

# 1578 BLOOMINGDALE AVENUE

VALRICO, FLORIDA 33596

## OFFICE SPACE FOR LEASE

Located in the Bloomingdale Professional Center

 **AVAILABLE JULY 1, 2026**

Move-in ready professional office space in Valrico



### PROPERTY OVERVIEW

Brandon Professional Office Center is a well-established professional office park located in the heart of the Brandon/Valrico market, just west of Bloomingdale High School with convenient access to Bloomingdale Avenue, Lithia Pinecrest Road, and surrounding residential communities.

The property offers affordable and functional office space ideal for a wide range of professional and medical office users seeking a central suburban location with strong demographics, excellent visibility, and generous parking ratios.

Its close proximity to established neighborhoods, schools, retail services, and major commuter corridors makes the center an attractive option for businesses looking to serve the greater Brandon and Valrico communities.

### NOW LEASING

1260 SF OFFICE SUITE

**\$22.00** PSF (MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.







TOTAL MONTHLY RENT

**\$2,310.00**

### IDEAL USES

-  MEDICAL
-  WELLNESS
-  PROFESSIONAL OFFICE
-  REAL ESTATE
-  INSURANCE
-  LEGAL SERVICES
-  COUNSELING
-  ACCOUNTING & FINANCIAL

### VALRICO 33596 MARKET DEMOGRAPHICS

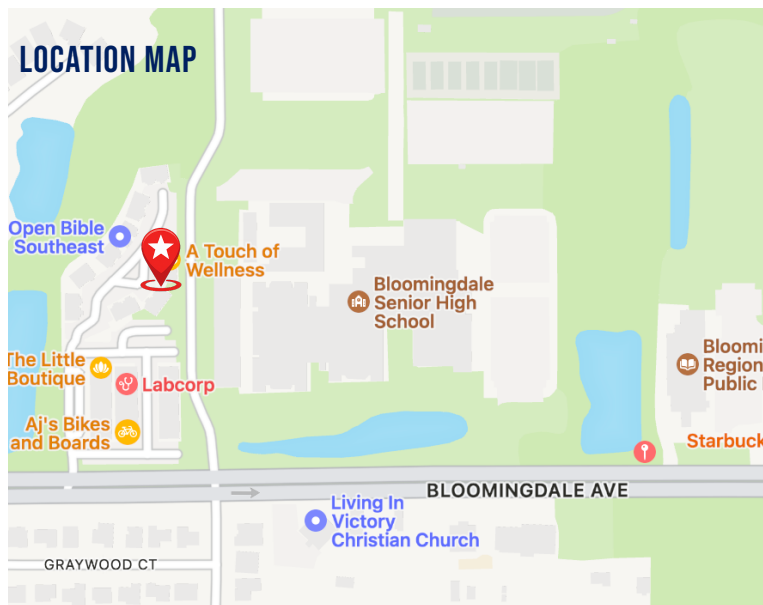
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Estimated Population	14,800	82,400	188,900
 Average Household Income	\$121,500	\$116,800	\$108,900
 Median Household Income	\$103,400	\$99,700	\$92,600
 Total Households	5,200	30,900	71,400
 Daytime Population	11,900	63,500	151,200
 Bachelor's Degree or Higher	39%	38%	36%
 Median Age	41.8	41.2	40.7

Source: Esri 2025 | Rings centered on Valrico, FL 33596

FOR MORE INFORMATION, CONTACT:

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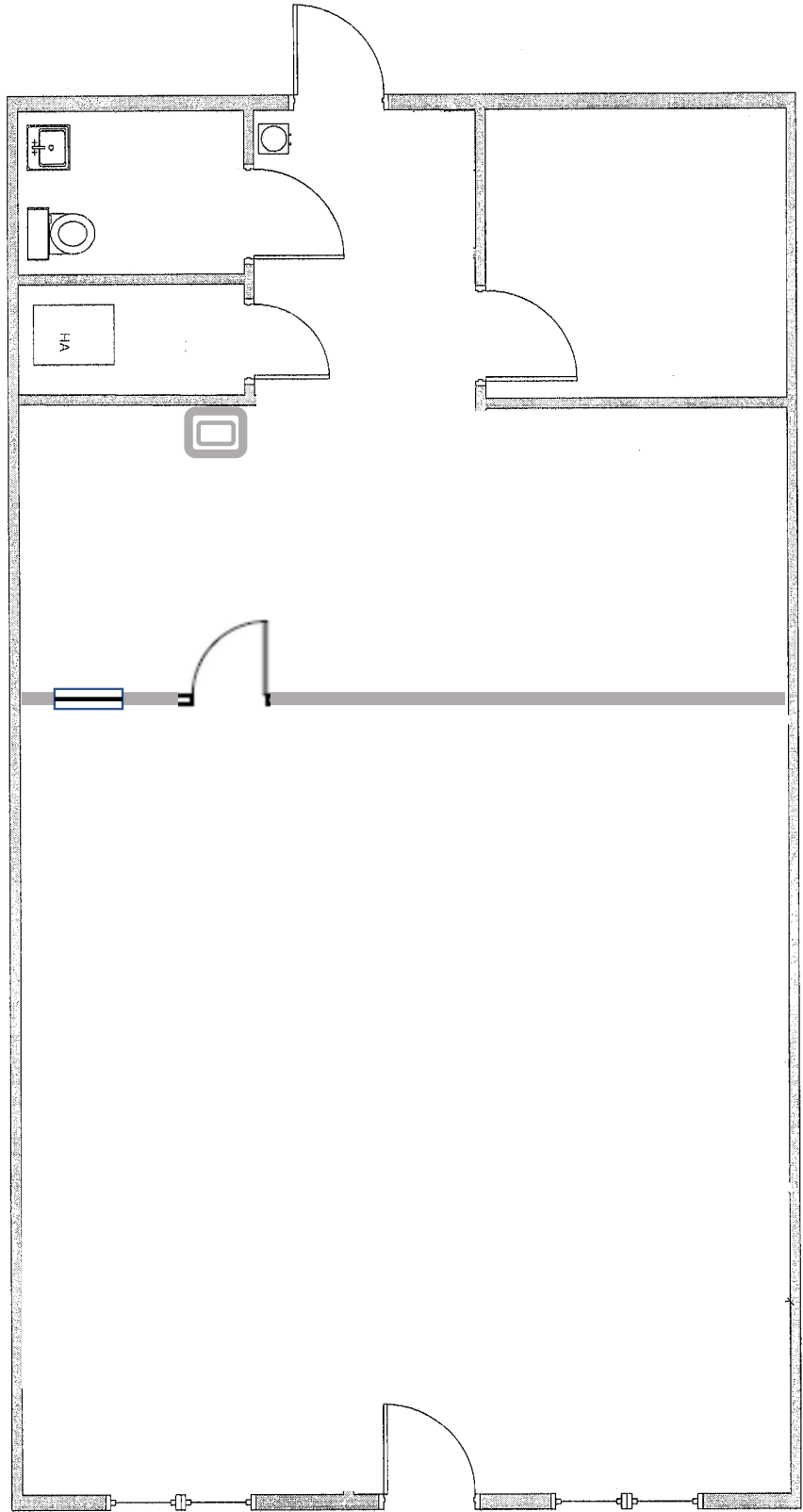


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— VALRICO, FLORIDA 33596 —

**FLOOR PLAN** 1,260 SF  
(drawing may not be to scale)



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