



Office Building For Sale / Lease

Brandon Freestanding Professional Office Building
505 Westbrook Ave, Brandon, FL 33511

For More Information:

813-254-6756 | EXT 26

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





Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Executive Summary



OFFERING SUMMARY

Sale Price:	\$799,000
Price / SF:	\$272.70
Lot Size:	21,707 SF
Year Built:	1958
Building Size:	2,930 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater

PROPERTY OVERVIEW

This two story, split level 2,930 SF office building is situated on a beautiful tree-shaded half acre, PD zoned lot just off Lithia Pinecrest Road and Highway 60. This property was recently fully renovated with new restrooms, flooring, lighting, and interior and exterior paint. The building has a warm country office oasis feel and is surrounded by other spaciouly situated professional office and residential properties while being immediately accessible to the busy and bustling Brandon market. The entry door opens to a large reception area which leads back to a centralized kitchenette / breakroom surrounded by two large open bullpen areas. There are 2 private office spaces on the second floor and a total of 4 restrooms, as well as a partially below-grade basement area with windows. The roof was replaced in 2018. With an abundance of excess land, the property is capable of accommodating over 20 parking spaces.

LOCATION OVERVIEW

Located just east of I-4 and the Selmon Expressway and south of Highway 60 (E. Brandon Blvd.), offering easy access to all surrounding areas.



Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Additional Photos





Brandon Freestanding Professional Office Building 505 Westbrook Ave, Brandon, FL 33511

Additional Photos



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

4

For More Information:

813-254-6756 | EXT 26

Property Webpage: www.properties.baystreetcommercial.com/695061-sale

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





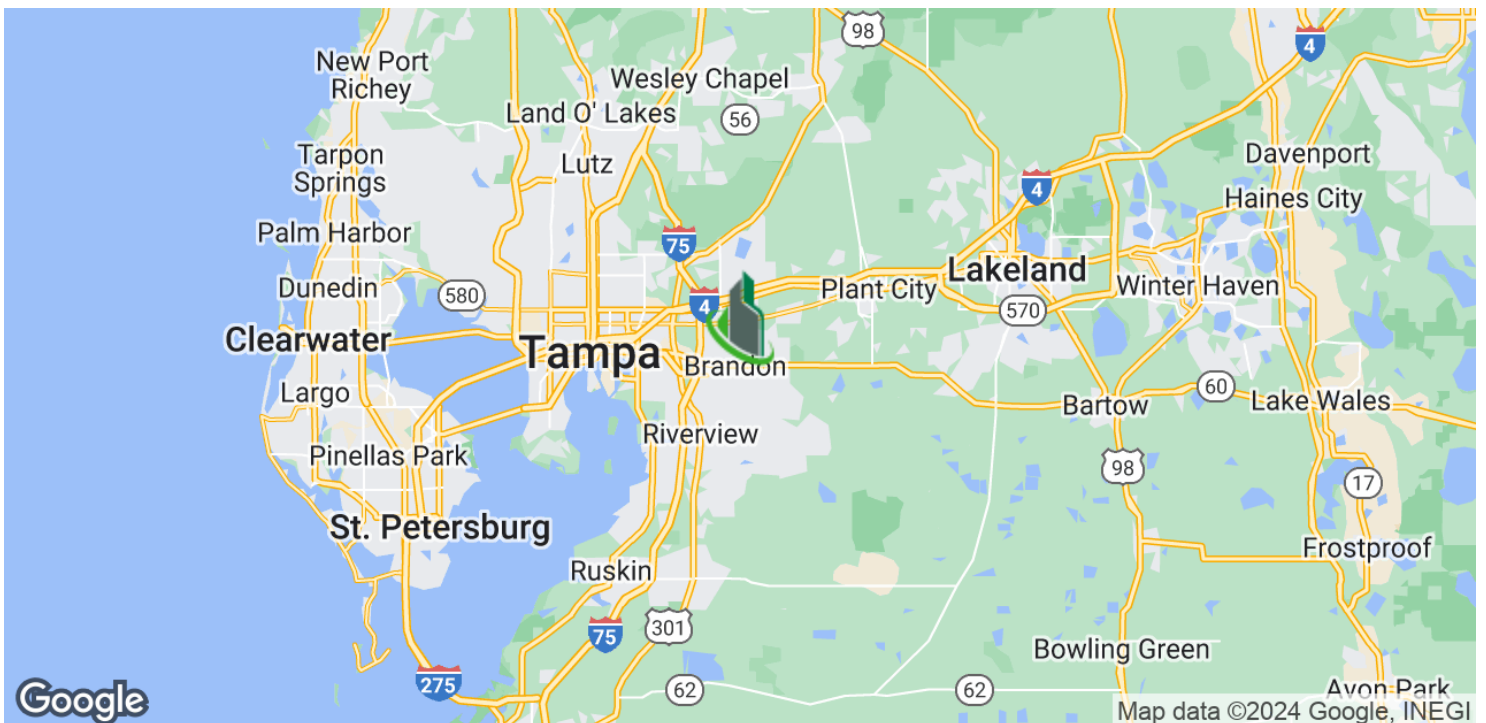
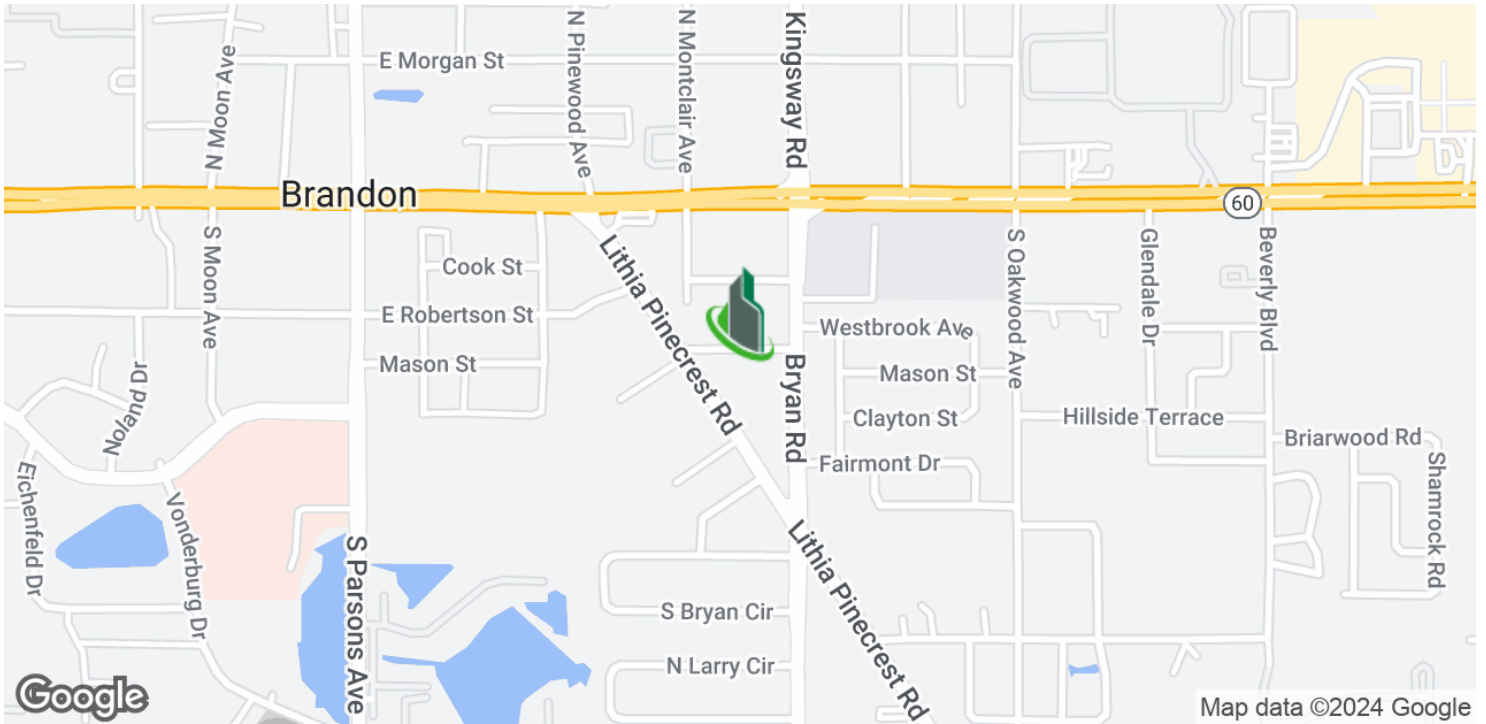
95-0244 (0)
CERT
XYZ



Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Location Maps

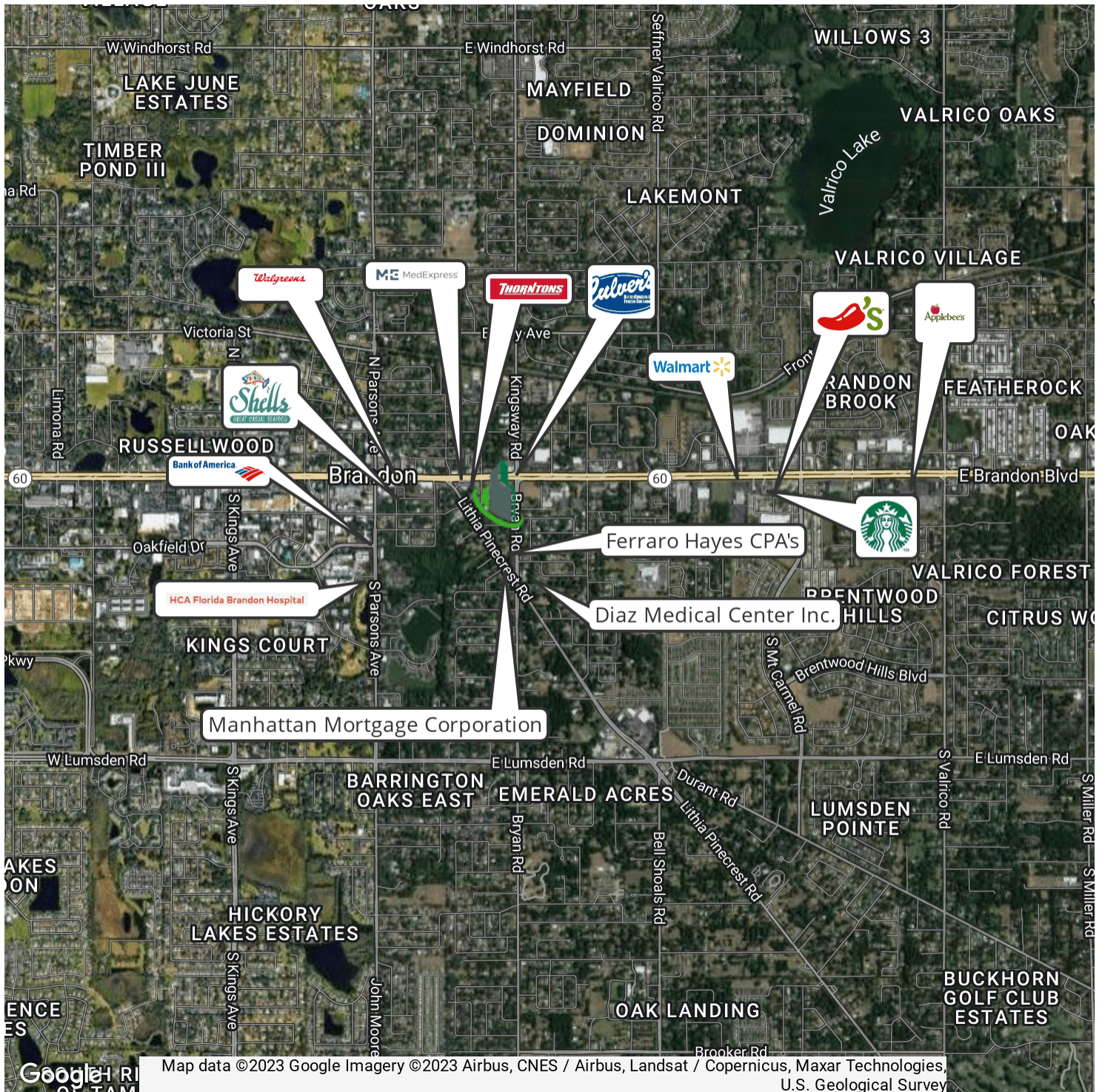




Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Retailer Map



For More Information:

813-254-6756 | EXT 26

Property Webpage: www.properties.baystreetcommercial.com/695061-sale

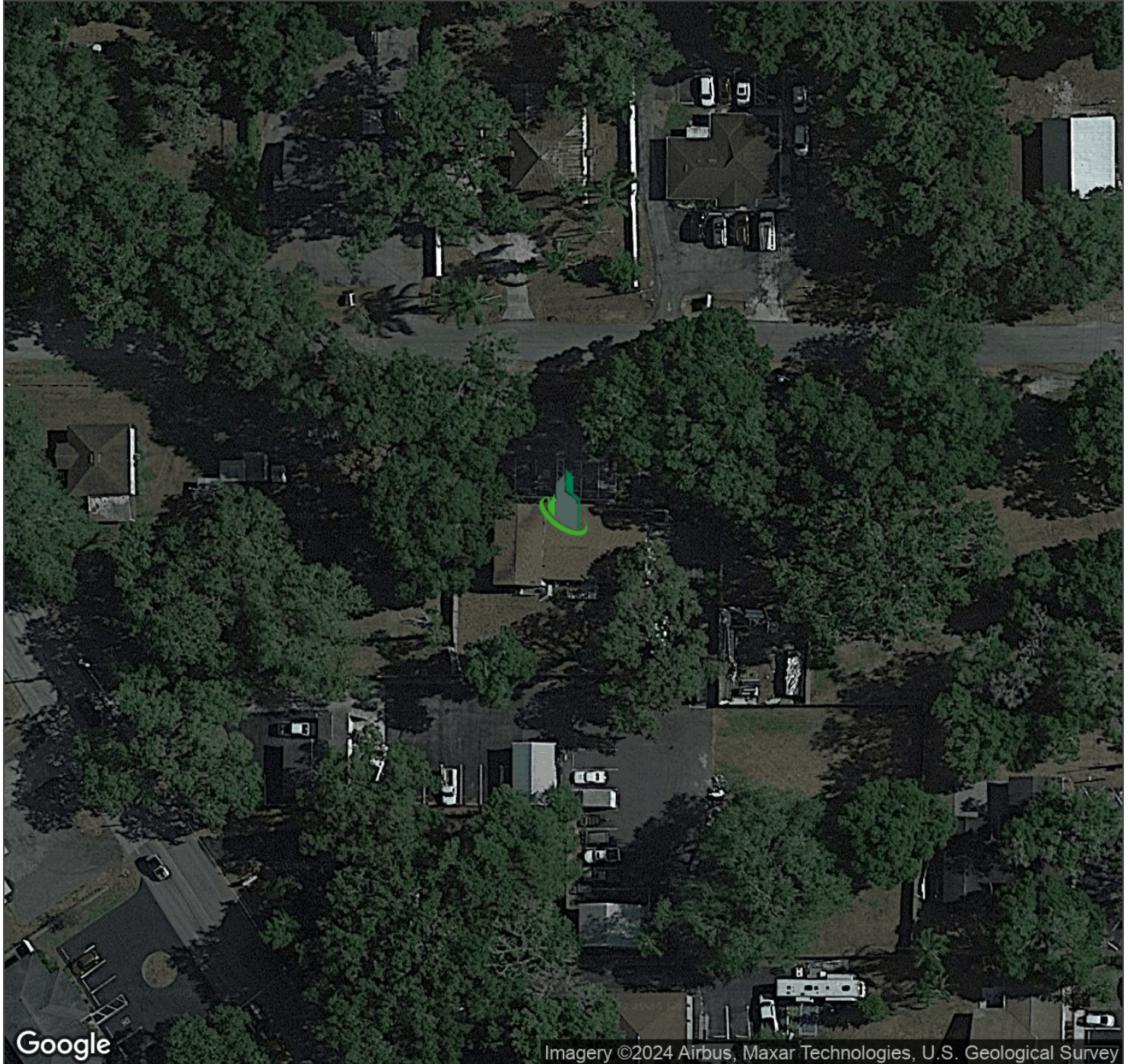
Michael Braccia, P.A. | mike@baystreetcommercial.com



Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Aerial Map

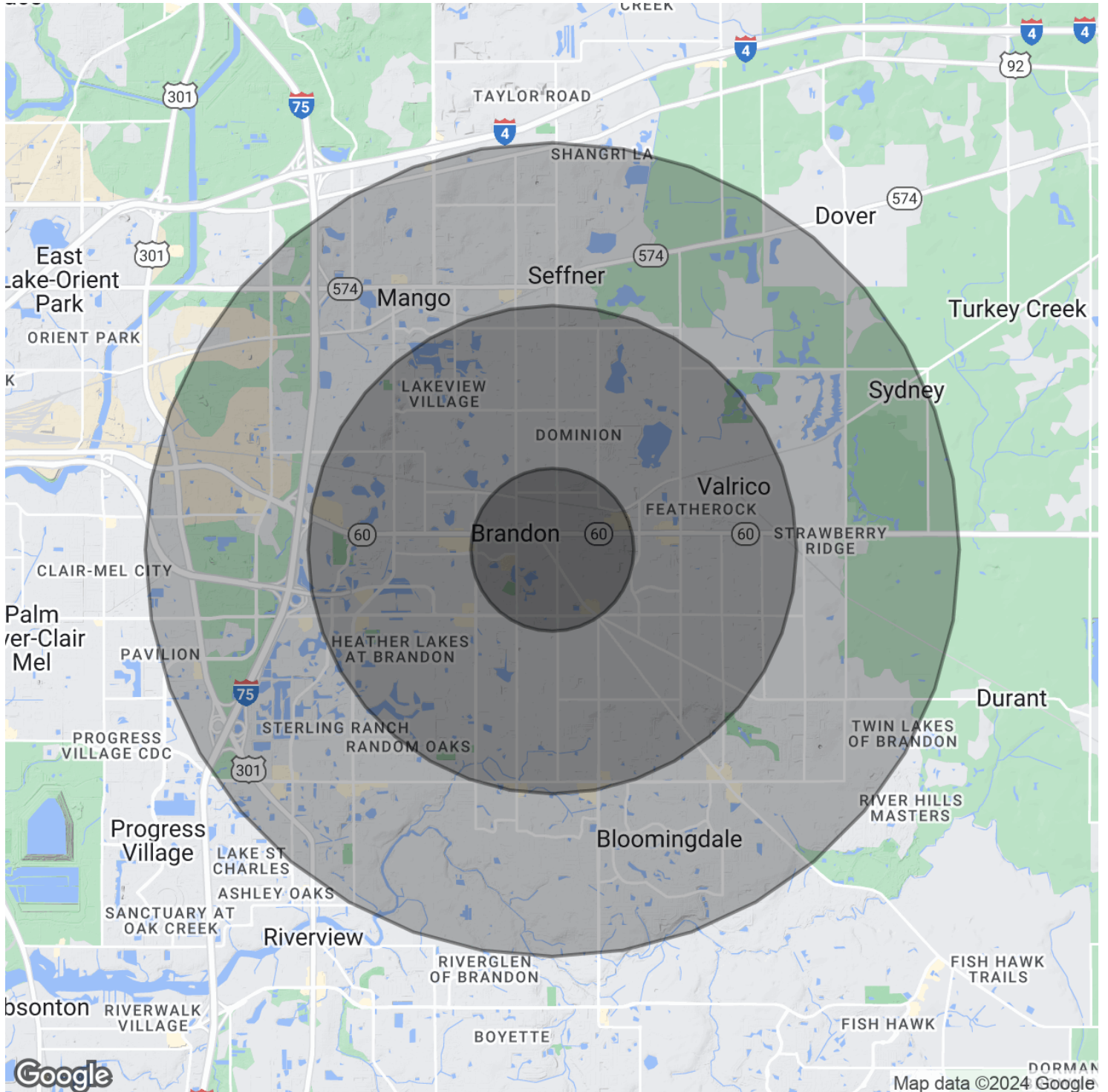




Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Demographics Map & Report



For More Information:

813-254-6756 | EXT 26

Property Webpage: www.properties.baystreetcommercial.com/695061-sale

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



Brandon Freestanding Professional Office Building

505 Westbrook Ave, Brandon, FL 33511

Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,338	86,799	192,292
Average age	33.7	36.4	36.4
Average age (Male)	32.5	34.8	35.5
Average age (Female)	34.1	37.3	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,464	31,925	71,904
# of persons per HH	2.7	2.7	2.7
Average HH income	\$65,818	\$69,440	\$71,167
Average house value	\$182,409	\$218,362	\$229,962

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	19.5%	21.2%	19.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	7,590	67,600	149,335
% White	81.3%	77.9%	77.7%
Total Population - Black	681	10,448	24,444
% Black	7.3%	12.0%	12.7%
Total Population - Asian	207	2,742	6,534
% Asian	2.2%	3.2%	3.4%
Total Population - Hawaiian	2	5	49
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	18	194	547
% American Indian	0.2%	0.2%	0.3%
Total Population - Other	281	2,505	4,615
% Other	3.0%	2.9%	2.4%

TRAFFIC COUNTS

Westbrook Ave & Lithia Pinecrest Rd	6,100/day
-------------------------------------	-----------

* Demographic data derived from 2020 ACS - US Census