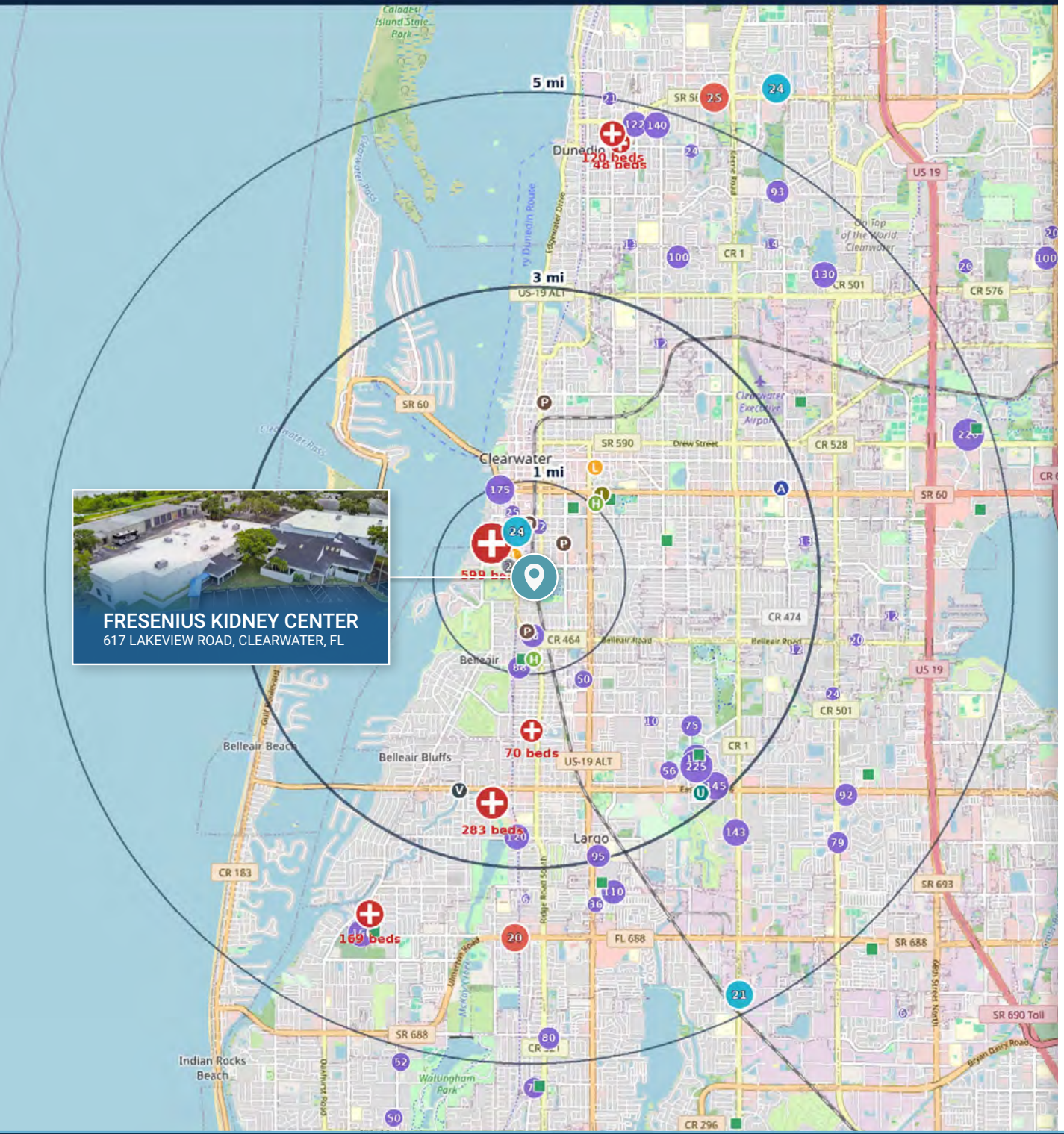
Located in Pinellas County, Clearwater is a vibrant coastal city with a population exceeding 116,850 residents and a median household income of $64,440. The Fresenius Kidney Center is positioned within Clearwater's established medical corridor, benefiting from close proximity to Morton Plant Hospital, a 687-bed regional medical center that anchors one of the area's premier healthcare clusters.

The area supports more than 1,000 active businesses and continues to benefit from initiatives such as the US-19 Corridor redevelopment, reinforcing long-term economic growth and demand for outpatient healthcare services. The Property is approximately 18 miles from Tampa International Airport via State Road 60, providing convenient regional accessibility for patients, healthcare professionals, and medical service providers.

116,850	$64,440
POPULATION (2023)	MEDIAN HOUSEHOLD INCOME (2023)







LEGEND – FACILITIES

- Hospitals – # = licensed Beds
- AHCA ALFs (50 shown) – # = licensed beds
- Fresenius Dialysis (15) – # = licensed beds
- DaVita Dialysis (10) – # = licensed beds
- American Renal (3)
- Independent Dialysis (4)
- Nursing/SNF Rehab (18)

REFERRAL ECOSYSTEM – WITHIN 3 MILES

- N Nephrology (4)
- P Primary Care (7)
- E Endocrinology (1)
- C Cardiology (2)
- U Urology (2)
- V Vascular Surgery (2)
- I Imaging Center (3)
- L Laboratory (4)
- H Home Health (2)
- A Ambulatory Surgery Center (1)

Immediate Area



Trade Area



FRESENIUS KIDNEY CENTER
617 LAKEVIEW ROAD, CLEARWATER, FL

HARBOR OAKS SHOPPING CENTER
Publix · AT&T · The UPS Store

SHOPS AT MIDWAY
T.J.maxx · Ross Dress for Less · Dollar Tree · FuelUp

THE CENTER AT MISSOURI AVENUE
ALDI · verizon · Gabe's · Philly's Famous · Sanitas Medical Center · UFC Gym

CLEARWATER PLAZA
Dollar Tree · Bealls Florida · Popeyes · Citi Trends · Publix

LA BELLE PLAZA SHOPPING CENTER
The UPS Store · Publix · H&R Block

CENTRAL PARK PLAZA
Boost Mobile · NAPA Auto Parts

Clearwater Marine Aquarium · Francis Wilson Playhouse · Residence Inn Marriott · Clearwater Country Club · BayCare Sound · Walgreens · CVS · Save A Lot · Akumin Imaging SandBay Primary + Urgent Care · Medway Medical Care · PHC of Pinellas · A Place for Women · Morton Plant Hospital BayCare Health System · Florida Orthopaedic Institute · Walgreens · Office Depot · Walmart · HCA Florida Largo Hospital

60 · ALT 19 · 590 · 686

Market Overview

TAMPA BAY AREA

The Tampa Bay Area, officially known as the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area (MSA), is the second-largest metropolitan area in Florida, with a population exceeding 3.3 million residents. Encompassing major cities such as Tampa, St. Petersburg, Clearwater, Largo, and Pinellas Park, the region serves as the economic, cultural, and recreational hub of Florida's Gulf Coast. Renowned for its award-winning beaches, year-round sunshine, professional sports franchises, and vibrant entertainment districts including Ybor City and the Tampa Riverwalk, Tampa Bay continues to attract new residents and businesses seeking an exceptional quality of life.

Economically, Tampa Bay remains one of the fastest-growing metropolitan economies in the Southeast, generating $243.3 billion in Gross Domestic Product (GDP) in 2023. The region is home to 19 corporate headquarters generating more than $1 billion in annual revenue, including seven Fortune 1000 companies and nearly 500 foreign-owned firms. A diversified economy anchored by healthcare, financial services, technology, tourism, and professional services, combined with Florida's business-friendly tax environment and continued corporate relocation activity, positions Tampa Bay for sustained economic growth and long-term commercial real estate demand. The region's expanding employment base, ongoing population growth, and continued investment in healthcare infrastructure further reinforce its appeal as one of Florida's premier investment markets.



3,342,963
POPULATION (2023)

$243.3B
GDP (2023)

2nd Largest Metro Area
IN FLORIDA

One of the Top 15
Metros for Tech Job Growth
Brookings Institution (2023)

#1
Emerging Tech City in the U.S.
Forbes (2021)

#3
Most Fiscally Fit City
BestPlaces and StateFarm Insurance

#4
Most Cutting-Edge Metro in the U.S. for Startups
Commercial Cafe (2022)

#5
Best Places to Live in the U.S.
Bankrate (2022)

#5
Top Relocation Destination in the U.S.
Redfin (2023)

#7
Best Place for Summer Travel
BestPlaces (2023)



Economic Drivers



MAJOR EMPLOYERS

The Tampa Bay Area boasts a strong and dynamic labor market, with an unemployment rate of 3.8% as of January 2025—below the national average of 4.4%. Supported by a workforce of over 1.6 million people, the region continues to experience strong employment growth across healthcare, financial services, technology, life sciences, advanced manufacturing, and professional services. A young, educated talent pool, along with access to top-tier universities and robust workforce development programs, positions Tampa Bay as one of the most competitive employment hubs in the nation.

TOP TAMPA BAY AREA EMPLOYERS

	EMPLOYER	NO. OF EMPLOYEES
1	State of Florida	34,700
2	MacDill Air Force Base	31,000
3	BayCare Health System	29,500
4	Hillsborough County Public Schools	23,750
5	HCA West Florida Division	17,000
6	University of South Florida	15,000
7	Pinellas County Schools	12,865
8	Hillsborough County	11,100
9	H. Lee Moffitt Cancer Center & Research Institute	8,135
10	Pinellas County	6,200

Source: Tampa Bay Business Journal



Economic Drivers

STRATEGIC LOCATION

Strategically located on Florida's Gulf Coast, the Tampa Bay Area offers a modern, multi-modal transportation infrastructure that supports efficient access to domestic and international markets. Its proximity to Latin America and access to global trade routes via the Panama Canal make it a key hub for export activity. As the commercial and industrial center of Florida, Tampa Bay is well-positioned for continued growth in trade and business development, serving as a gateway between the southeastern United States and global markets.



EXTENSIVE ROAD NETWORK

The Tampa Bay Area is served by five major highways, including I-275 through downtown Tampa, I-4 connecting Tampa to Orlando, and I-75 running north-south through the eastern portion of the region, along with toll routes FL 589 (Veterans Expressway) and FL 618 (Selmon Expressway). Four primary east-west corridors—Kennedy Boulevard, Gandy Boulevard, Hillsborough Avenue, and Fowler Avenue—connect major employment centers and surrounding communities, while Dale Mabry Highway and Florida/Nebraska Avenue provide critical north-south connectivity throughout the metro area.

TAMPA BAY INTERNATIONAL AIRPORT

Tampa International Airport (TPA) is one of the nation's highest-ranked airports, recognized for its operational efficiency, passenger experience, and global connectivity. Located approximately 15 minutes from Downtown Tampa, TPA served 25.2 million passengers in 2024, including 1.4 million international travelers, and offers nonstop service to more than 90 destinations through approximately 257 daily departures. The airport is currently advancing a long-term expansion program, including the construction of Airside D, to accommodate projected passenger volumes exceeding 39 million annually by 2042.

PORT TAMPA BAY

Port Tampa Bay is Florida's largest seaport by both tonnage and geographic area, handling more than 37 million tons of cargo annually across over 5,000 acres. Strategically positioned near the Panama Canal with direct CSX rail connectivity and interstate access, the port serves as a critical gateway for domestic and international trade. In 2023, Port Tampa Bay supported more than 192,000 jobs and generated approximately $34.6 billion in regional economic impact, with continued infrastructure investments reinforcing its long-term importance to the Tampa Bay economy.

Economic Drivers

KEY DRIVERS

The Tampa Bay Area is home to a diverse and expanding economy supported by key industries including defense and security, information technology, financial and professional services, life sciences and healthcare, manufacturing, and distribution and logistics. The region has become a premier destination for corporate expansion and relocation, supported by a skilled workforce, business-friendly environment, and strategic access to domestic and international markets. This diverse economic base continues to fuel population growth, business investment, and long-term economic resilience.



Defense and Security

The defense and security industry in the Tampa Bay area is bolstered by MacDill Air Force Base and two four-star Combatant Commands: USCENTCOM and USSOCOM. With a military workforce of around 92,000, the region contributes to a $14 billion industry, encompassing cybersecurity, intelligence, training, and advanced manufacturing. The area also benefits from a large veteran workforce and a focus on defense-related education programs.

Information Technology

Tampa Bay's information technology industry is one of the fastest-growing in the country, with over 50,000 residents employed in tech occupations and a projected 14% job growth by 2027. The region is a recognized hub for cybersecurity innovation and startup activity, supported by accelerators like Tampa Bay Wave and Embarc Collective. With strong university partnerships and national rankings for tech job growth, Tampa Bay continues to attract and develop top IT talent.

Financial and Professional Services

Tampa Bay is a major center for financial and professional services, home to nearly one in four of Florida's business and information services firms. The sector employs over 344,000 people locally and continues to grow with a 3.9% annual increase in employment. With a pro-business environment, low cost of living, and strong corporate presence, Tampa Bay offers a competitive alternative to traditional financial hubs.

Life Sciences and Healthcare

The Tampa Bay Area is home to one of Florida's largest healthcare ecosystems, anchored by nationally recognized providers including BayCare Health System, Tampa General Hospital, HCA Florida Healthcare, Johns Hopkins All Children's Hospital, and Moffitt Cancer Center. With more than 30 hospitals, hundreds of outpatient facilities, and a rapidly growing medical office network, the region's expanding healthcare infrastructure and aging population continue to support long-term growth in healthcare services and medical real estate.

Manufacturing

The manufacturing industry in the Tampa Bay area is a key driver of innovation, with over 3,500 manufacturers and 68,000+ workers. It is home to global leaders like Jabil and supports sectors including aerospace, aviation, boat building, and medical devices. The region also attracts significant foreign investment, with nearly 500 foreign-owned companies operating in the area.

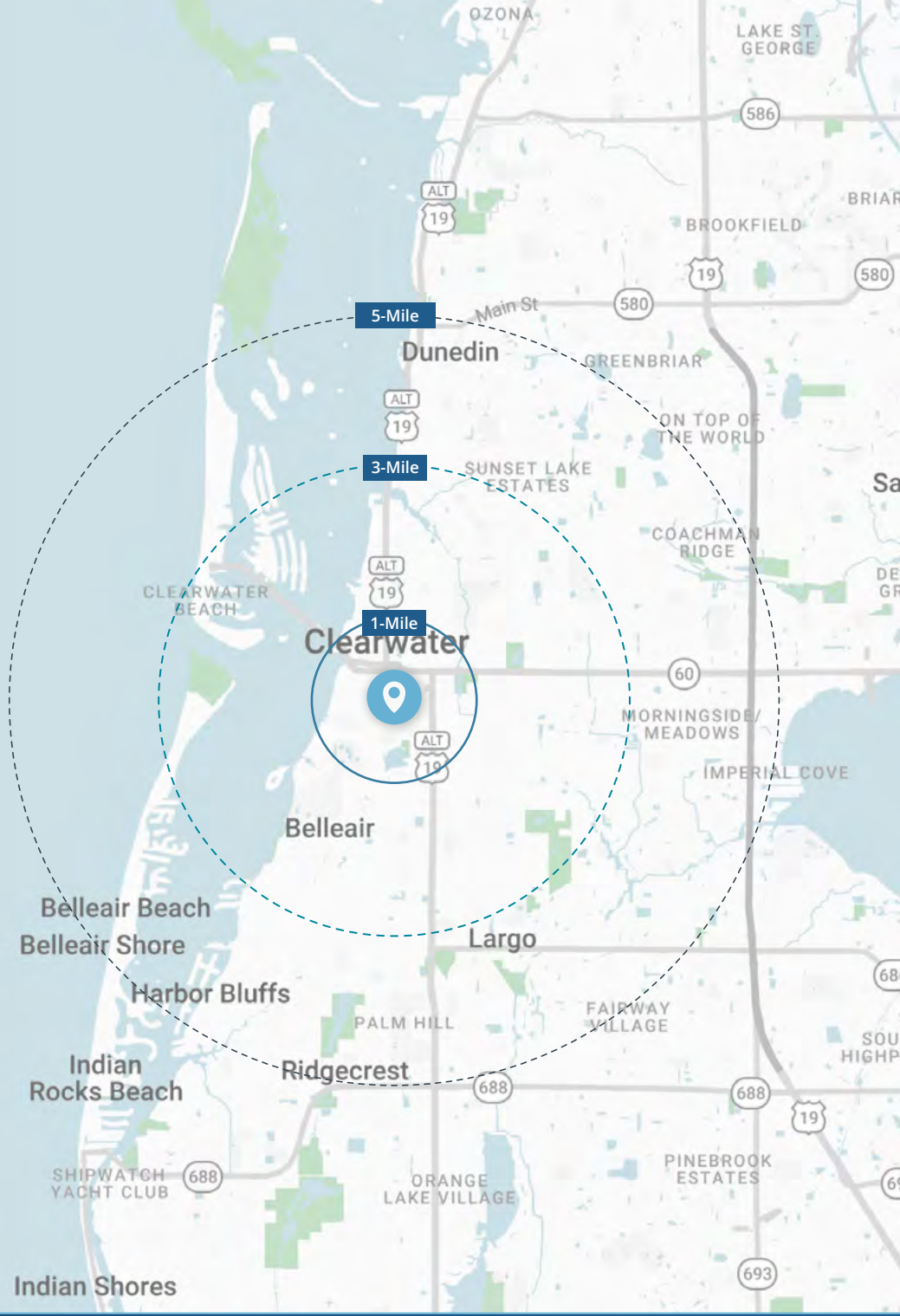
Distribution and Logistics

Tampa Bay's distribution and logistics industry is driven by Port Tampa Bay, Tampa International Airport, and its strategic location along the I-4 corridor. With over 550 million square feet of distribution space, the region houses the state's largest concentration of distribution centers. The area's robust infrastructure and proximity to a large consumer base support significant growth in logistics employment, which has increased by 54% in the past five years.

Demographics

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	13,007	95,233	231,274
2030 Population Projection	13,111	96,622	233,923
Annual Growth 2025-2030	0.2%	0.3%	0.2%
Median Age	44.4	49.4	49.8
HOUSEHOLDS			
2025 Households	5,802	42,674	107,092
2030 Household Projection	5,848	43,340	108,318
Annual Growth 2025-2030	0.2%	0.3%	0.2%
INCOME			
Average Household Income	$86,799	$91,796	$88,572
Median Household Income	$58,026	$67,443	$66,251
DAYTIME DEMOGRAPHICS			
Total Businesses	1,847	6,791	14,433
Total Employees	10,654	52,077	113,395
LABOR FORCE			
Labor Force	6,089	43,367	109,264
Unemployed	274	1,657	4,140
Unemployment Rate	4.50%	3.82%	3.79%

Source: CoStar



ACUITY PRIVATE CAPITAL

www.apccre.com



CONFIDENTIAL OFFERING MEMORANDUM

Fresenius Kidney Center

617 LAKEVIEW ROAD, CLEARWATER, FL 33756

LISTED BY

Alexander Vidal
Managing Director

CA DRE LIC# 01910589
PH: 925.212.7254
alexander@apccre.com

Bryan Webb
President, Acuity Private Capital

CA DRE LIC# 01826546
PH: 415.500.3013
bryan@apccre.com