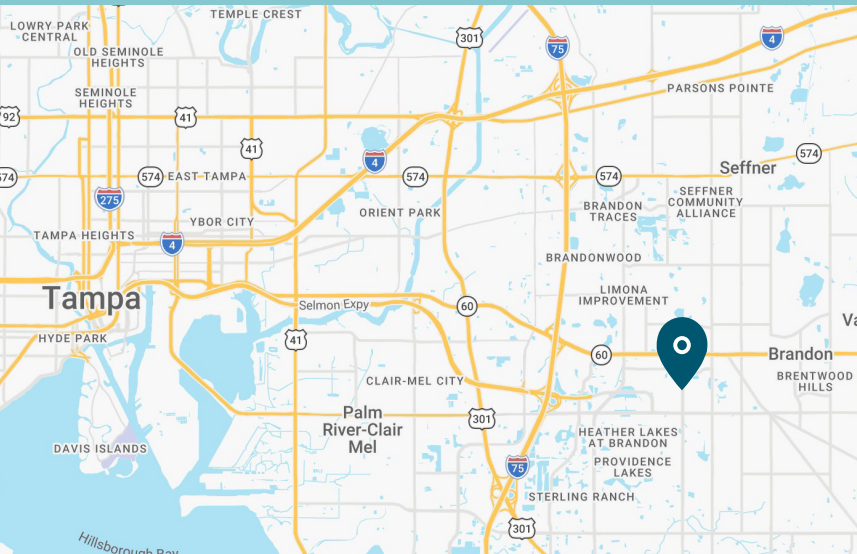


523-525 S KINGS AVENUE

 Brandon, FL 33511

0.79 AC Available For Sale



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LICENSED REAL ESTATE BROKER | FranklinSt.com
Broker of Record, Florida | Chris Butler | License No. BK3318191

*Concept Rendering



PROPERTY HIGHLIGHTS

Medical Office Land Available For Sale

- **Asking Price: \$1,275,000**
- Planned Development (PD) zoning approved for 8,500 SF medical office development
- Located in Brandon's established medical and professional office corridor
- Directly adjacent to Women's Care Florida and 0.25 miles from Brandon Regional Hospital
- 51 parking spaces with a parking ratio of 6/1,000 SF
- Average VPD of 14,500 vehicles daily
- Easy access to major roadways including, W Brandon Blvd (SR-60), I-75, E Dr Martin Luther King Jr Blvd (SR-574), and I-4
- Ideal for medical users including primary care, specialty practice, imaging, physical therapy, dental, or pain treatment

Purchaser should factor in demolition of existing buildings and removal of historic house.

AERIAL MAP WITH CONCEPTUAL SITE PLAN



AREA OVERVIEW



AREA DEMOGRAPHICS



POPULATION

1 mile	9,336
3 miles	103,497
5 miles	239,542



AVERAGE HOUSEHOLD INCOME

1 mile	\$85,126
3 miles	\$110,233
5 miles	\$111,402



EST. HOUSEHOLDS

1 mile	3,969
3 miles	41,453
5 miles	92,665



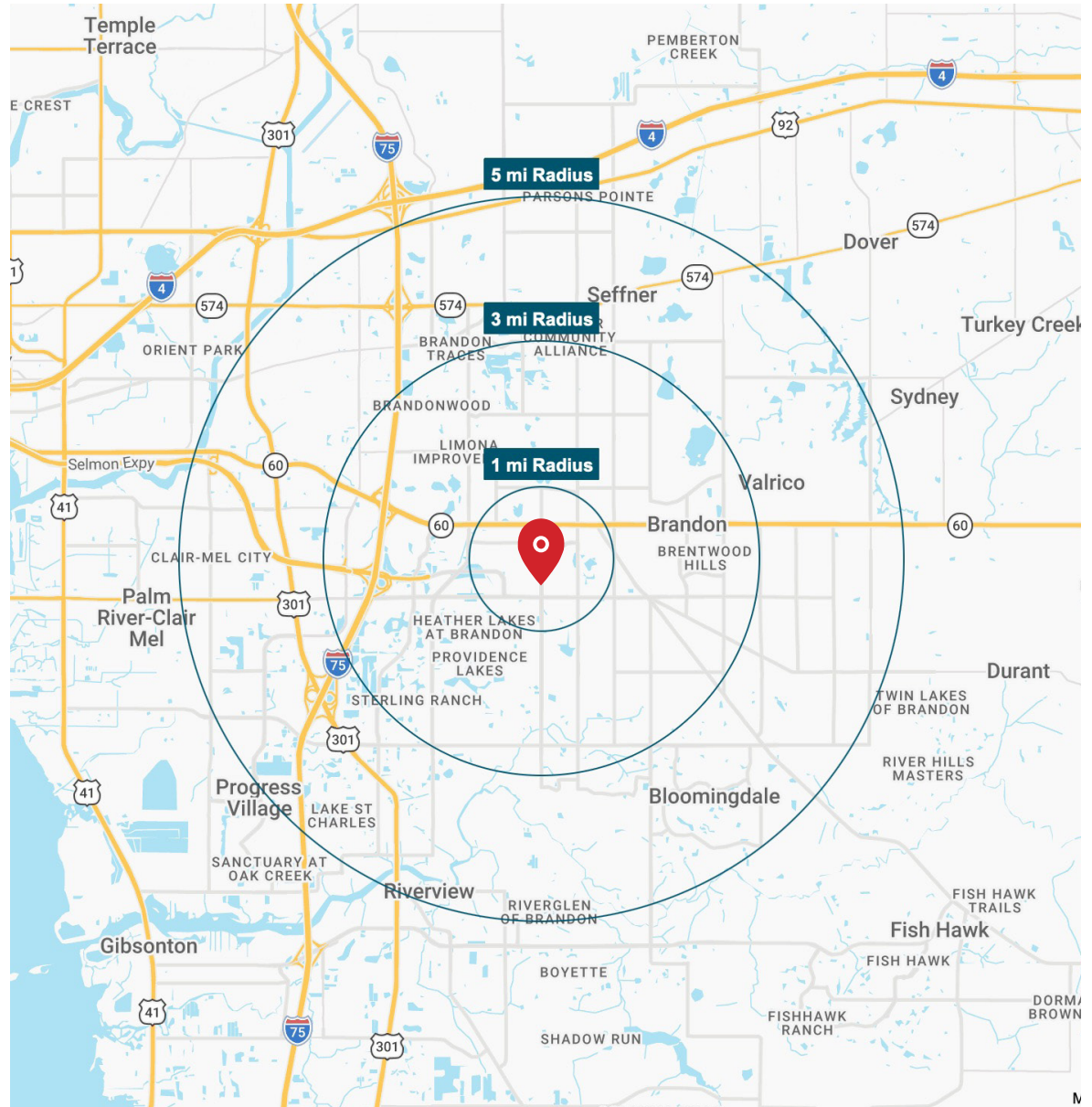
DAYTIME POPULATION

1 mile	14,928
3 miles	71,245
5 miles	158,371











MEDIAN AGE

1 mile	38.1
3 miles	37.8
5 miles	37.8



DRIVE TIME MAP

-  **0.4 miles / 2 minutes**
To W Brandon Blvd
-  **2.5 miles / 9 minutes**
To I-75
-  **4 miles / 15 minutes**
To E Dr. MLK Jr Blvd
-  **6.5 miles / 20 minutes**
To I-4
-  **12.1 miles / 19 minutes**
To Downtown Tampa
-  **19.9 miles / 32 minutes**
To Tampa International Airport
-  **29.2 miles / 49 minutes**
To St Pete-Clearwater
International Airport
-  **28.5 miles / 57 minutes**
To Lakeland

