



Office Building For Sale

Brandon / Parsons Ave Medical Office

**823 S Parsons Ave, Brandon, FL 33511**

**For More Information:**

813-254-6756 | EXT 51

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





## Brandon / Parsons Ave Medical Office

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### Executive Summary



### OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	N/A
Lot Size:	5,820 SF
Year Built:	2004
Building Size:	6,000 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg- Clearwater

### PROPERTY OVERVIEW

Located in Parsons Professional Park, this 6,000 SF medical office has an 18 person waiting room with adjacent patient restroom, a large staff reception office with four workstations, management office, central administrator or nursing station, 2 workstations, 4 large plumbed exam rooms, 2 private practitioners offices, a staff break room with access to 2nd floor storage and electrical/mechanical room and additional patient restrooms, CT & CT control room, a plumbed lab area, additional four station administrative offices, large area currently utilized for cancer treatment vault, and a control room that could be utilized as additional exam rooms or administrative staff offices. Surrounded by other medical providers and Brandon Regional Hospital, this building enjoys a premium location within the center with an abundance of parking and it backs up to a large scenic pond.

### LOCATION OVERVIEW

Located in Brandon south of Brandon Blvd and east of I-75, 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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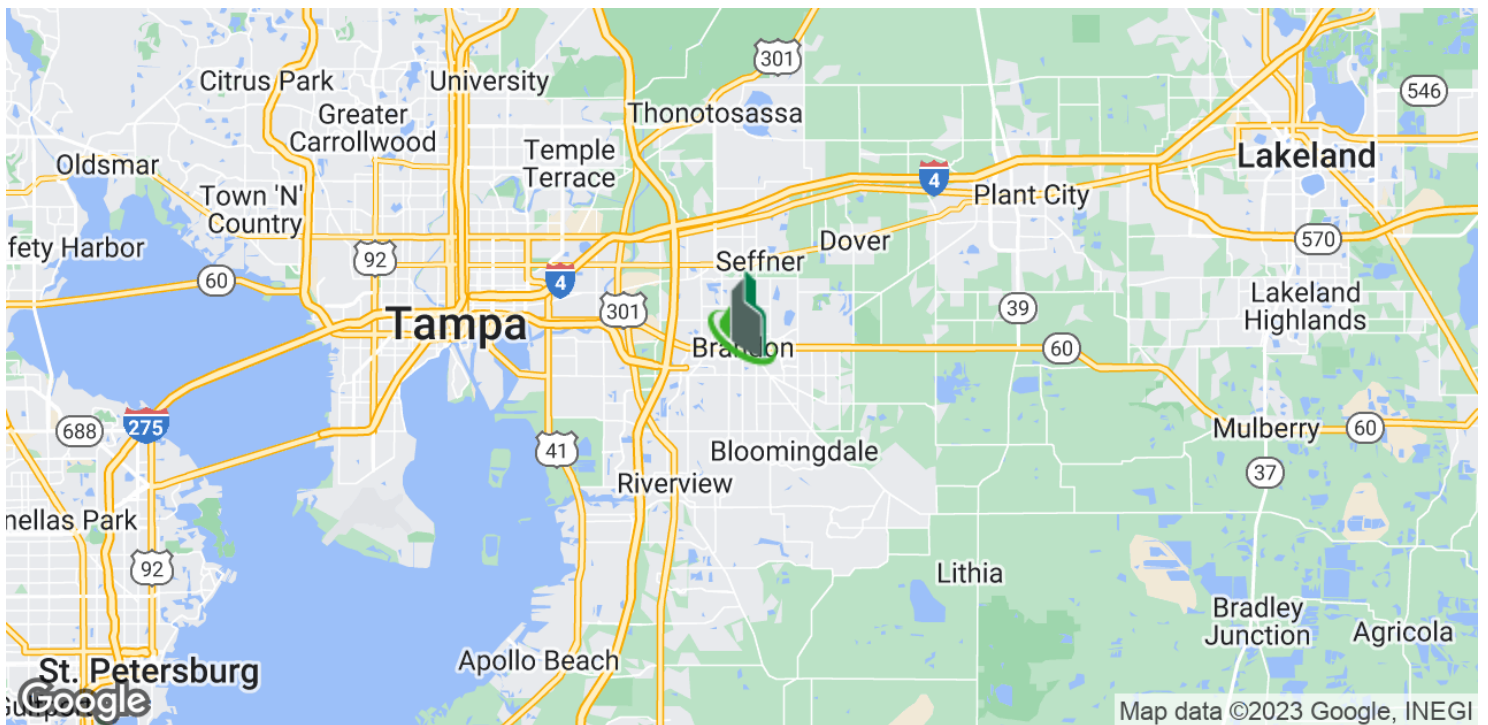
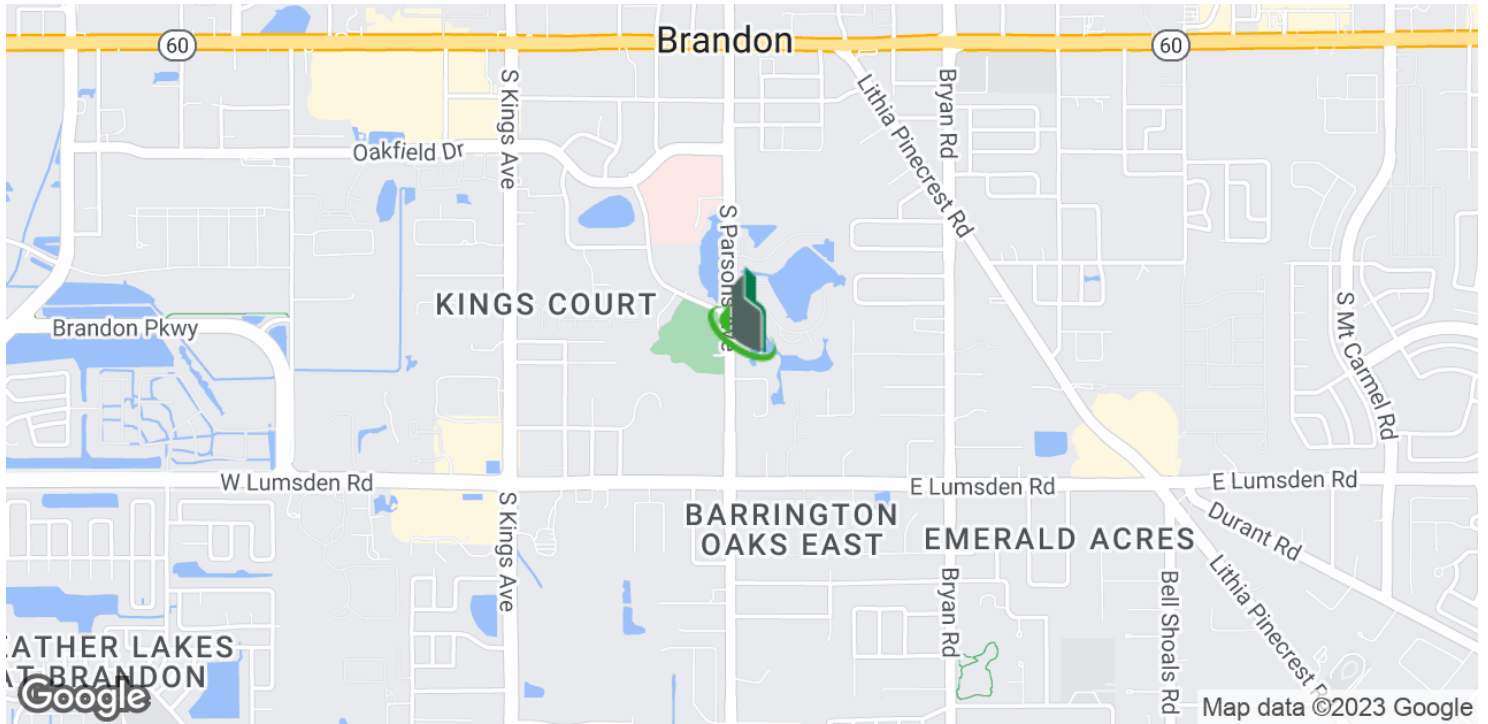




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Location Maps



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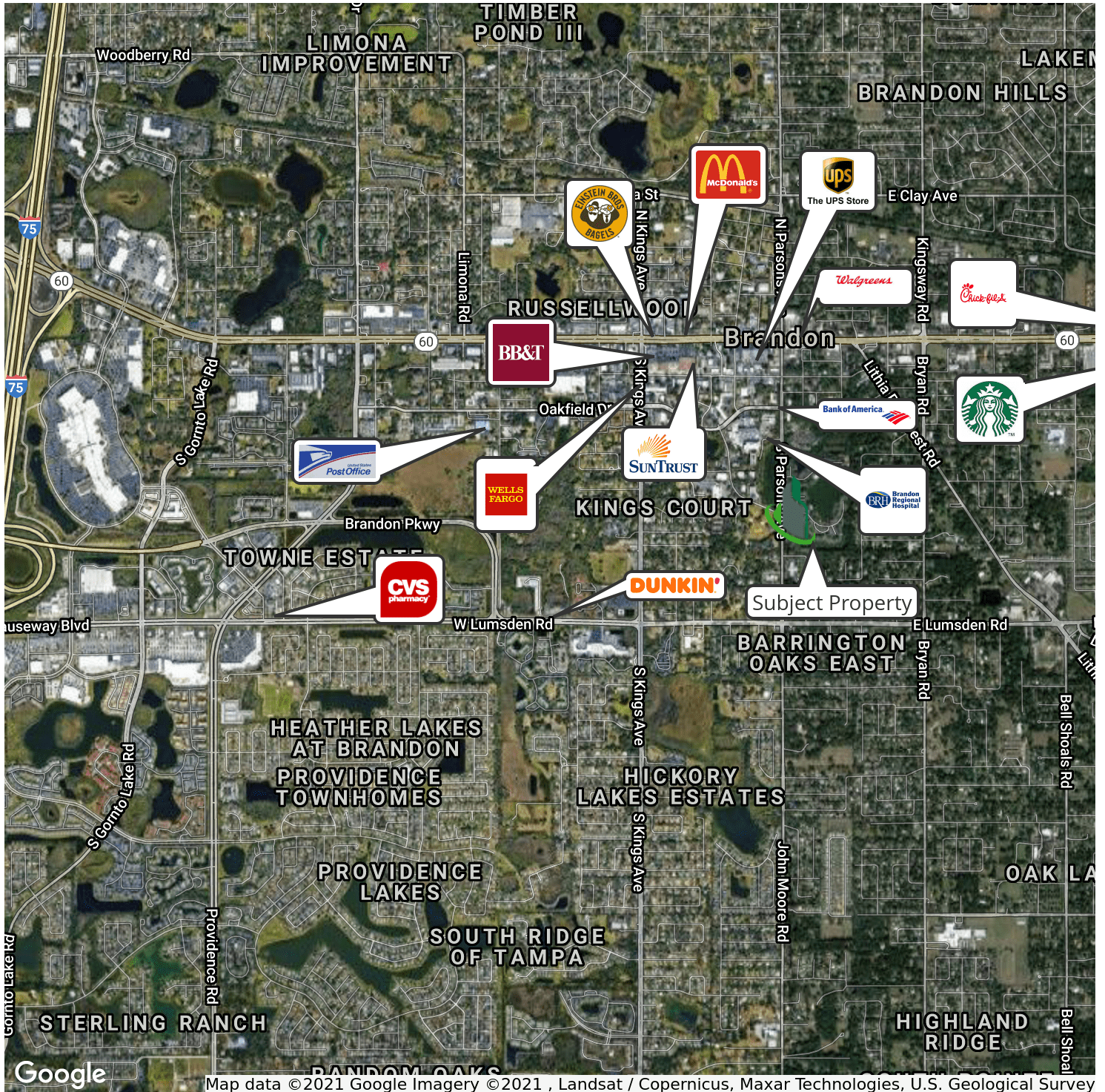




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Retailer Map



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Aerial Map



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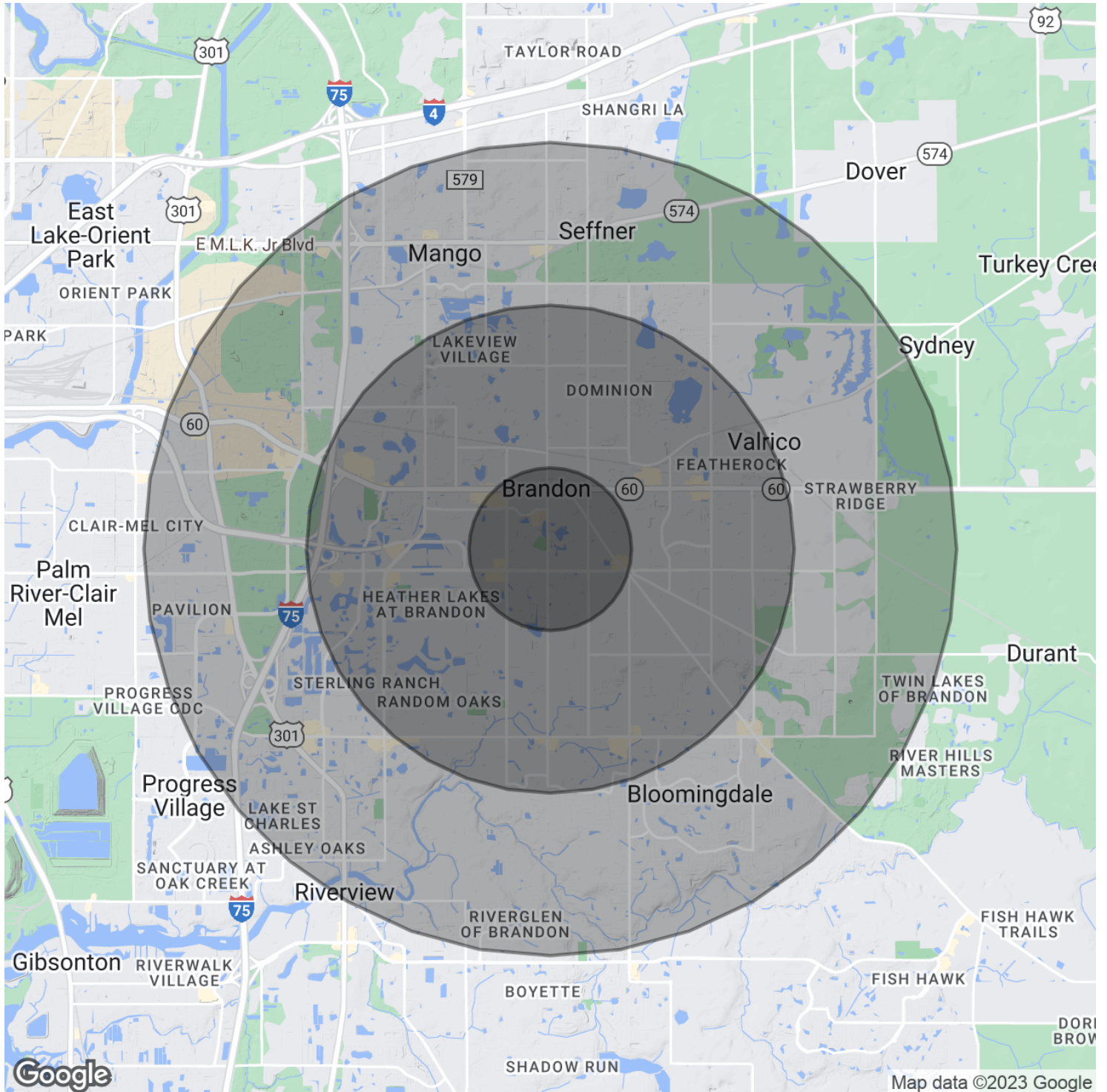




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Demographics Map & Report







## Brandon / Parsons Ave Medical Office

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### Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,400	90,897	201,028
Average age	35.5	35.5	36.4
Average age (Male)	35.0	34.5	35.5
Average age (Female)	35.7	36.0	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,194	34,275	75,055
# of persons per HH	2.6	2.7	2.7
Average HH income	\$67,094	\$68,247	\$71,775
Average house value	\$227,728	\$219,997	\$230,986
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.7%	21.0%	19.6%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,700	69,955	154,749
% White	79.8%	77.0%	77.0%
Total Population - Black	838	12,166	27,030
% Black	10.0%	13.4%	13.4%
Total Population - Asian	207	2,846	6,884
% Asian	2.5%	3.1%	3.4%
Total Population - Hawaiian	0	17	51
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	158	550
% American Indian	0.0%	0.2%	0.3%
Total Population - Other	231	2,406	4,793
% Other	2.8%	2.6%	2.4%

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

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