



Office Building For Sale

Brandon Medical Office

500 Vonderburg Dr , Brandon, FL 33511

For More Information:

813-254-6756 | EXT

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Executive Summary



## OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	Negotiable
Year Built:	1982
Building Size:	1,548 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	13,500

## PROPERTY OVERVIEW

This 1,548 SF medical office has an ADA elevator to the second floor of the West Tower of the Brandon Professional Building complex on Vonderburg Road. The space opens to a 12 to 15 patient waiting area with reception office set to accommodate 4 to 5 staff members. There is a large administrative office just to the left of the receptionist office that connects to a private staff restroom, a nurse's station with an additional sink, built-in cabinetry and a small desk, 3 exam rooms with sinks and built-in cabinetry, and a 4th exam room with a larger sink and cabinetry that could also be used as a laboratory. At the rear of the unit is a large physician's office with abundant light and a private closet, a lockable medication closet, and a second ADA restroom for patients. There is a rear access road that connects behind the building with access to the HCA Florida Brandon Hospital campus that is close by.

Estimated CAM: \$6.00

Initial estimated monthly rent: \$3,451 (includes base rate + CAM + sales tax)

## LOCATION OVERVIEW

Located in Brandon east of I-75 and south of Brandon Blvd (State Road 60), 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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Suite 215 - 1,548 SF



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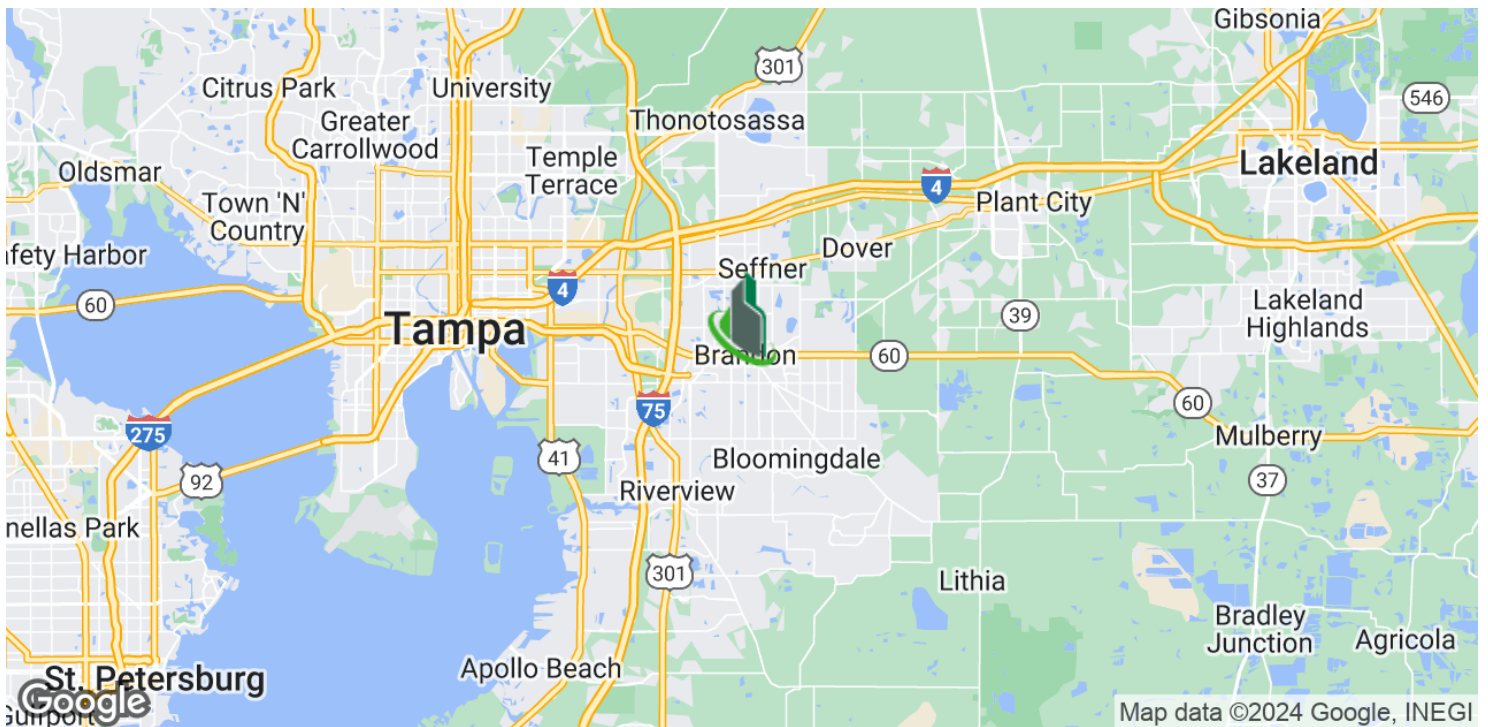




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Location Map



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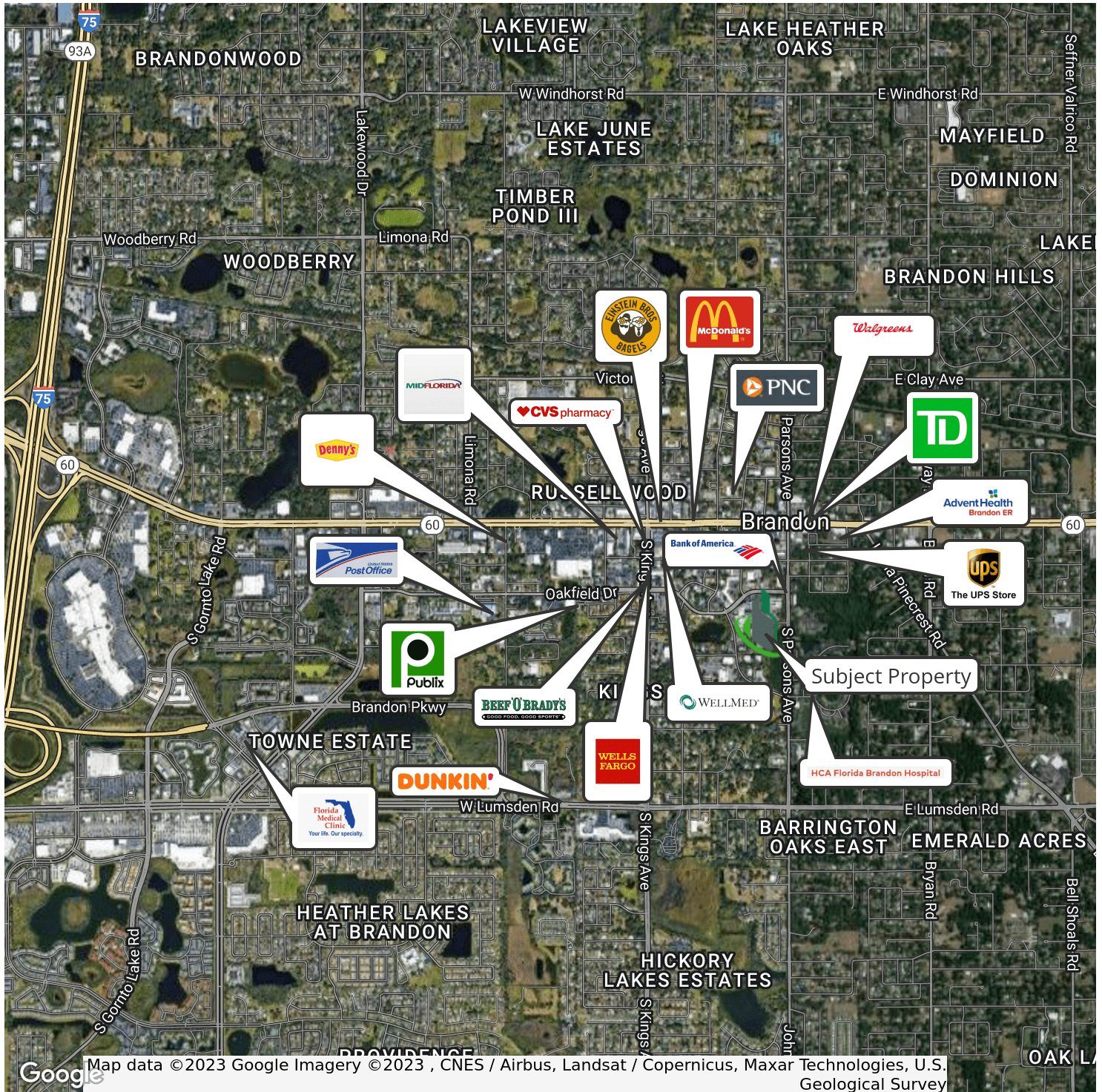




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Retailer Map



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Aerial Map



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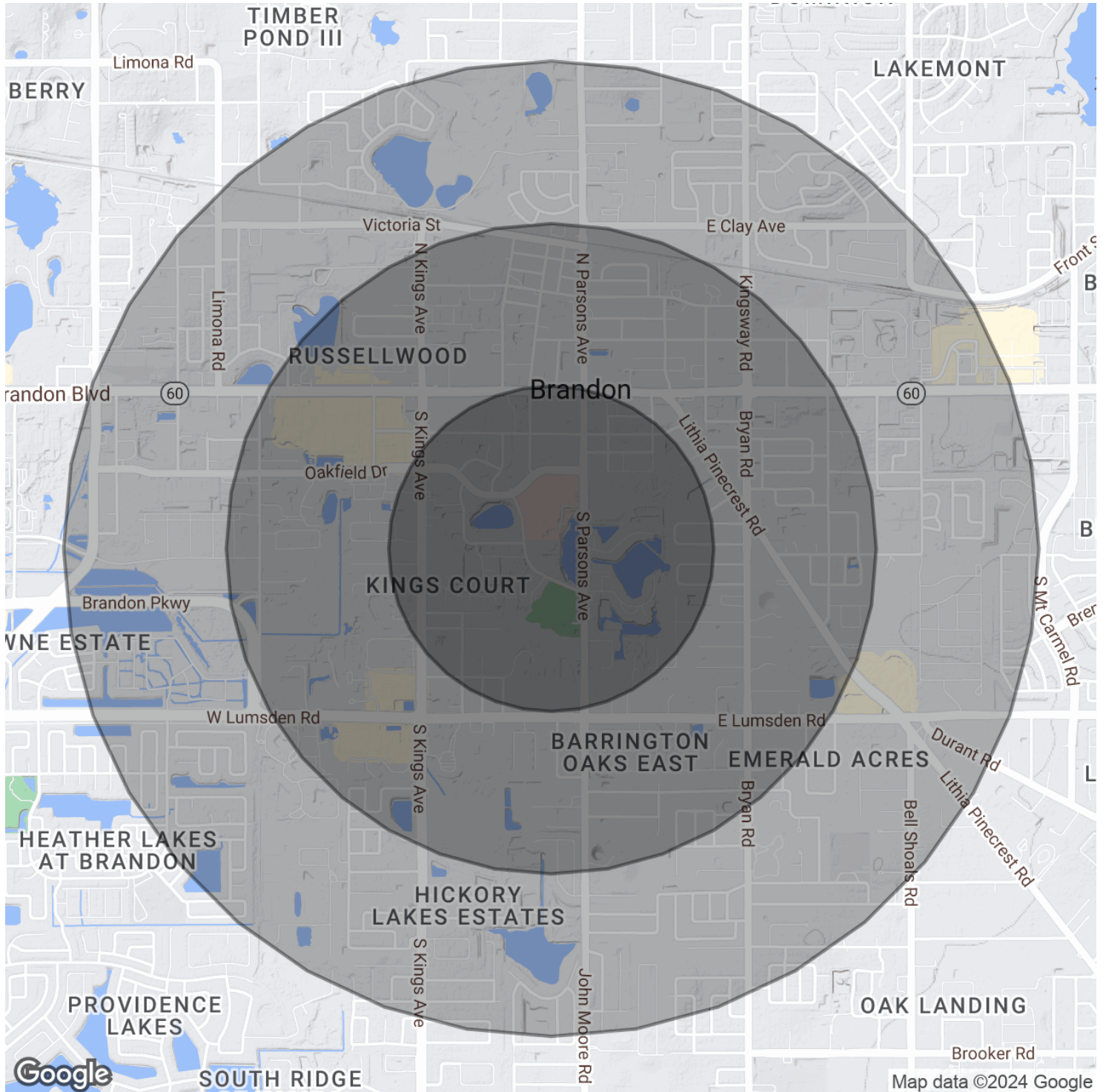




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Demographics Map & Report







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### Demographics Map & Report

#### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,684	8,419	23,262
Average Age	31.3	38.7	38.5
Average Age (Male)	27.3	35.8	36.0
Average Age (Female)	38.9	42.2	41.4

#### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	782	3,588	9,634
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$49,690	\$60,596	\$65,038
Average House Value	\$158,328	\$158,094	\$166,813

#### ETHNICITY (%)

	0.5 MILES	1 MILE	1.5 MILES
Hispanic	43.9%	34.7%	30.1%

#### RACE

	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	967	5,759	15,691
% White	57.4%	68.4%	67.5%
Total Population - Black	218	836	3,371
% Black	12.9%	9.9%	14.5%
Total Population - Asian	34	564	1,209
% Asian	2.0%	6.7%	5.2%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	45	121
% American Indian	0.0%	0.5%	0.5%
Total Population - Other	246	503	1,124
% Other	14.6%	6.0%	4.8%

#### TRAFFIC COUNTS

Vonderburg Dr & S Parsons Dr	13,500/day
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*\* Demographic data derived from 2020 ACS - US Census*