



Office Building For Lease

Brandon Freestanding Medical Office Suites

533 Medical Oaks Ave, Brandon, FL 33511

For More Information:

813-254-6756 | EXT 48

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	4,244 SF
Lease Rate:	\$15 - 19.50 SF/yr (NNN)
Lot Size:	1 SF
Year Built:	2008
Building Size:	4,244 SF
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	13,900

PROPERTY OVERVIEW

Two spaces available in the Eichenfeld Oaks Medical Center complex close to HCA Brandon Hospital. Suite 102 is 2,794 SF is a nearly turnkey medical space, formerly home to a cardiology practice. Suite 101 is currently in dark shell condition and can be built to suit for a medical provider's needs for a qualified tenant with approved financials and a long-term lease. Abundant parking. Estimated CAM: \$9.36

Suite 102 - 2,794 SF - Initial estimated monthly rent - \$6,720 - \$19.50 sf/yr (includes base rate + CAM) plus applicable tax - 5 year lease term

Suite 101 - 1,450 SF - Initial estimated monthly rent - Shell space: \$2,944 - \$15.00 sf/yr (includes base rate + CAM) plus applicable tax - * Base rate is for as-is shell space only and build out costs would be amortized over lease term - 5 year lease term

LOCATION OVERVIEW

Located in Brandon south of 60 and east of I-75, offering easy access to surrounding areas.



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LEASE RATE:	-	TOTAL SPACE:	1,450 - 4,244 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Medical	\$15.00 SF/yr	NNN	1,450 - 4,244 SF	60 months	The 1,450 SF space is currently in dark shell condition and can be built to suit according to a variety of medical provider needs for a qualified tenant with approved financials and a long-term lease. Initial estimated monthly rent - \$15.00 sf/yr - Shell space/as is: \$2,944 (includes base rate + CAM) plus applicable tax - 5 year lease



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 102	Medical	\$19.50 SF/yr	NNN	2,794 - 4,244 SF	60 months	2,794 SF unit is a nearly turnkey medical space, formerly home to a cardiology practice. Initial estimated monthly rent: \$6,720 (includes base rate + CAM) plus applicable tax - 5 year lease



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/1326147-lease

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Suite 102 - 2,794 SF



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Suite 101 - 1,450 SF



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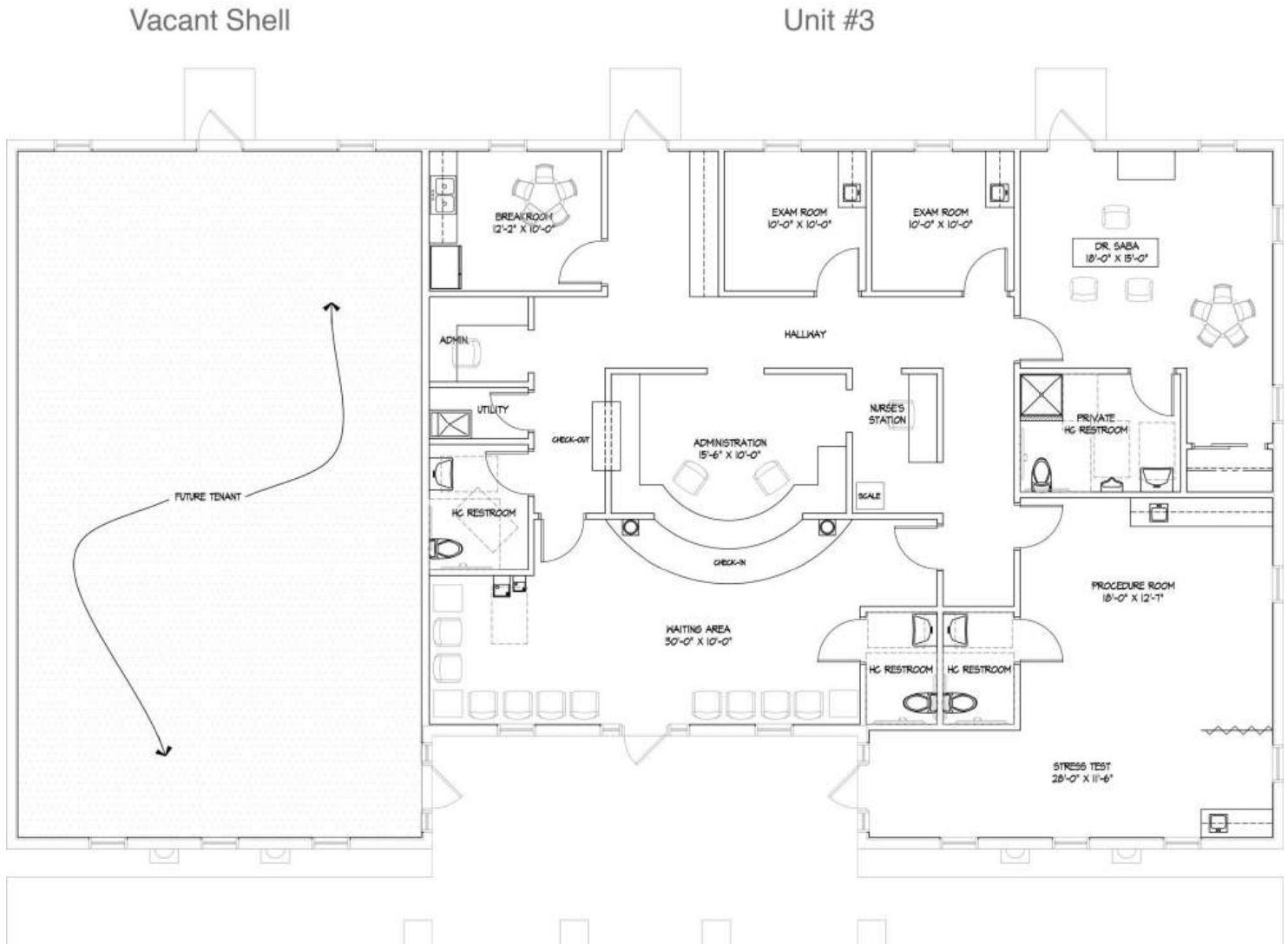




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Floor Plan



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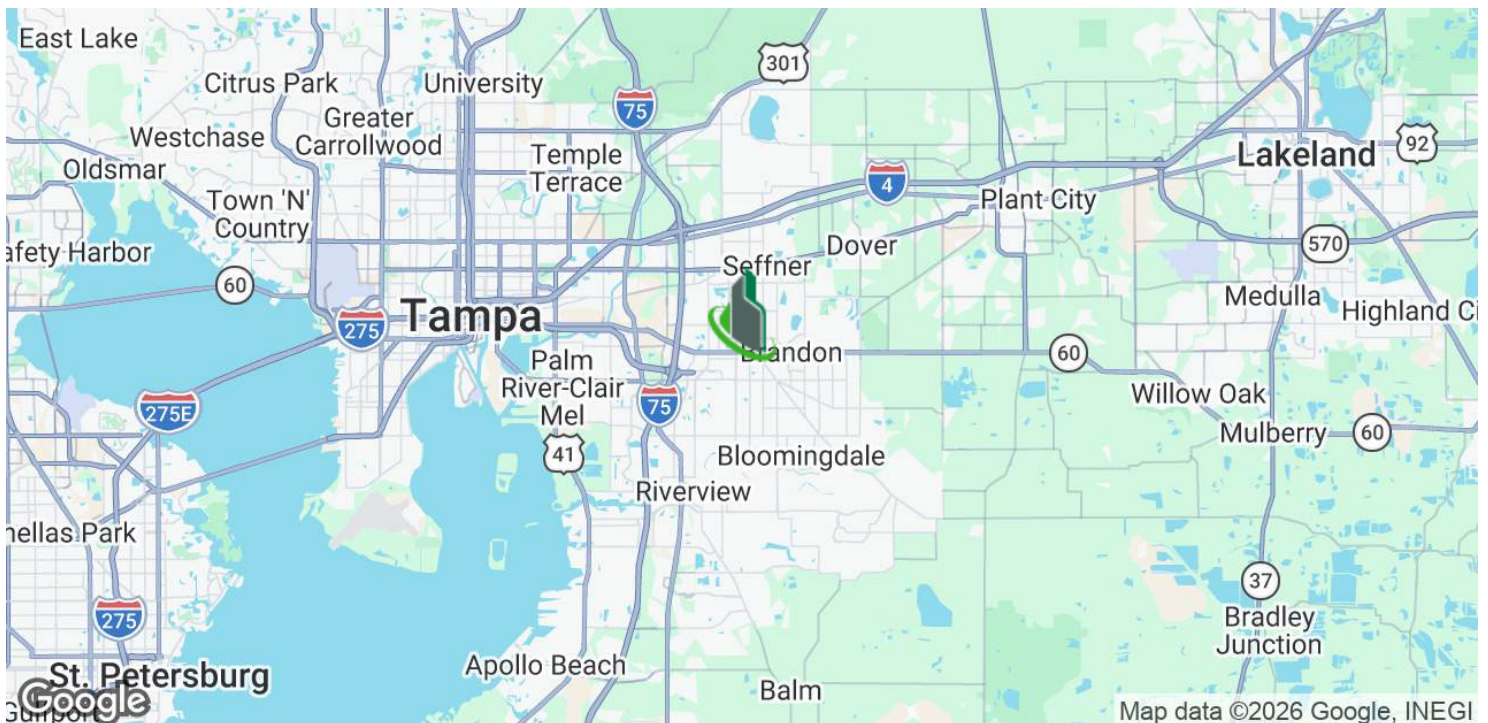
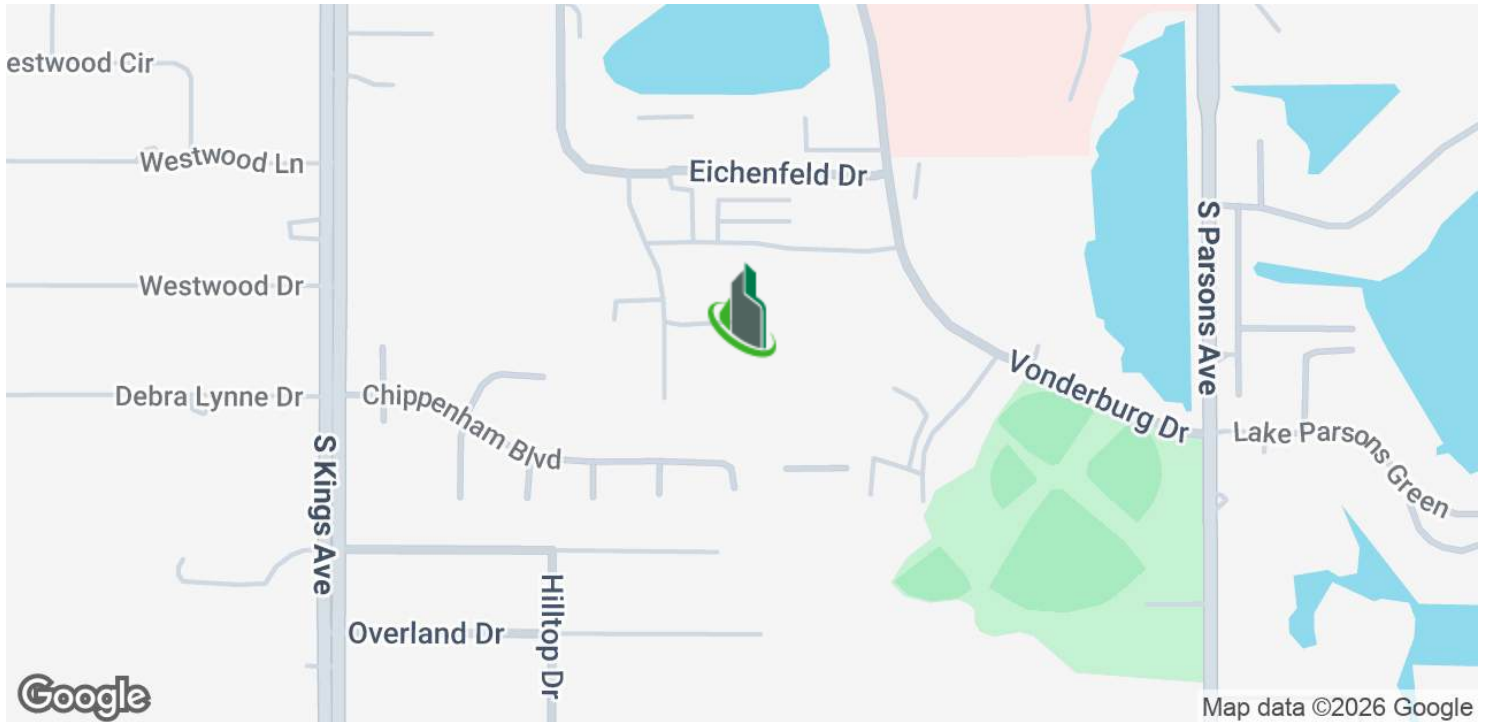
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Location Map



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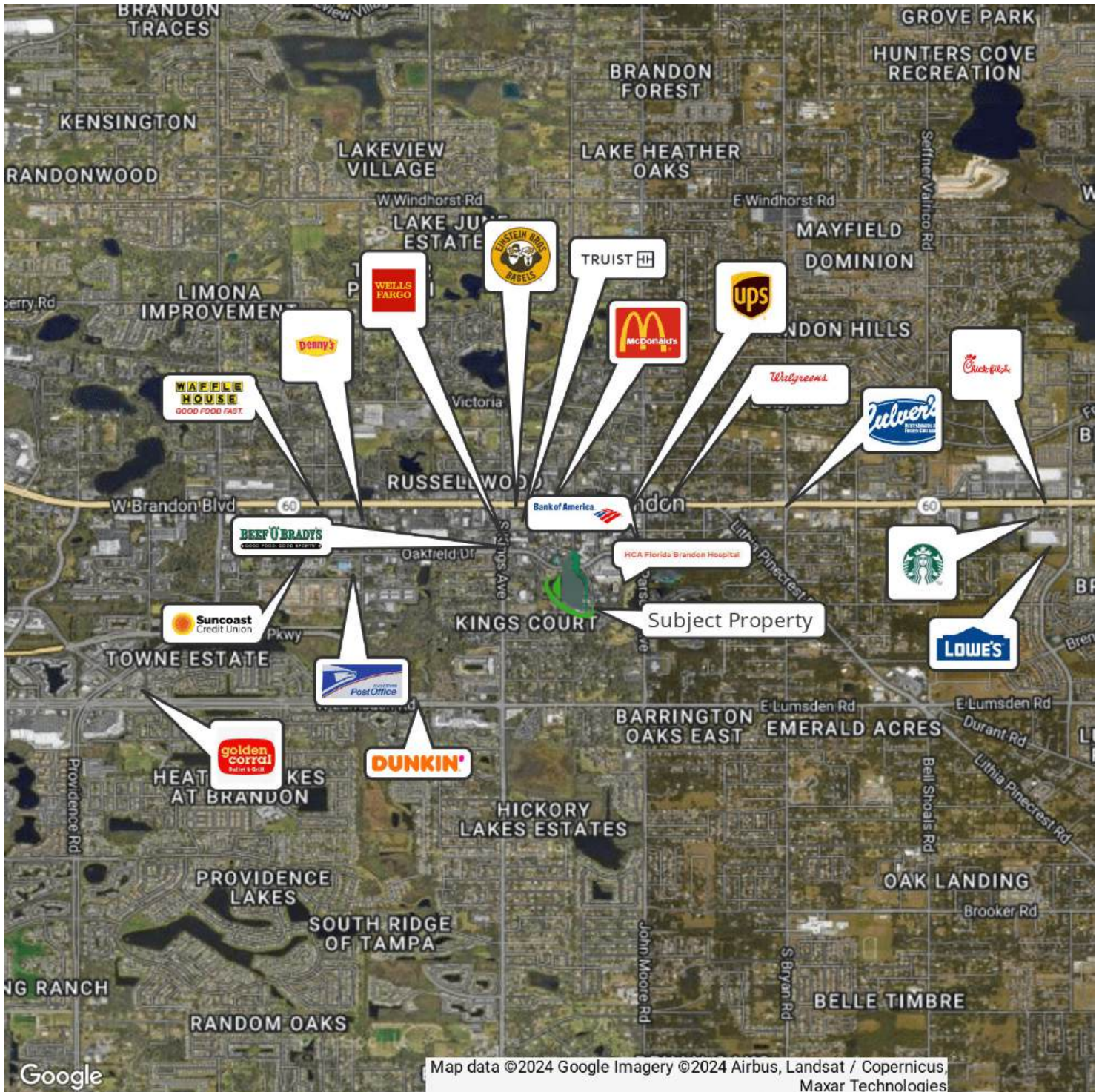




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Retailer Map



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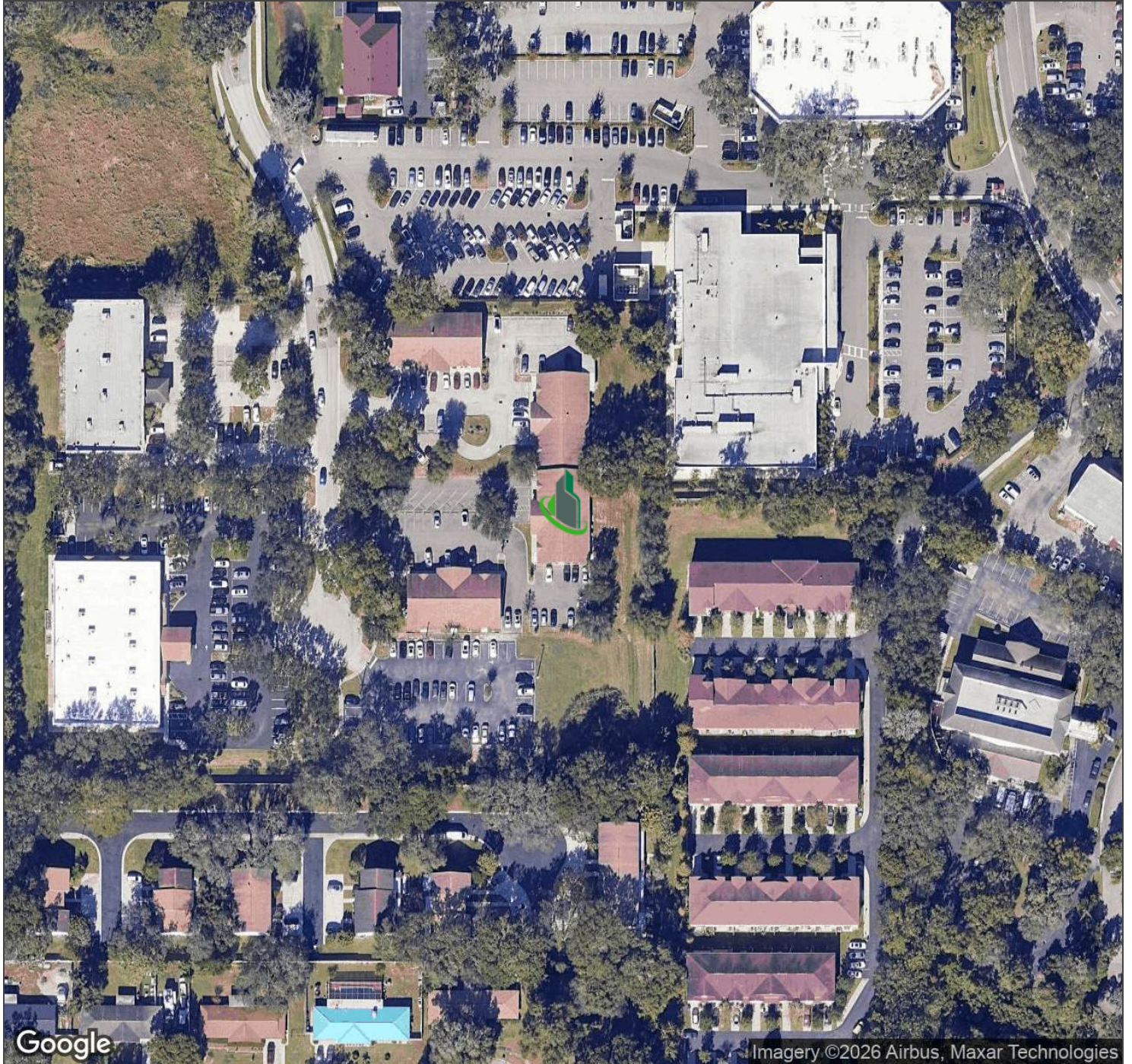
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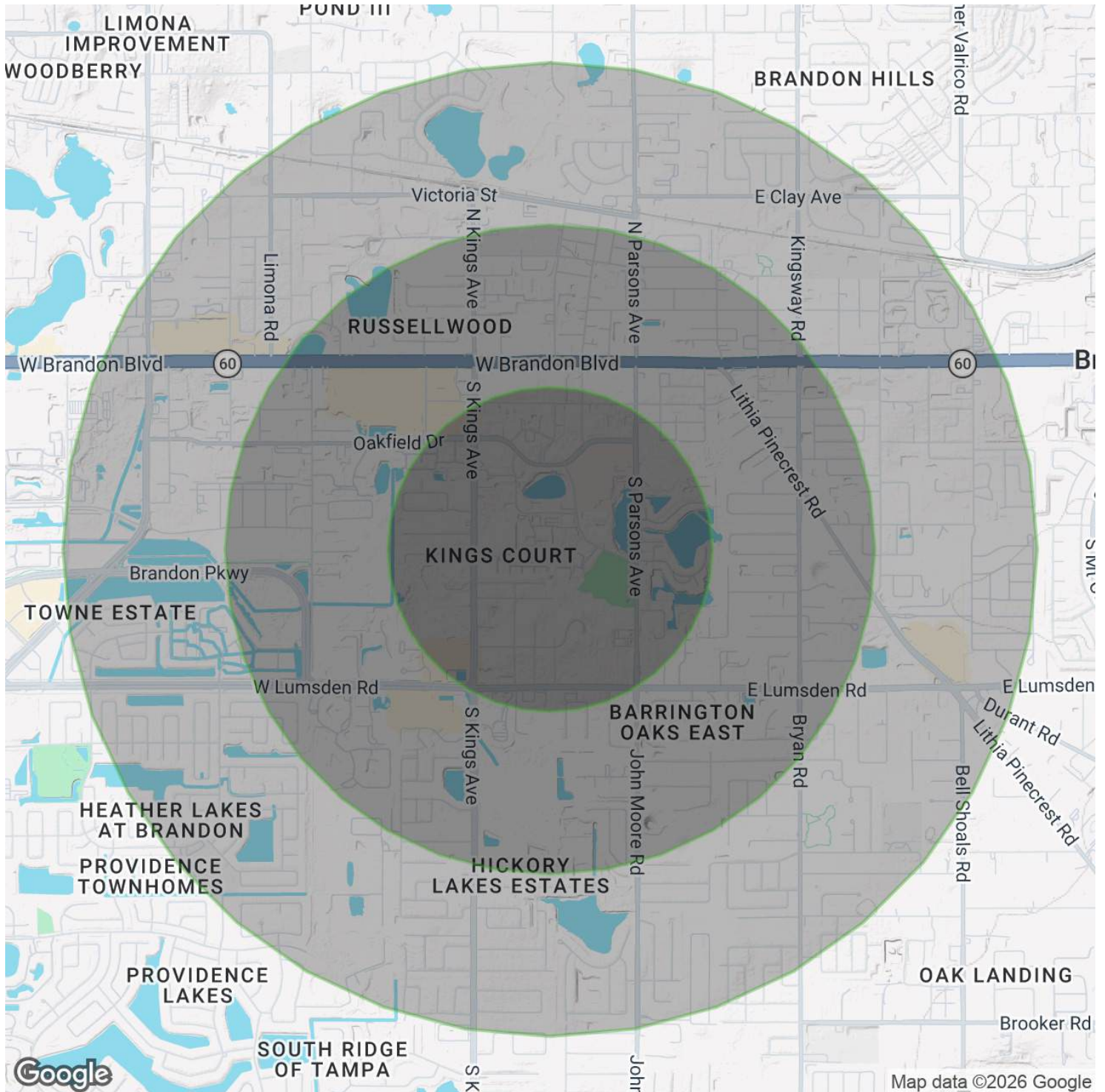




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,592	8,748	23,829
Average Age	35.4	39.0	38.5
Average Age (Male)	31.1	35.5	36.1
Average Age (Female)	40.6	43.0	41.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	714	3,870	9,811
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$53,662	\$61,454	\$65,629
Average House Value	\$169,715	\$157,184	\$170,076

ETHNICITY (%)

	0.5 MILES	1 MILE	1.5 MILES
Hispanic	45.5%	33.0%	30.9%

RACE

	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	960	5,724	15,848
% White	60.3%	65.4%	66.5%
Total Population - Black	155	1,118	3,370
% Black	9.7%	12.8%	14.1%
Total Population - Asian	66	600	1,324
% Asian	4.1%	6.9%	5.6%
Total Population - Hawaiian	0	0	7
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	35	105
% American Indian	0.0%	0.4%	0.4%
Total Population - Other	194	529	1,219
% Other	12.2%	6.0%	5.1%

TRAFFIC COUNTS

Medical Oaks Ave & Oakfield Dr	13,900/day
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2020 American Community Survey (ACS)