

1532 OAKFIELD DRIVE

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the Heart of
Brandon Business Corridor



**AVAILABLE
JULY 1, 2026**

Move-in ready professional
office space in Brandon



PROPERTY OVERVIEW

Take advantage of this exceptional opportunity to lease a well-appointed professional office building in the heart of Brandon's established medical and professional corridor.

Conveniently located on Oakfield Drive, just minutes from Brandon Regional Hospital, SR-60, and I-75, this property offers excellent accessibility for both clients and employees.

The existing floor plan features a highly functional layout suitable for a variety of professional, medical, counseling, therapy, wellness, or administrative office users.

Formerly occupied by a chiropractic practice, the space includes multiple private offices and treatment rooms, reception and waiting areas, administrative workspaces, restrooms, and ample storage.

NOW LEASING

3080 SF OFFICE SUITE

\$26.00 PSF
(MG)

Modified Gross Rate includes
Operating Expenses such as real estate
taxes, building insurance and common
area maintenance. Does not include
utilities: electric, water/sewer separate

TOTAL MONTHLY RENT

\$6,673.34

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



LEGAL
SERVICES



COUNSELING



ACCOUNTING &
FINANCIAL

BRANDON 33511 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

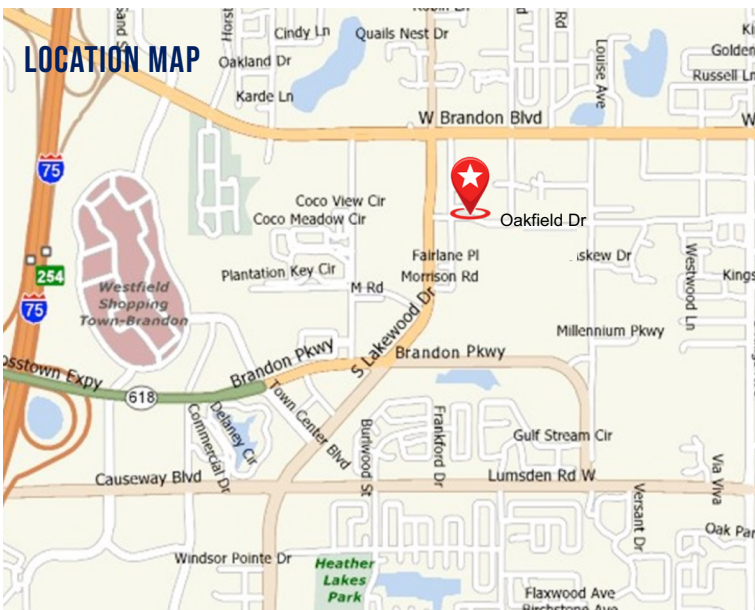
FOR MORE INFORMATION, CONTACT:



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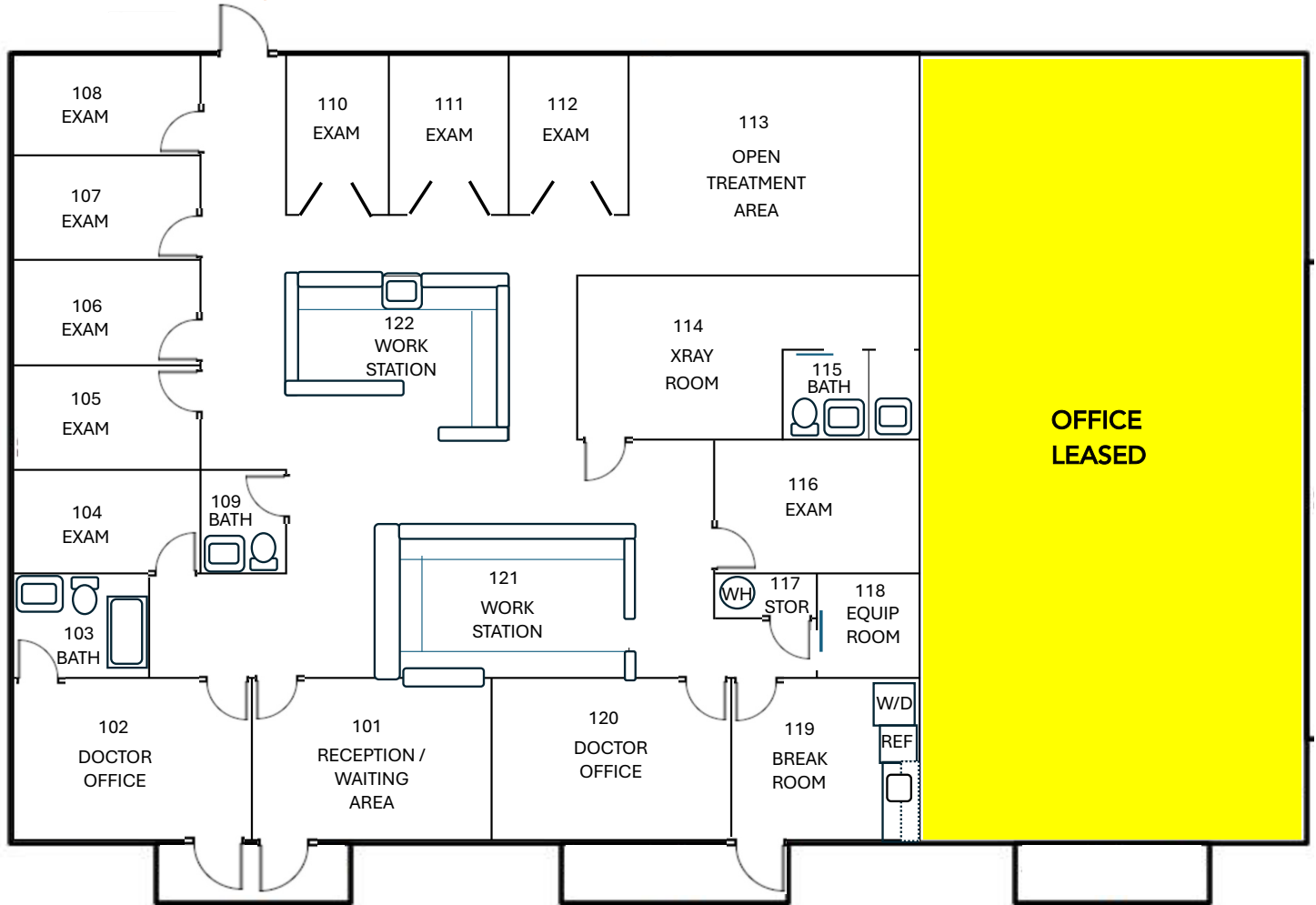
www.TurnerCole.com

1532 OAKFIELD DRIVE

— BRANDON, FLORIDA 33511 —

FLOOR PLAN 3,080 SF

(drawing not to scale)



PROPERTY FEATURES

Well-maintained. Professionally Managed. Built for Your Business.



**4+ /1,000 SF
PARKING RATIO**

Ample, convenient
parking for
employees and
visitors



**MODIFIED GROSS
RENTAL STRUCTURE**

Simplified leasing
with many
operating
expenses included
in the rent



**MEDICAL &
PROFESSIONAL
OFFICE SETTING**

Ideal for medical,
professional and
service-oriented
businesses



**PRIME
BRANDON LOCATION**

Centrally located
near Brandon
Regional Hospital,
shopping dining
and major roadways



**EXCELLENT
ACCESSIBILITY**

Minutes for I-75 and
the Selmon
Expressway for easy
regional access.



**LARGE SIGNAGE
OPPORTUNITY**

Large street
pylon sign
provides great
visibility for your
business.



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