



Office Building For Sale

Brandon Medical Office Suites

**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 Suites

# 320 Oakfield Dr, Brandon, FL 33511

### Executive Summary



#### OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	40,424 SF
Year Built:	1986
Building Size:	8,026 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	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



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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

### Building 1 – Suite A

Glass entryway opens to a 15-20 person waiting room, reception office with 3 workstations and rear management office. Center plumbed triage room, 3 large window and offices or exam rooms, 3 plumbed exam rooms, small private nursing office, large open plumbed procedure room, 2 restrooms, staff break room, ample storage closets in most exam rooms/offices



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## Brandon Medical Office Suites

# 320 Oakfield Dr, Brandon, FL 33511

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

Building 1 – Suite B

Glass entryway opens to a 10 to 12 person waiting room, window reception office with room for 2 staff workstations, small lab room, 1 restroom, exam room with an ensuite restroom or private office, 2 large plumbed exam rooms





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

Building 2 – Suite C

Large 14-16 person waiting room, adjacent patient restroom. Recently painted, newer carpet. Great design with patient entry/exit, circular flow pattern, 2 checkout windows, reception office with two workstations, private rear management/billing office, interior staff restroom with shower, large corner physician's office, 2 large plumbed exam rooms with contemporary cabinetry, one large enough to be procedure room or separated to create additional private office or exam room







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

Building 2 – Suite D

8 to 10 person waiting room with adjacent restroom, staff reception office with 2 workstations and ample cabinetry and storage, as well as a rear supplies in data room, patient restroom and 2 interior storage rooms and a large corner office, central lab and nursing stations and 3 large plumbed exam rooms with a additional patient restroom to the rear





## Brandon Medical Office Suites

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

### Building 2 – Suite E

Glass entryway leading to a 10 to 12 person waiting room, window and reception office with 2 workstations and adjacent supply closet, hallway restroom, 4 plumbed exam rooms, large private corner office



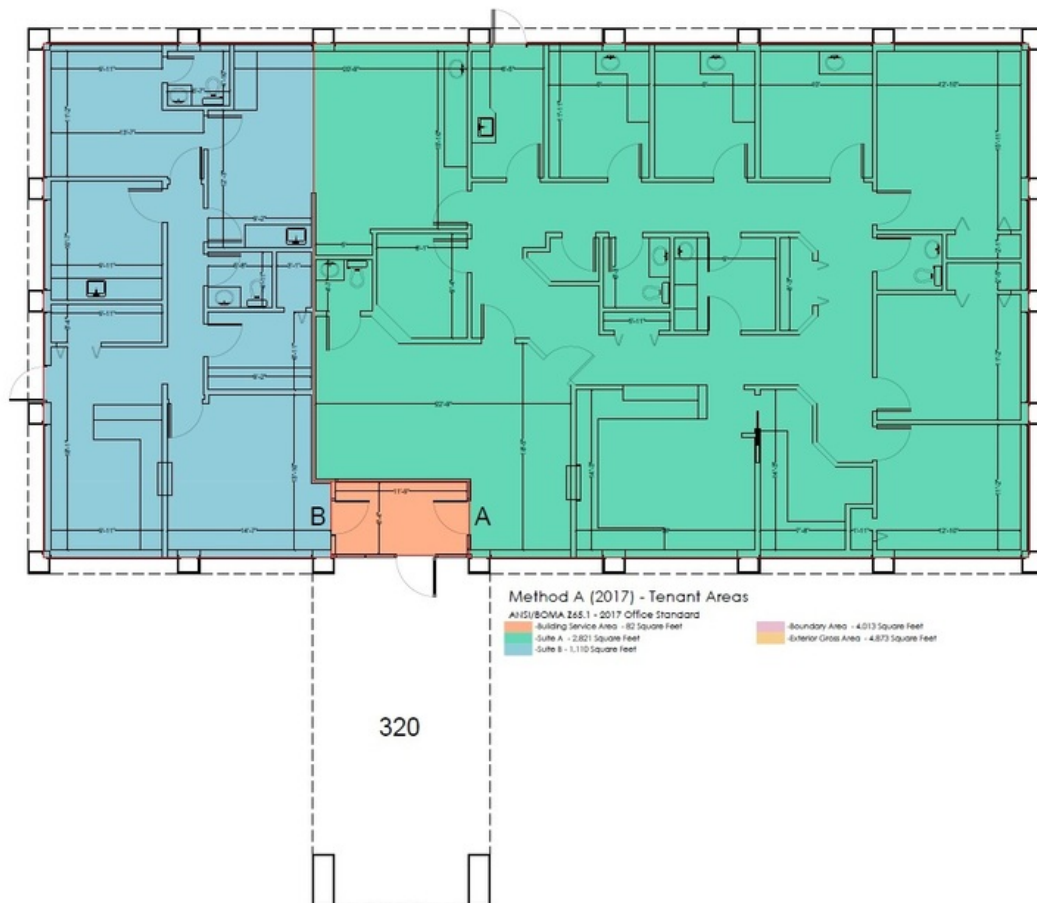




## Brandon Medical Office Suites

# 320 Oakfield Dr, Brandon, FL 33511

### Floor Plan - Building 1



PROJECT NAME

320 Oakfield Drive  
Brandon, Florida 33511

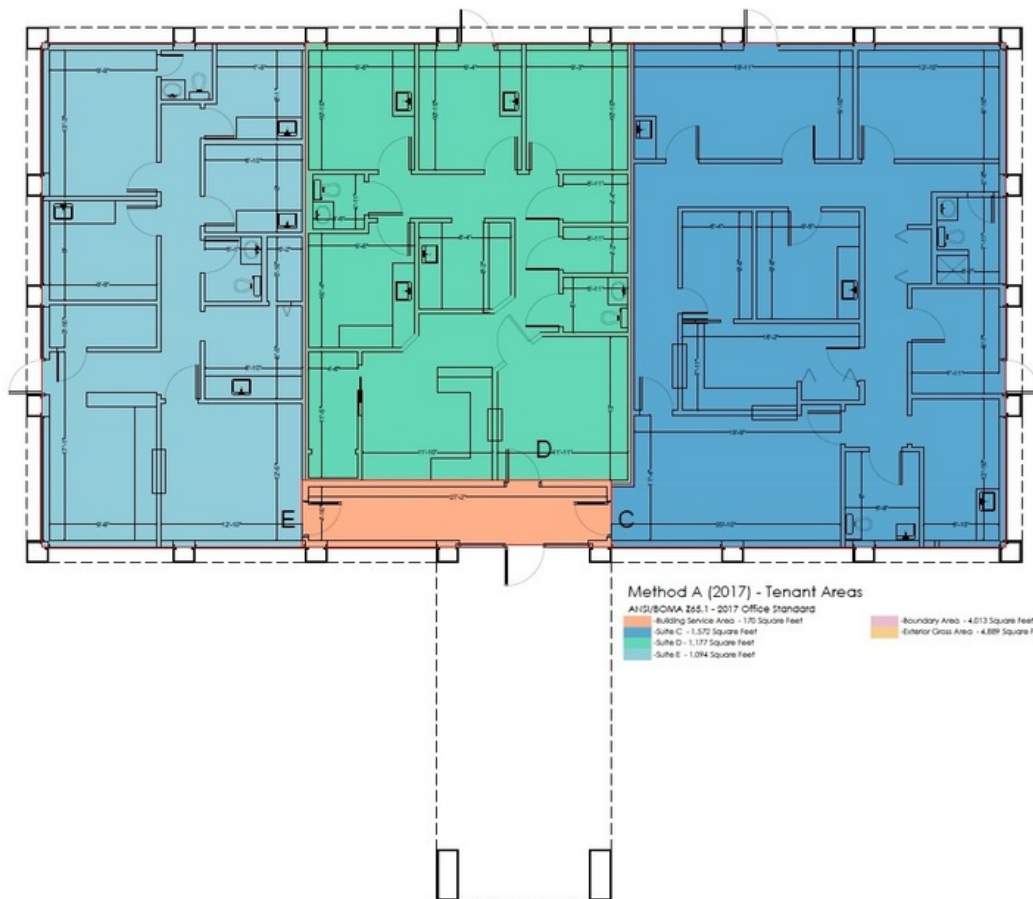
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DRAWN BY	CLS
CHECKED BY	DEA
DATE	8/04/2020
SCALE	SCALE TO FIT
SHEET TITLE	320 FLOOR PLAN
SHEET NUMBER	A1.1



## Brandon Medical Office Suites

# 320 Oakfield Dr, Brandon, FL 33511

### Floor Plan - Building 2



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PREPARED FOR:

PROJECT NAME:

310 Oakfield Drive  
Brandon, Florida 33511

PROJECT NUMBER	310003000
DESIGNED BY	CLS
CHECKED BY	DEA
DATE	8/26/2020
SCALE	SCALE TO FIT
SHEET TITLE	320 FLOOR PLAN
SHEET NUMBER	A1.1

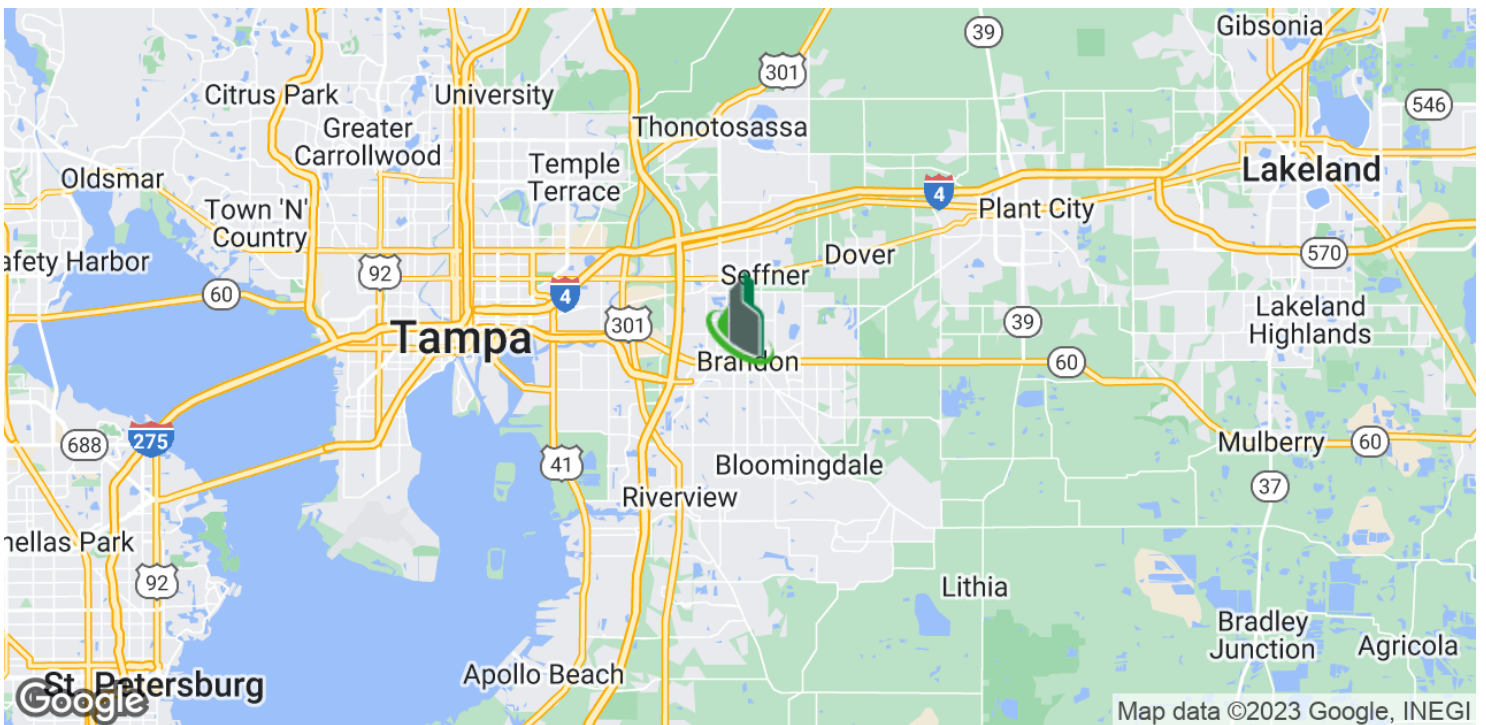




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Location Maps



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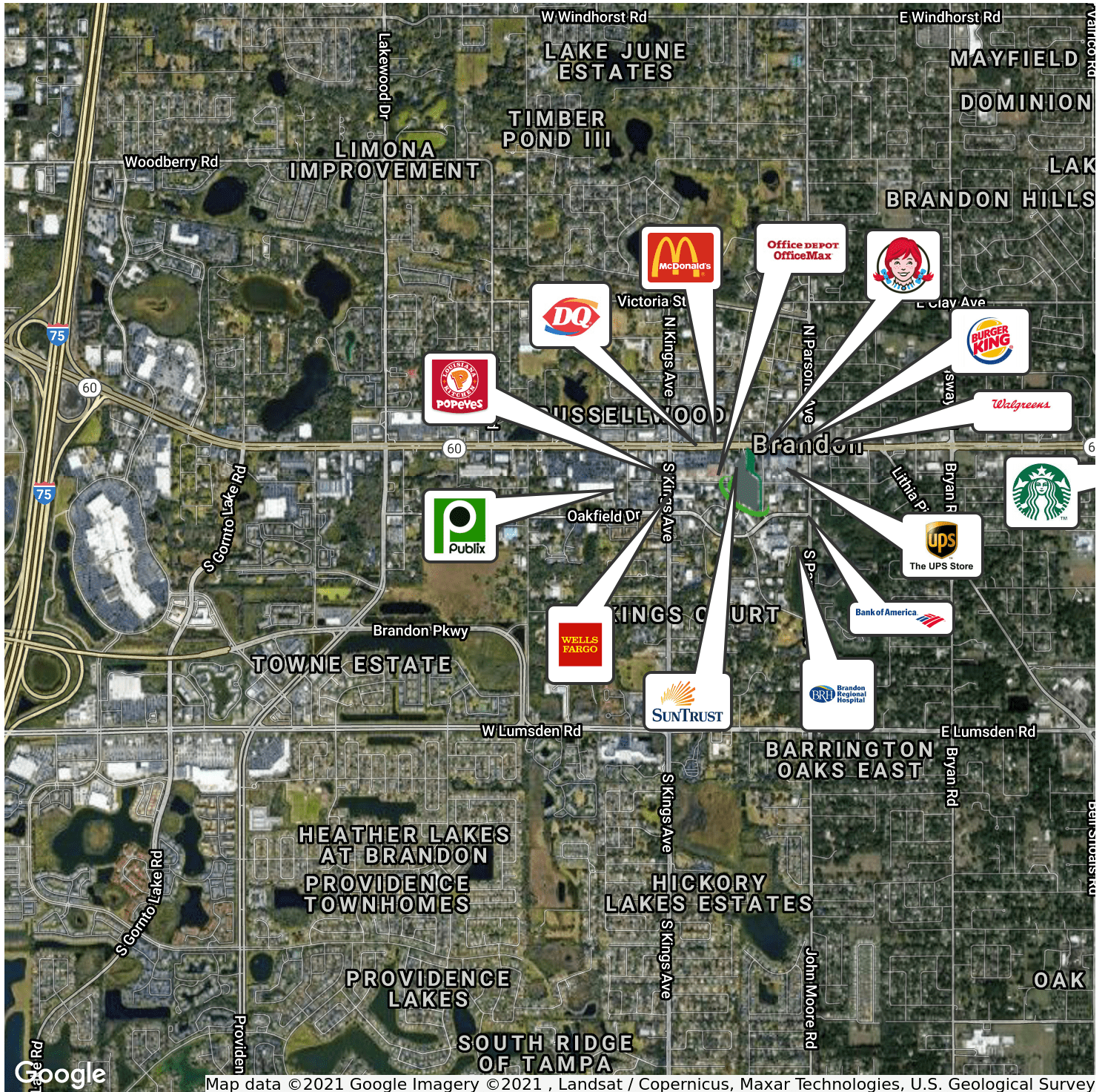




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### Retailer Map



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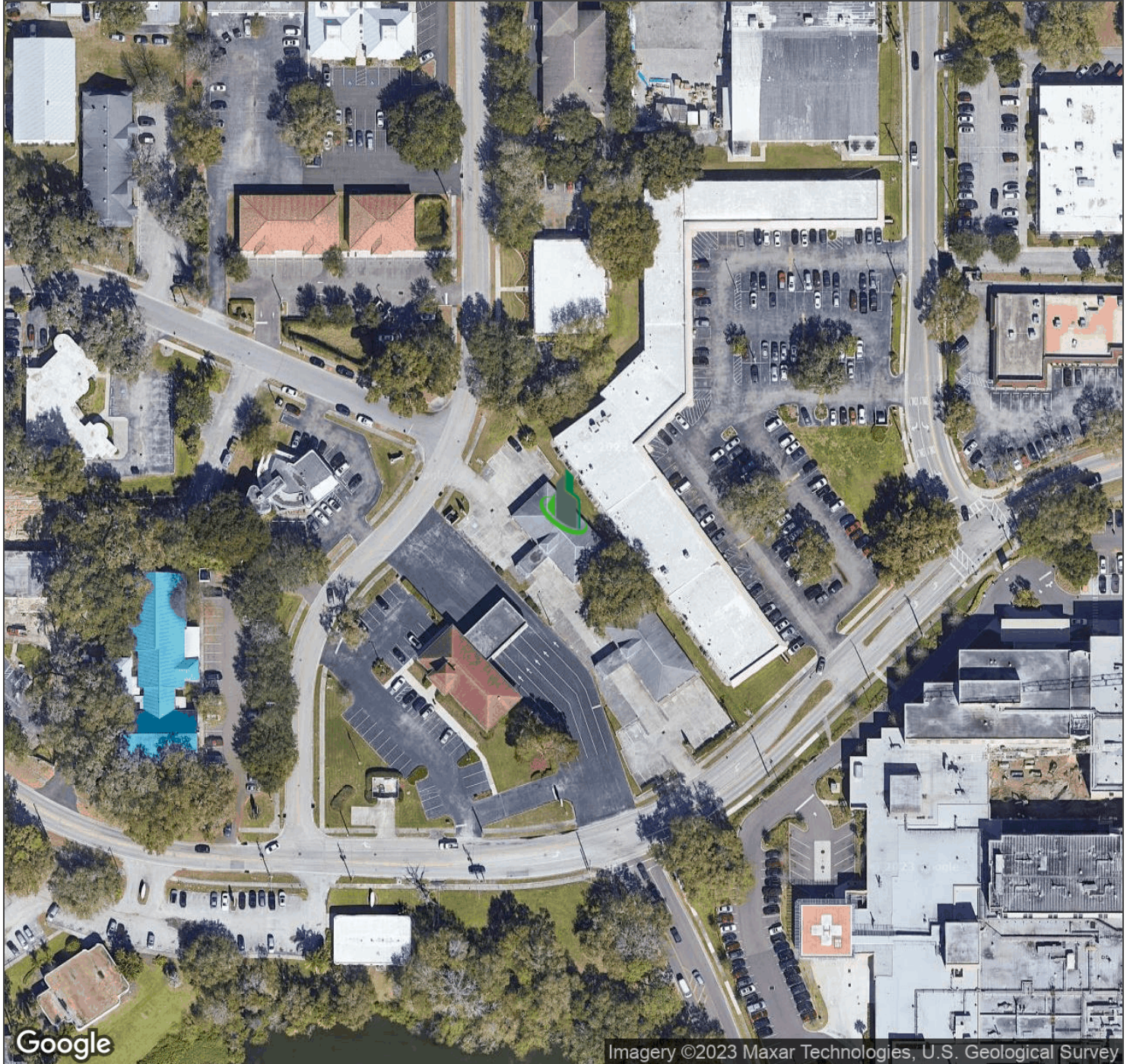




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Aerial Map



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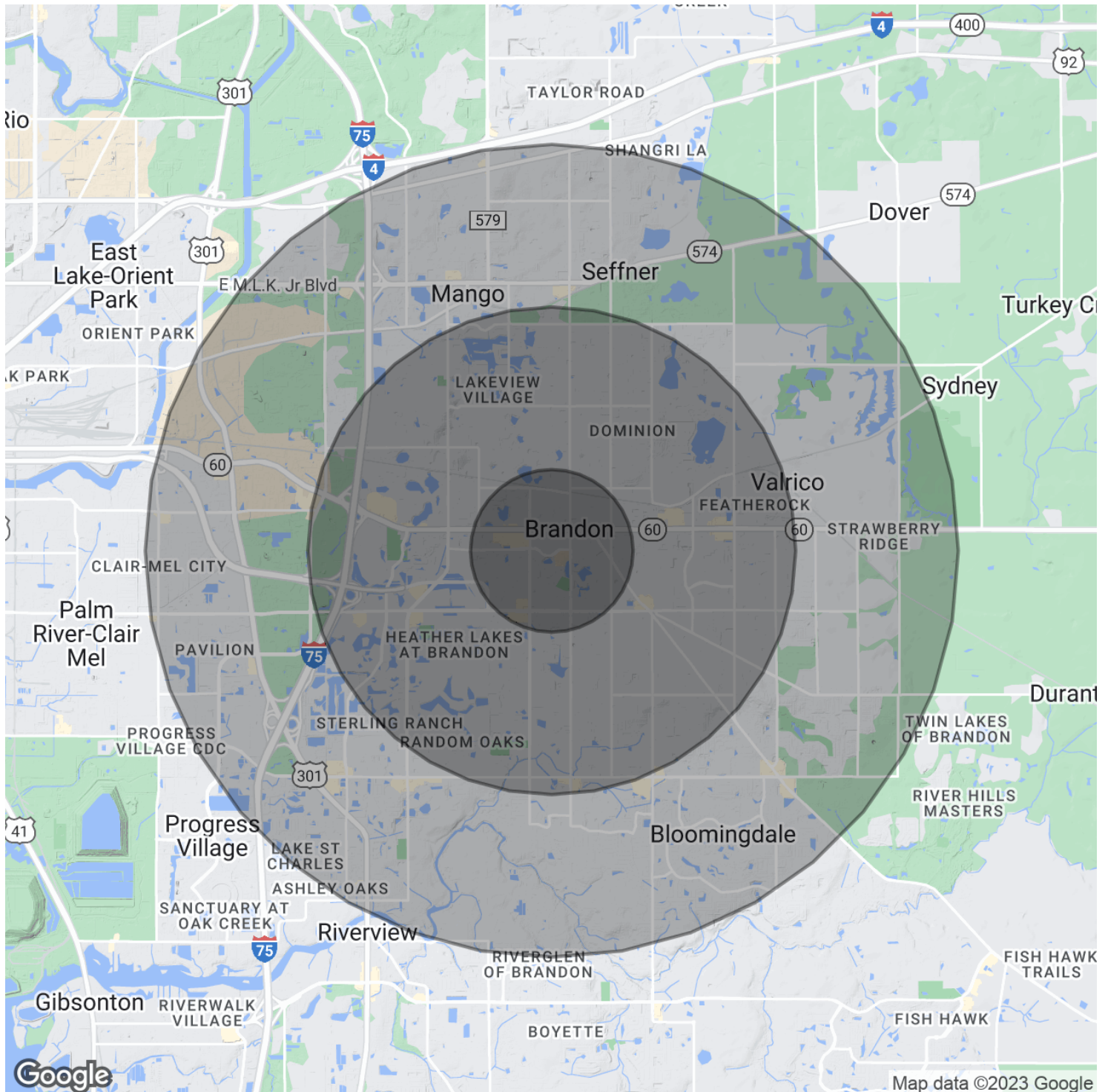




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Demographics Map & Report



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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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