



Office Building For Sale

Brandon Medical Office

503 S Eichenfeld Dr Ste 104 & 105, Brandon, FL 33511

For More Information:

813-254-6756 | EXT 41

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Year Built:	1984
Building Size:	2,000 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater

PROPERTY OVERVIEW

This 2,000 SF Brandon medical office condo is available for purchase and is located in an attractive single story brick building within a small well-maintained office park. As you enter through the main doorway, there is a comfortable 12 person waiting room with a large 4 station reception office and additional managers office. The hallway leads down to 5 plumbed exam rooms, with one being larger for procedures, a private doctor's office with separate entrance, a nurses office, a large records room or additional office, and break room. The suite also has 3 restrooms. Perfectly situated close to Brandon Hospital and surrounded by other medical providers, retailers and residential communities, this medical space is ideal for a wide variety of medical practitioners in the center of the Brandon Medical District.

Condo association fee: \$350/month

LOCATION OVERVIEW

Located in Brandon south of Oakfield Drive and E. Brandon Boulevard (60) and east of S. Kings Avenue and I-75, offering easy access to all surrounding areas.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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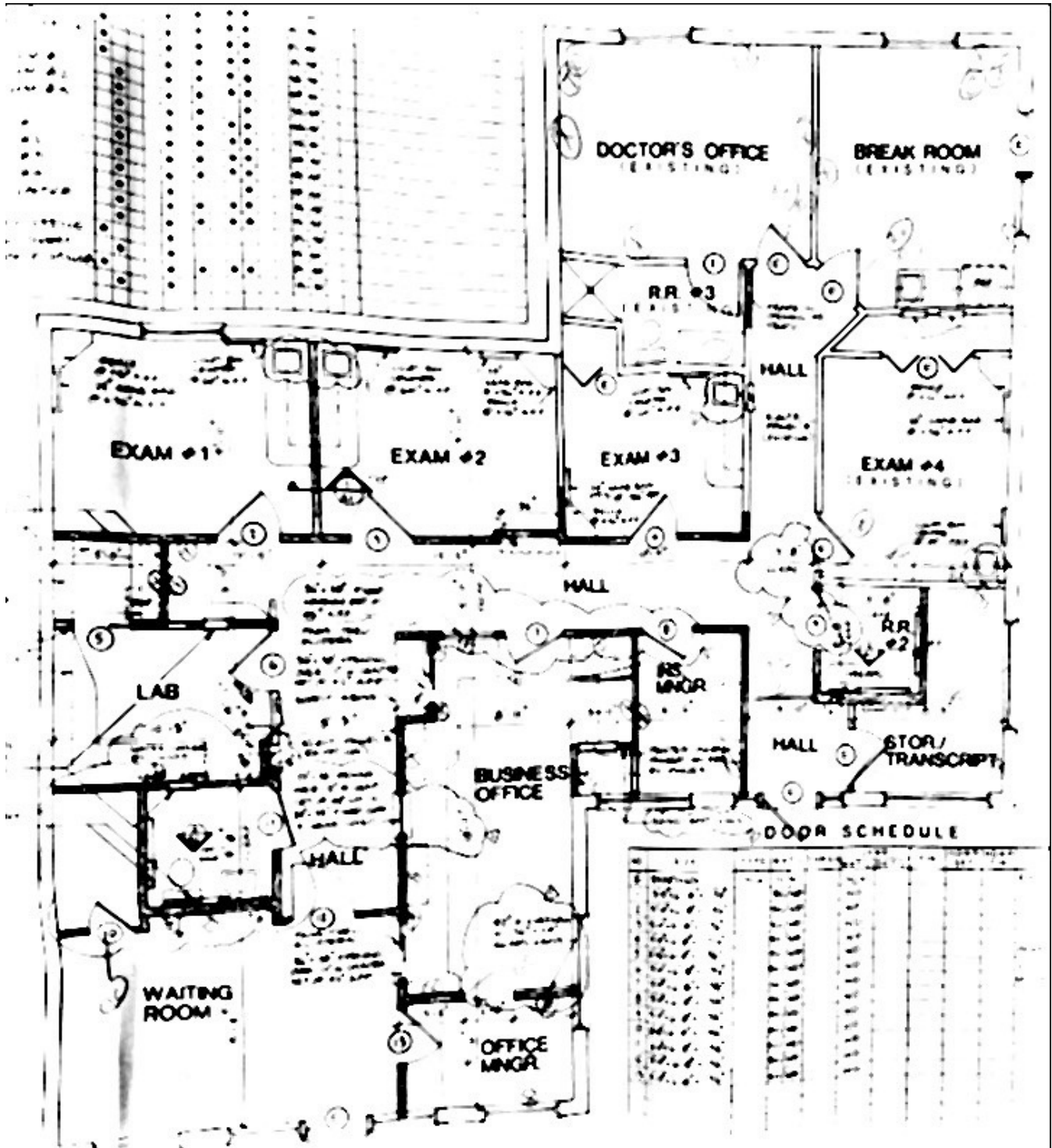




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Floor Plans



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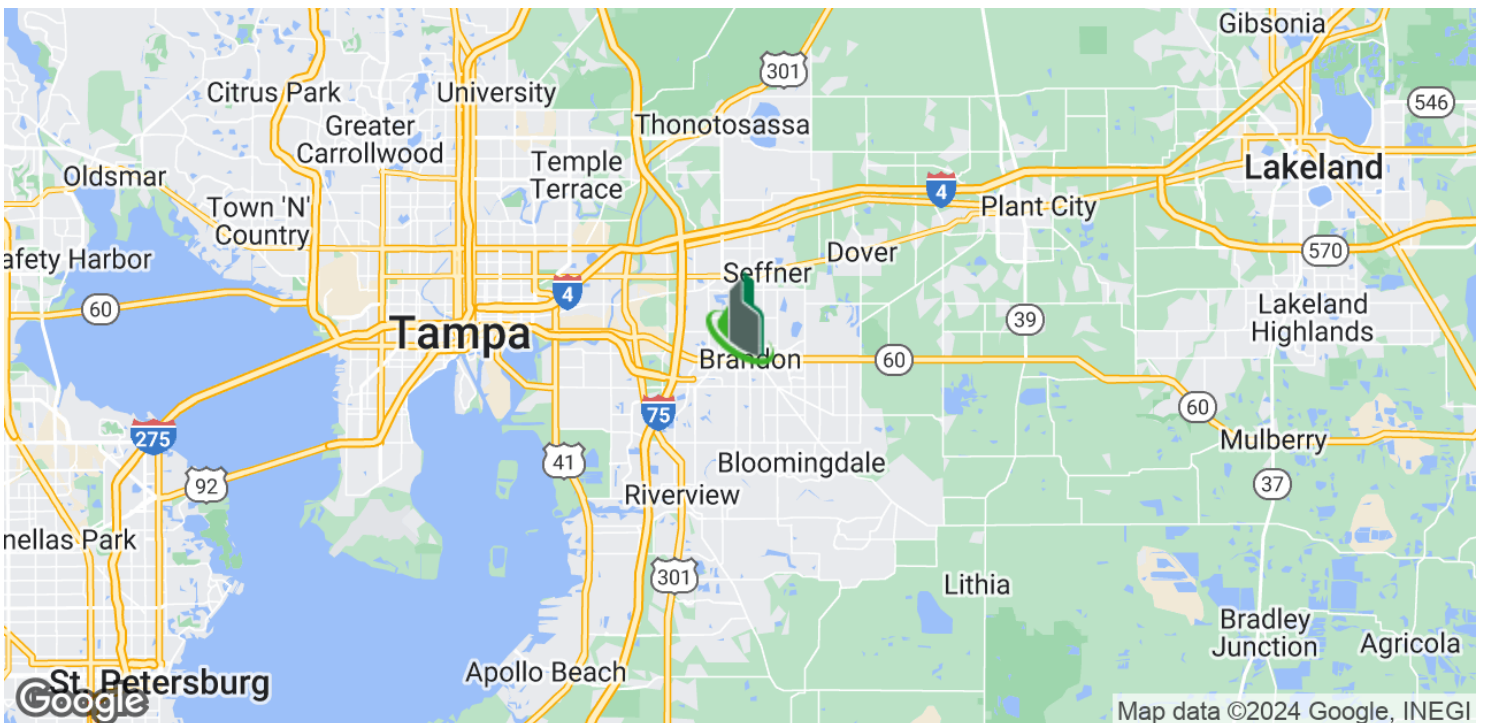
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Location Maps



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Retailer Map



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Aerial Map

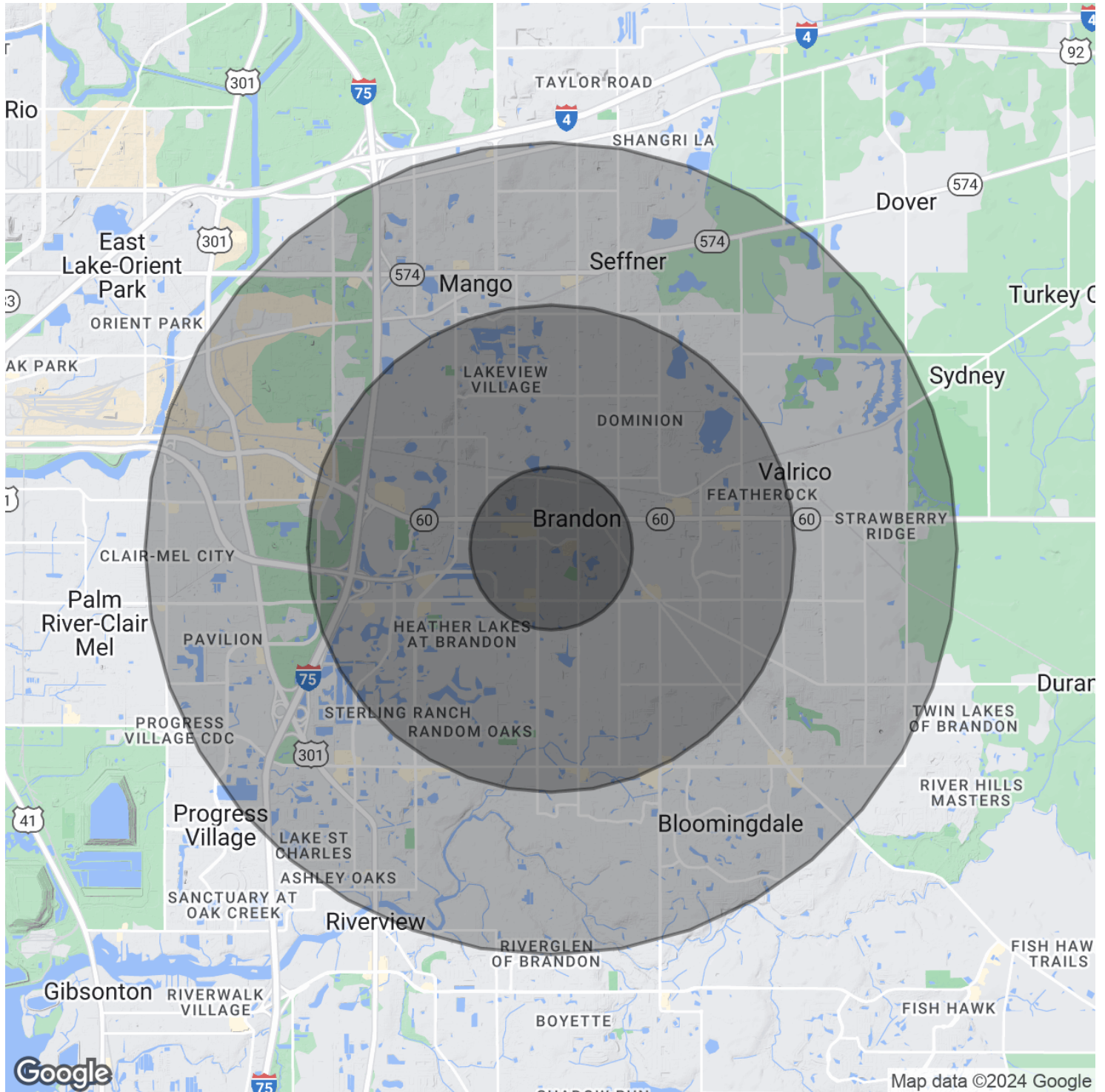




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Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,376	91,735	200,289
Average age	34.3	34.8	36.0
Average age (Male)	34.2	33.8	35.0
Average age (Female)	34.2	35.4	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,379	34,902	74,942
# of persons per HH	2.5	2.6	2.7
Average HH income	\$60,478	\$66,037	\$69,329
Average house value	\$211,700	\$209,316	\$227,427
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,613	69,960	152,418
% White	79.0%	76.3%	76.1%
Total Population - Black	983	12,813	28,730
% Black	11.7%	14.0%	14.3%
Total Population - Asian	169	2,808	6,729
% Asian	2.0%	3.1%	3.4%
Total Population - Hawaiian	0	23	47
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	5	130	558
% American Indian	0.1%	0.1%	0.3%
Total Population - Other	213	2,477	4,928
% Other	2.5%	2.7%	2.5%

** Demographic data derived from 2020 ACS - US Census*

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