



Office Building For Sale

Brandon Medical Office Site

**320 Oakfield Dr, Brandon, FL 33511**

**For More Information:**

813-254-6756 | EXT 20

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Brandon Medical Office Site

# 320 Oakfield Dr, Brandon, FL 33511

### Executive Summary



#### OFFERING SUMMARY

<b>Sale Price:</b>	Negotiable
<b>Price / SF:</b>	-
<b>Lot Size:</b>	40,424 SF
<b>Year Built:</b>	1986
<b>Building Size:</b>	8,026 SF
<b>Zoning:</b>	CG - Commercial General
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	13,800

#### PROPERTY OVERVIEW

This two building medical site is located in the heart of Brandon directly across from Brandon Regional Hospital and is surrounded by a host of other medical users, retailers, restaurants, and a dense residential demographic. The site is accessible from both Oakfield Drive on the south and Noland Drive to the north and boasts 51 parking spaces, giving it one of the highest parking ratios in the area at 6.1 spaces per thousand square feet. Both buildings are the same size (4,013 SF each) and feature a covered driveway drop-off area and common glass entry leading to the individual suites. The south building is currently set up for a single practice but is easily separated into two suites (A: 2,880 SF) & (B: 1,133 SF) with minor alterations, each with its own entryway, waiting room and individual exam rooms, and restrooms. The north building has already been divided into 3 individual suites (C: 1,642 SF), (D: 1,230 SF), and (E: 1,141 SF). These spaces have recently been cleaned, painted and updated. This is a perfect location for a practitioner investor or a larger medical group which wishes to house several different specialties within one location.

#### LOCATION OVERVIEW

Located in Brandon south of W. Brandon Boulevard and just west of S. Parsons Avenue, offering easy access to surrounding areas.



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Additional Photos



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Building 1 - Suite A - 2,880 SF up to 4,013 SF



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Brandon Medical Office Site

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Building 1 - Suite B - 1,133 SF up to 4,013 SF



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Building 2 - Suite C - 1,642 SF up to 4,013 SF



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Brandon Medical Office Site

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Building 2 - Suite D - 1,230 SF up to 4,013 SF



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Brandon Medical Office Site

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Building 2 - Suite E - 1,141 SF up to 4,013 SF



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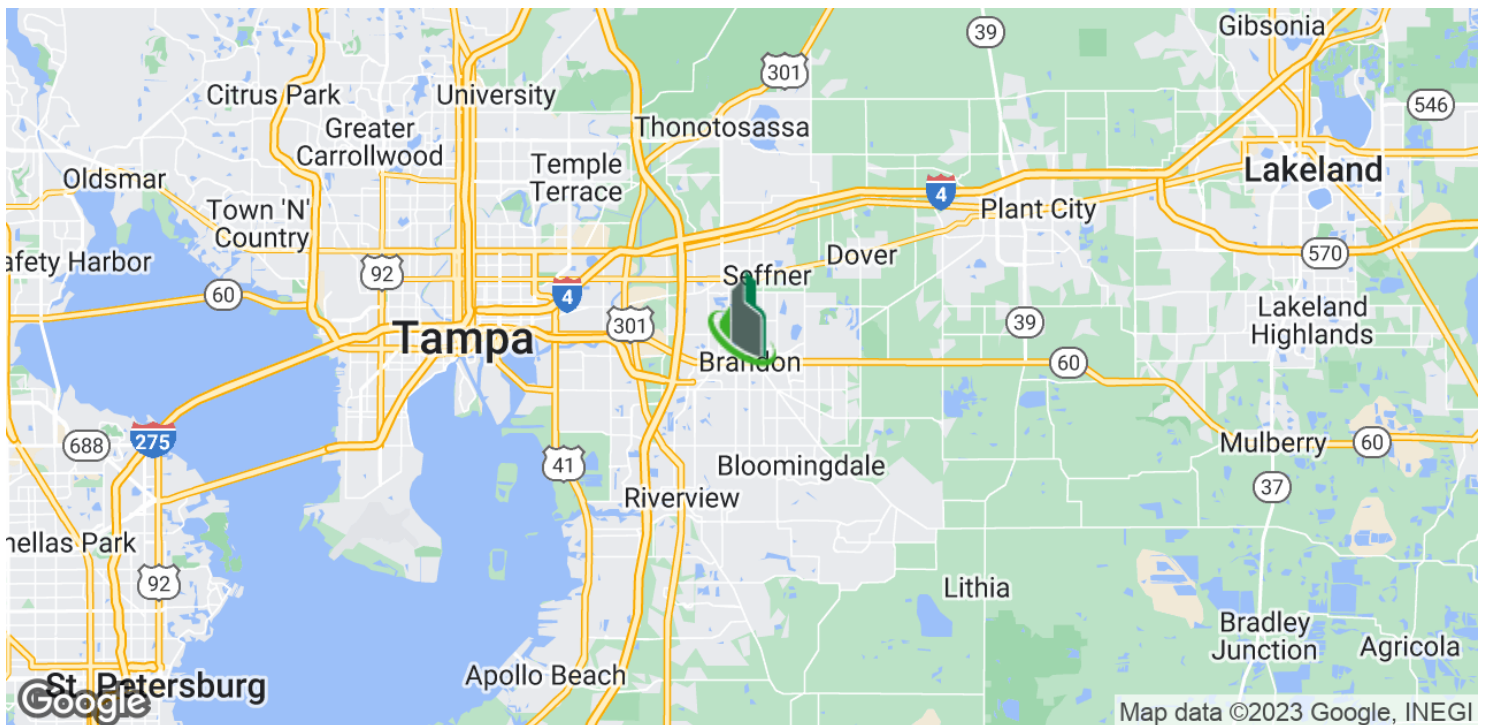




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Location Maps



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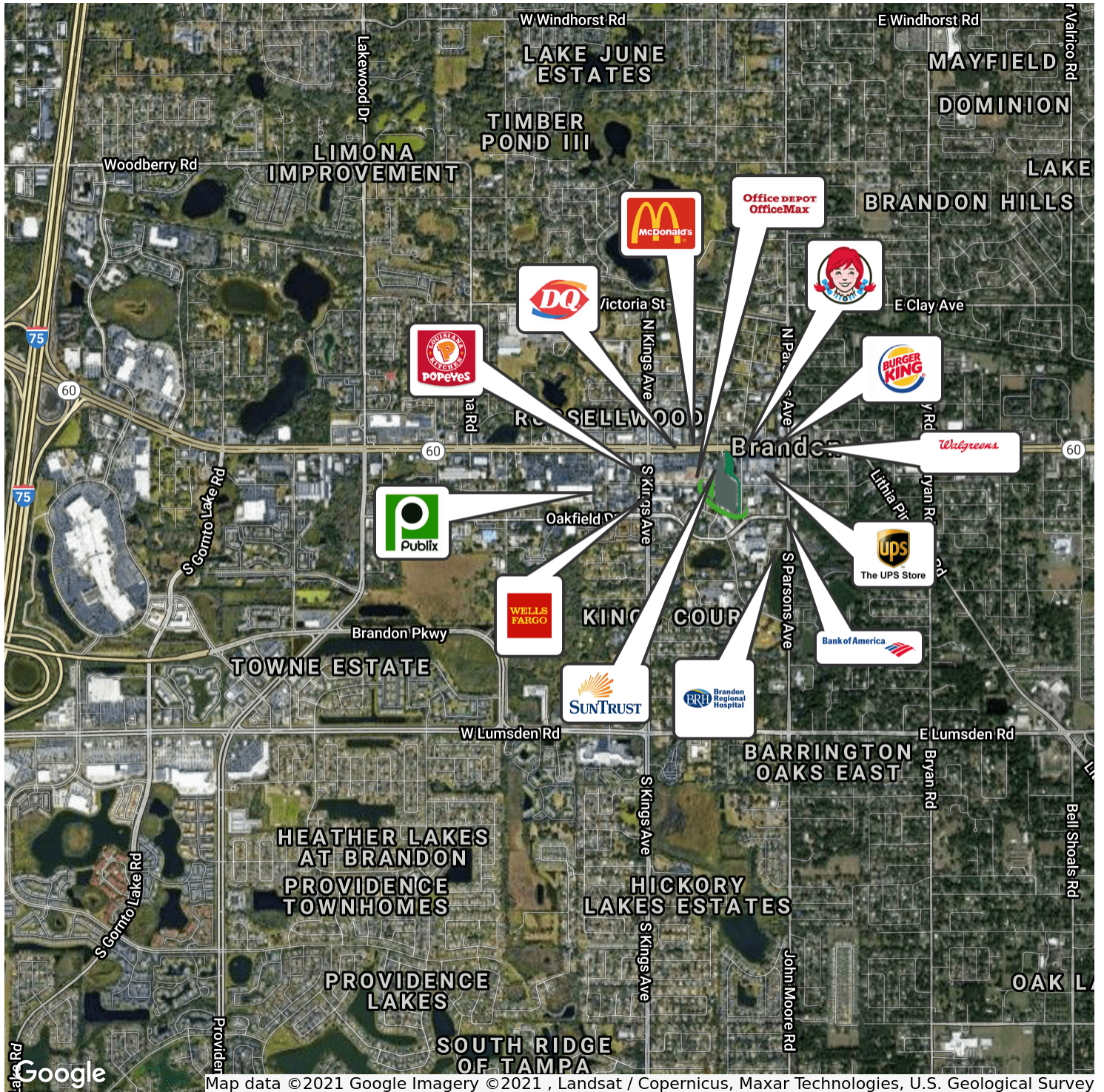




## Brandon Medical Office Site

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### Retailer Map



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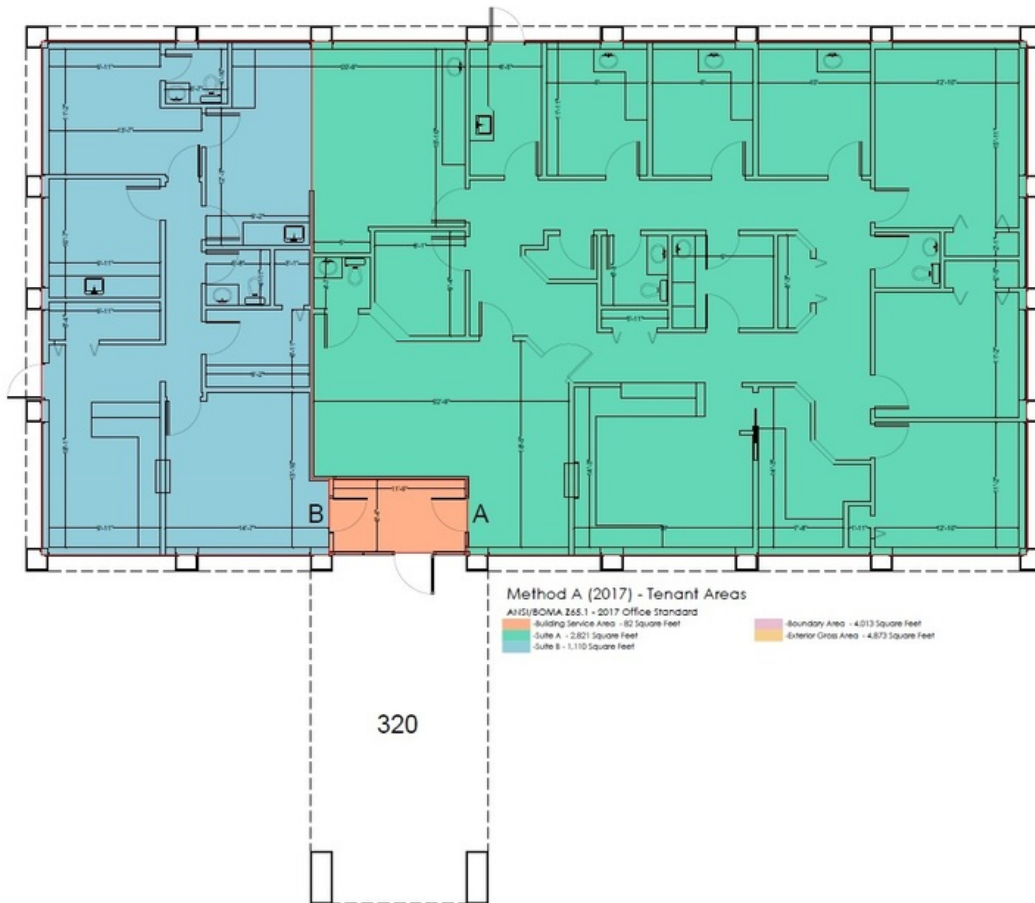
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320 Oakfield Dr, Brandon, FL 33511

Floor Plan - Building 1



PROJECT NAME

320 Oakfield Drive  
Brandon, Florida 33511

PROJECT NUMBER	320000020
DRAWN BY	CJS
CHECKED BY	DEA
DATE	8/26/2020
SCALE	SCALE TO FIT

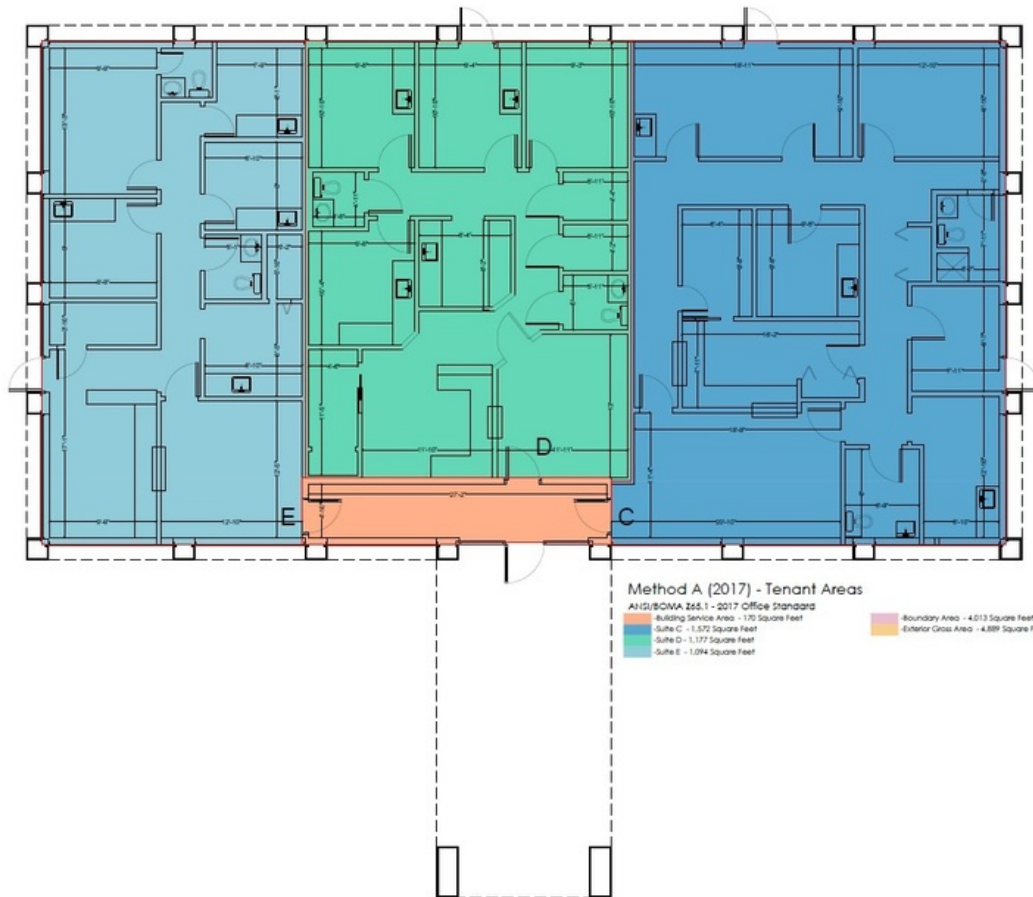
SHEET TITLE	320 FLOOR PLAN
SHEET NUMBER	A1.1



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Floor Plans



**measure**  
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PREPARED FOR:

PROJECT NAME:

310 Oakfield Drive  
Brandon, Florida 33511

PROJECT NUMBER  
310000300

DRAWN BY  
CL3

CHECKED BY  
DEA

DATE  
8/26/2020

SCALE  
SCALE TO FIT

SHEET TITLE  
320 FLOOR PLAN

SHEET NUMBER  
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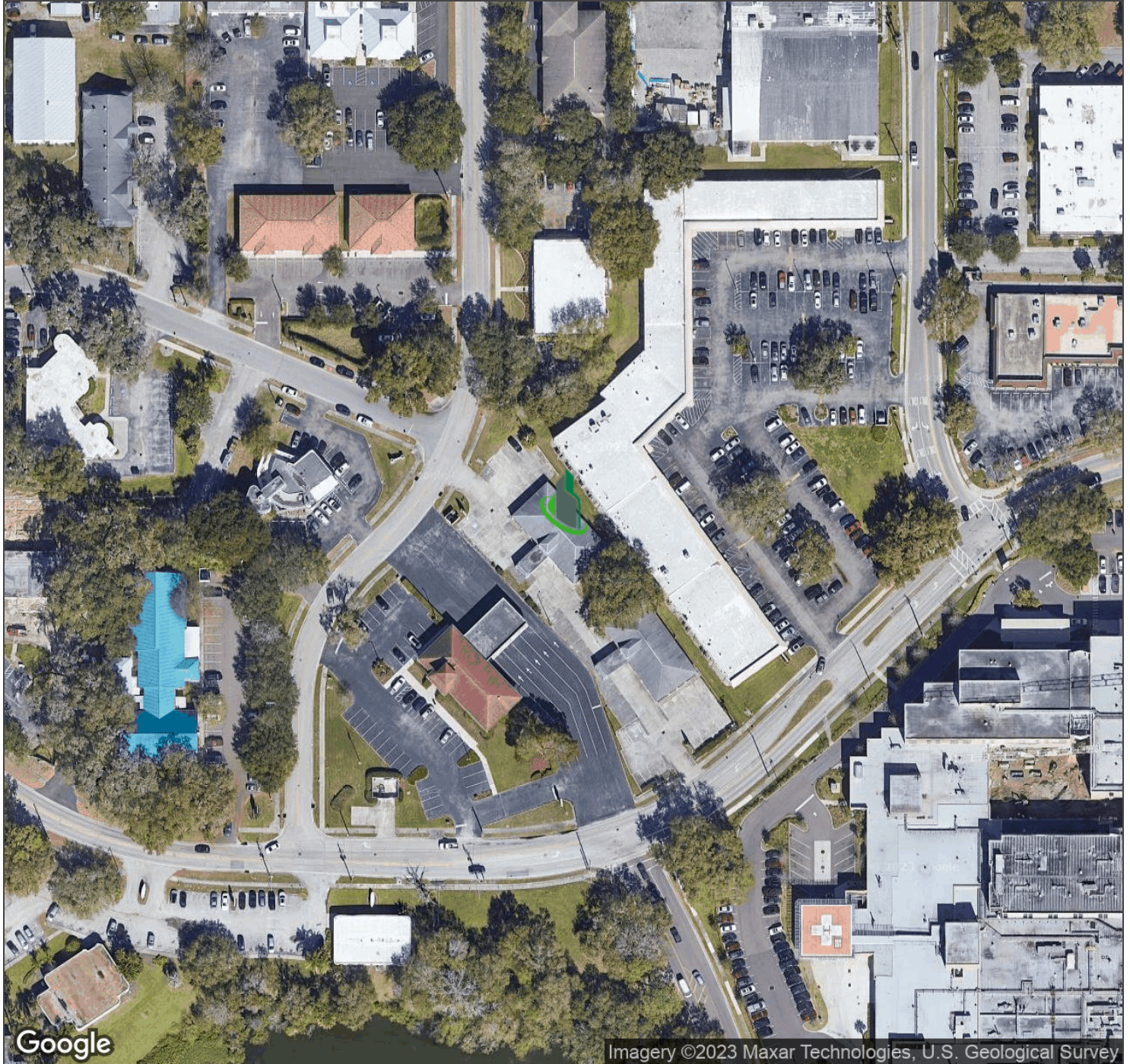
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Aerial Map



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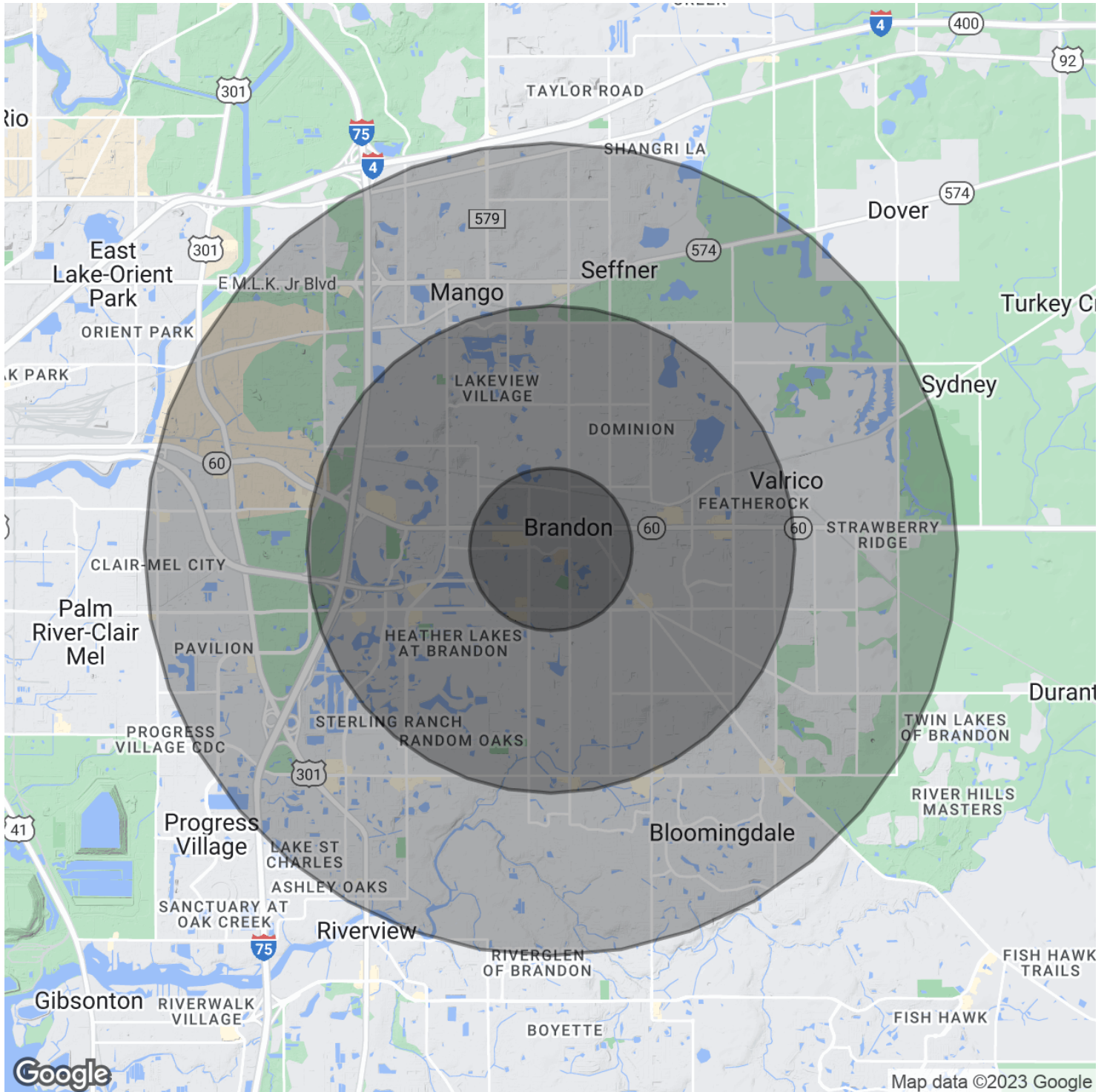




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Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,169	92,085	199,594
Average age	34.1	35.0	36.0
Average age (Male)	34.3	33.9	35.0
Average age (Female)	33.7	35.7	36.7

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,271	34,839	74,776
# of persons per HH	2.5	2.6	2.7
Average HH income	\$61,426	\$66,417	\$69,246
Average house value	\$198,483	\$209,657	\$227,134

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.2%	21.9%	20.0%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	6,606	70,536	152,281
% White	80.9%	76.6%	76.3%
Total Population - Black	750	12,619	28,148
% Black	9.2%	13.7%	14.1%
Total Population - Asian	157	2,783	6,761
% Asian	1.9%	3.0%	3.4%
Total Population - Hawaiian	0	17	55
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	141	561
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	217	2,495	4,920
% Other	2.7%	2.7%	2.5%

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

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