



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](mailto:mike@baystreetcommercial.com)







## Brandon Freestanding Medical Office Suites

# 533 Medical Oaks Ave, Brandon, FL 33511

### Executive Summary



### OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| Available SF:  | 4,244 SF                              |
| Lease Rate:    | \$15 - 19.50 SF/yr<br>(NNN)           |
| Lot Size:      | 1 SF                                  |
| Year Built:    | 2008                                  |
| Building Size: | 4,244 SF                              |
| Zoning:        | PD - Planned<br>Development           |
| Market:        | Tampa-St<br>Petersburg-<br>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.<br>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](http://www.baystreetcommercial.com)

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Property Webpage: [www.properties.baystreetcommercial.com/1326147-lease](http://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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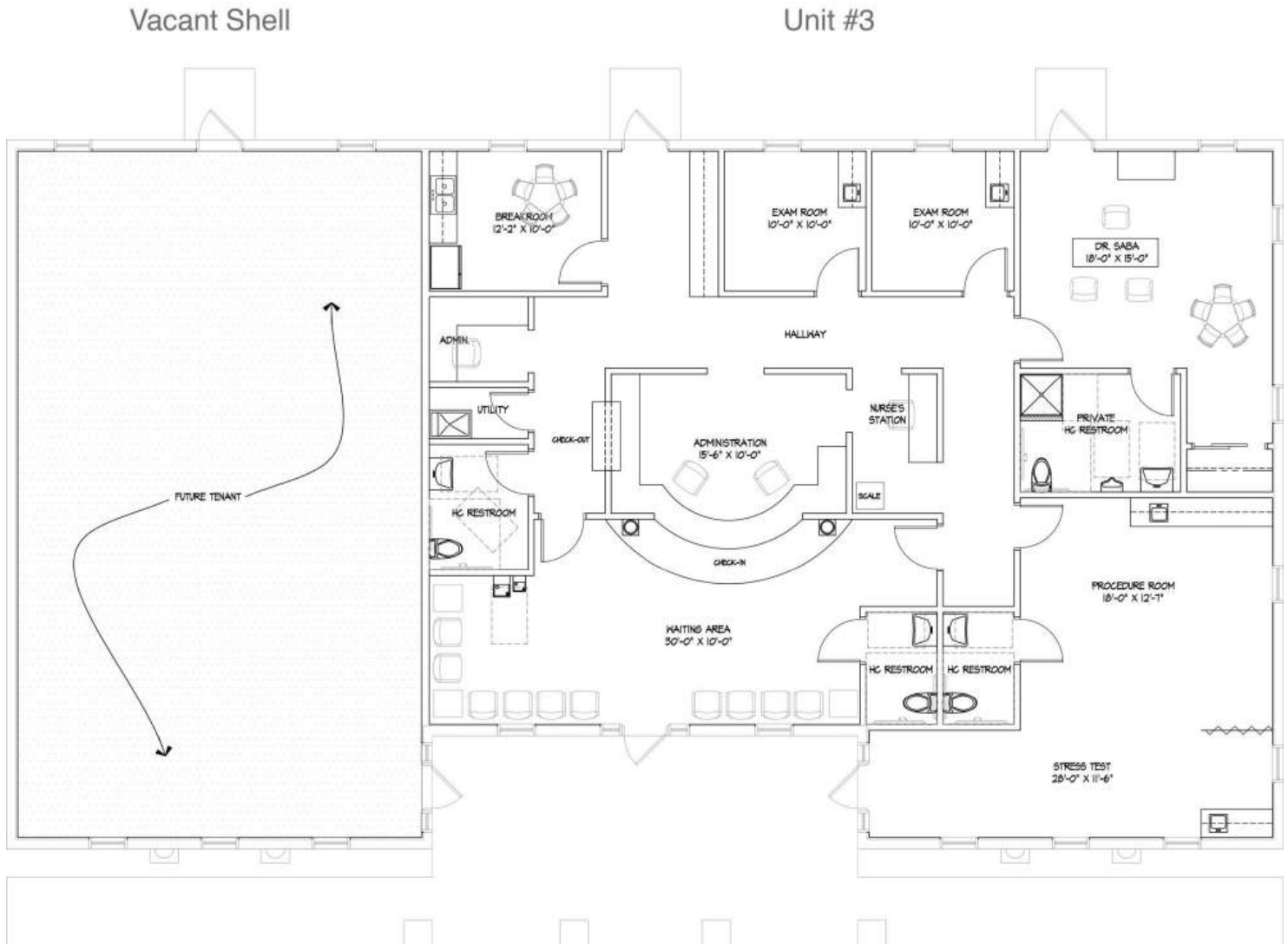




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### Floor Plan



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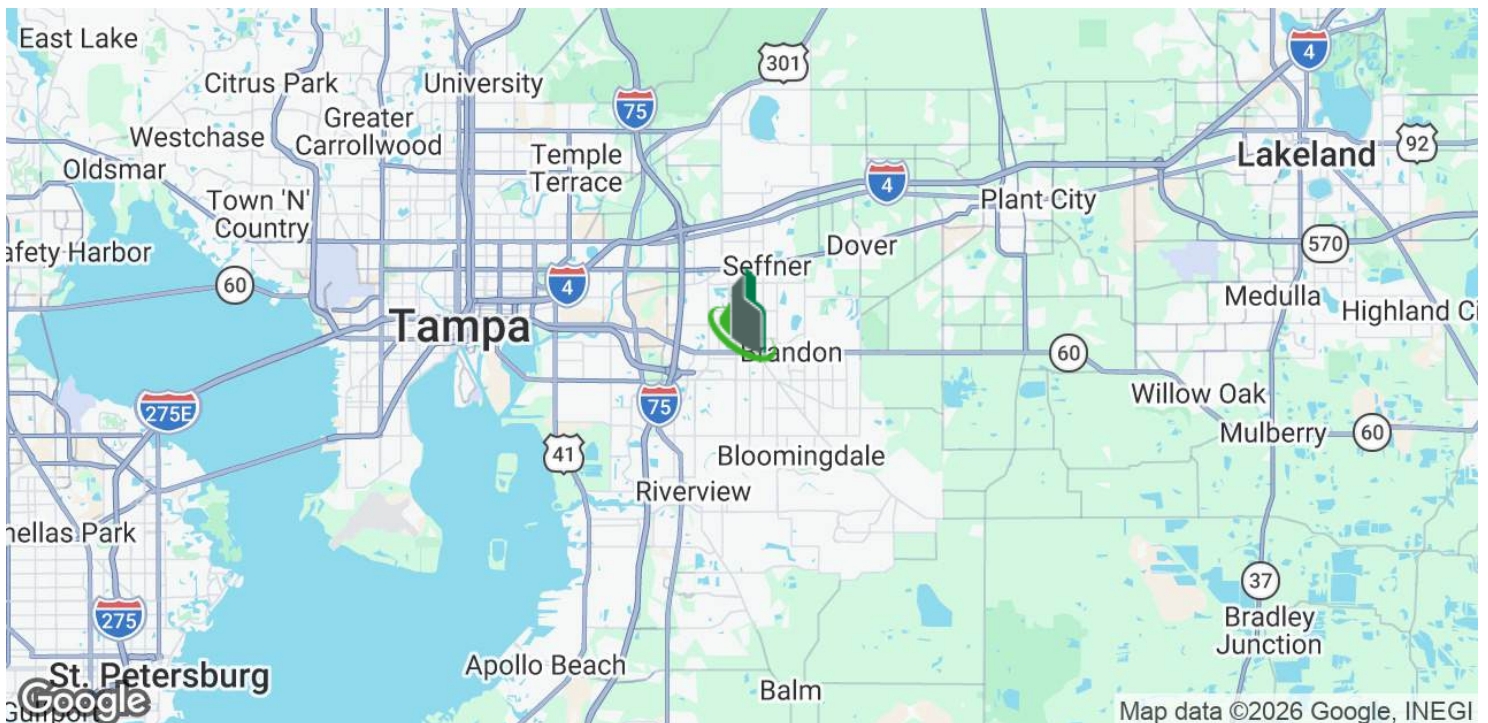
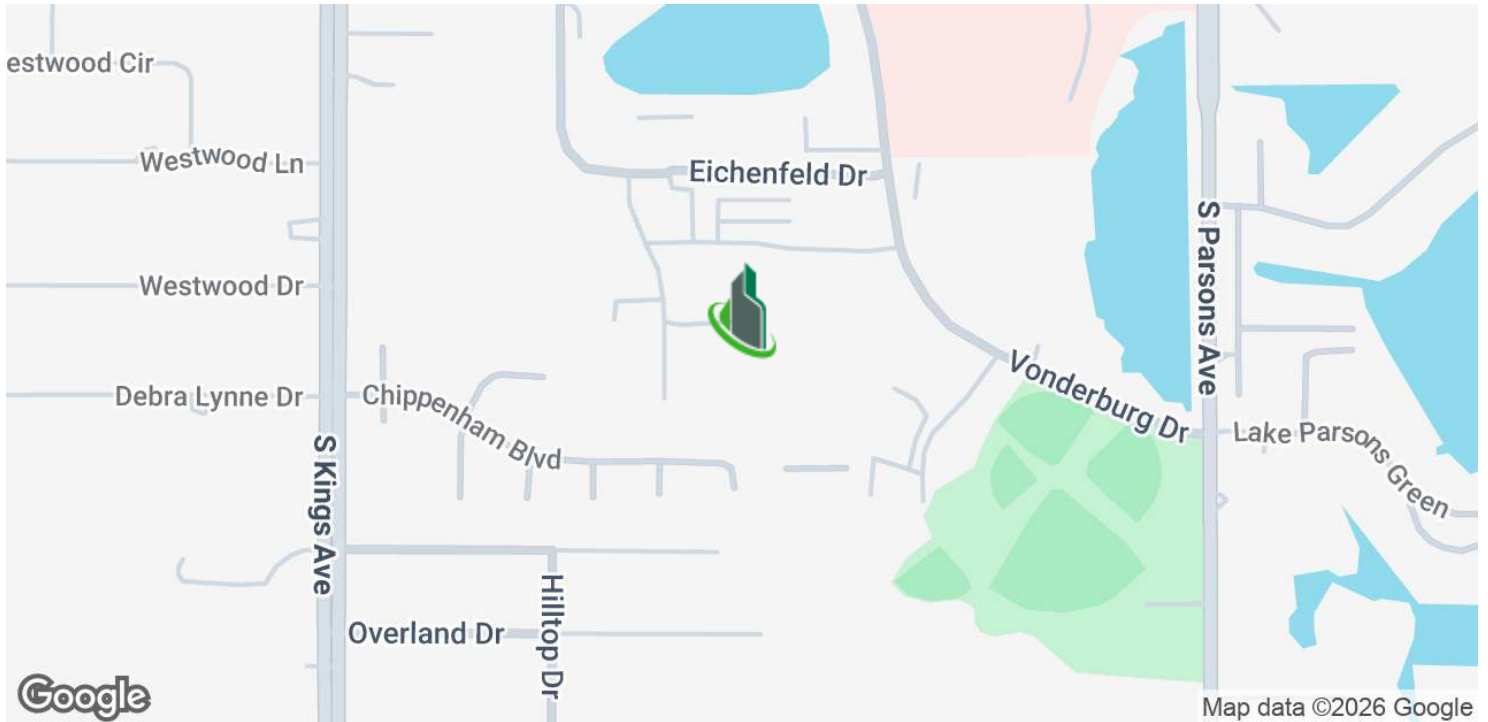




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Location Map



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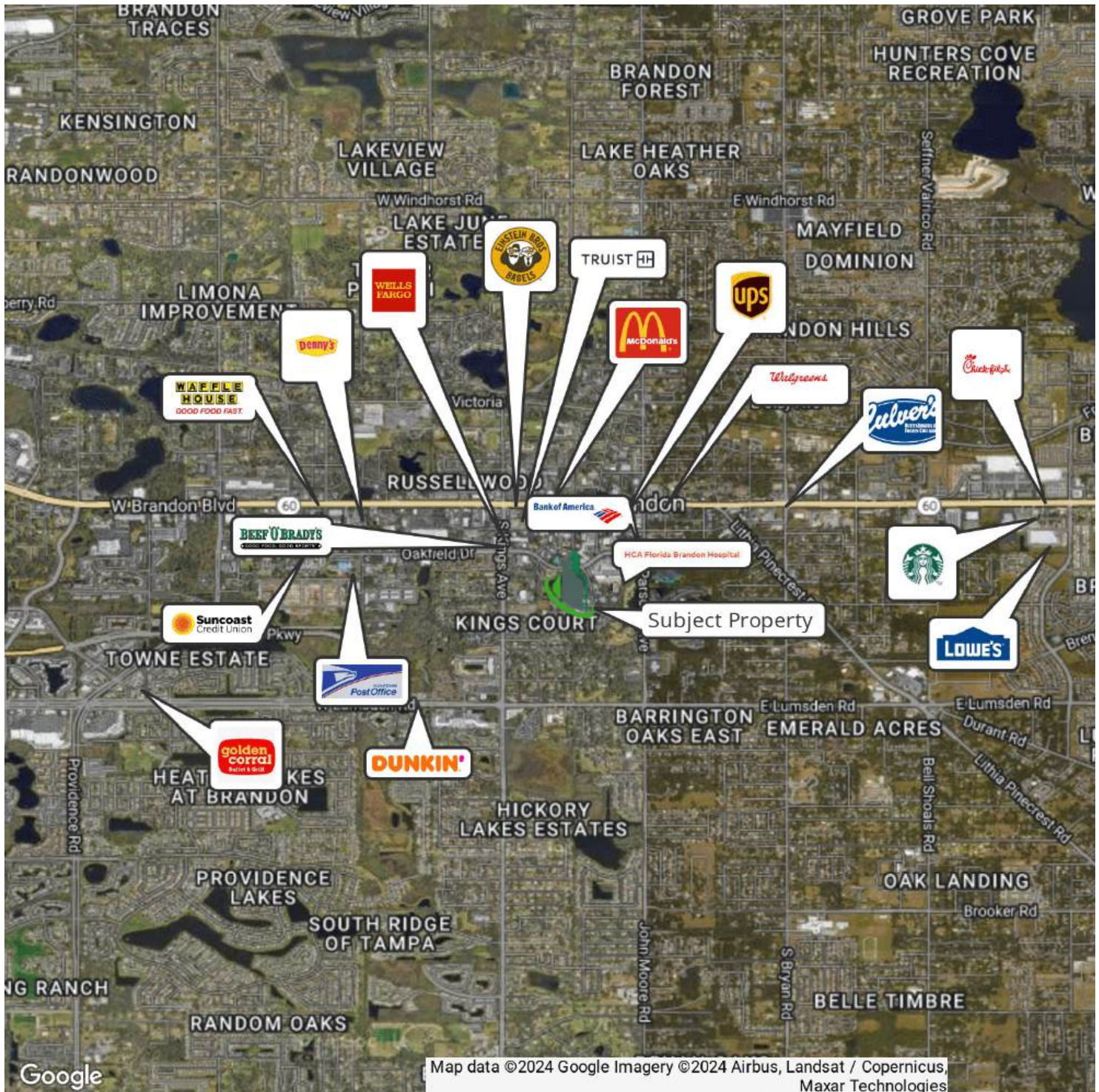




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### Retailer Map



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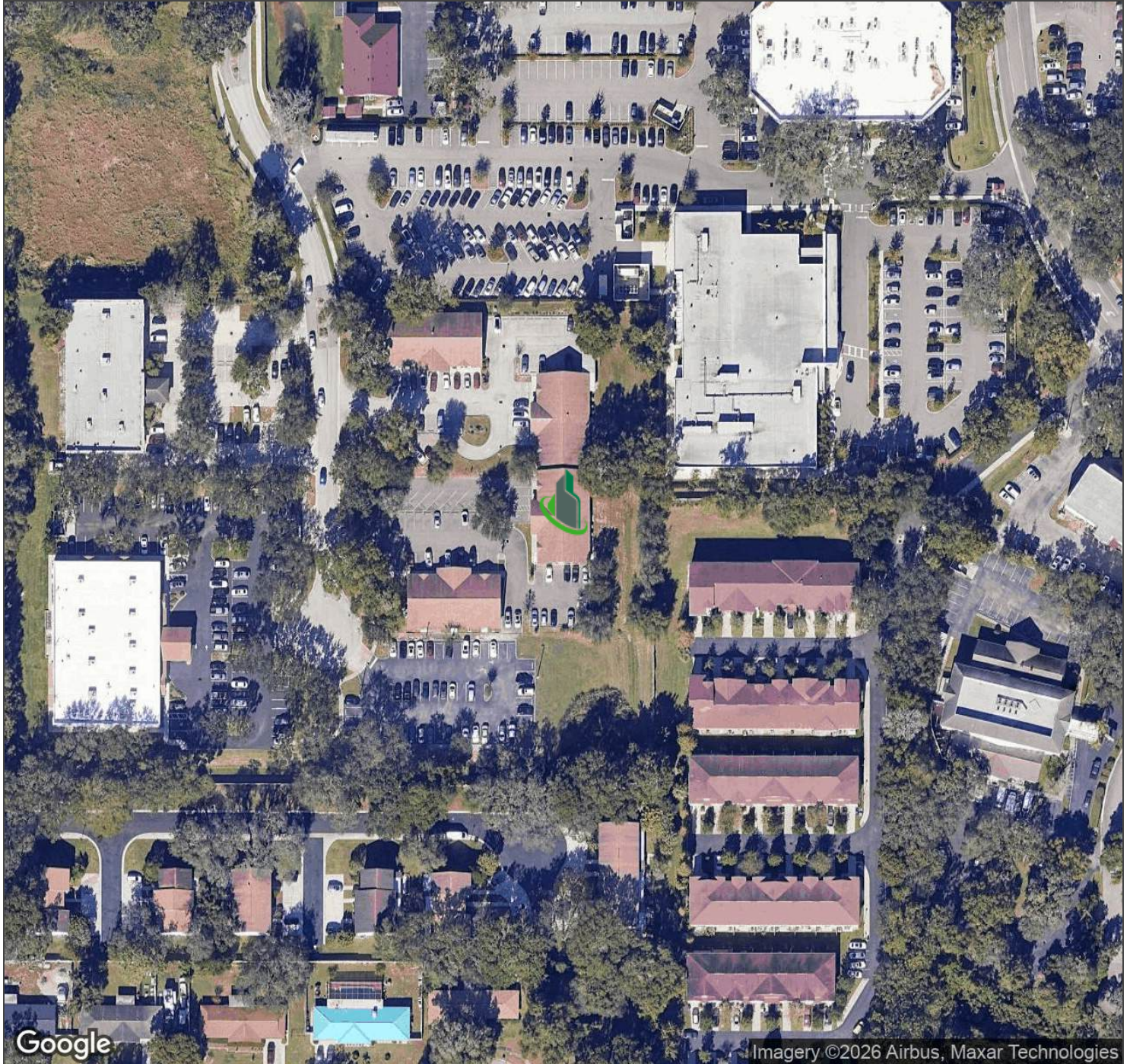
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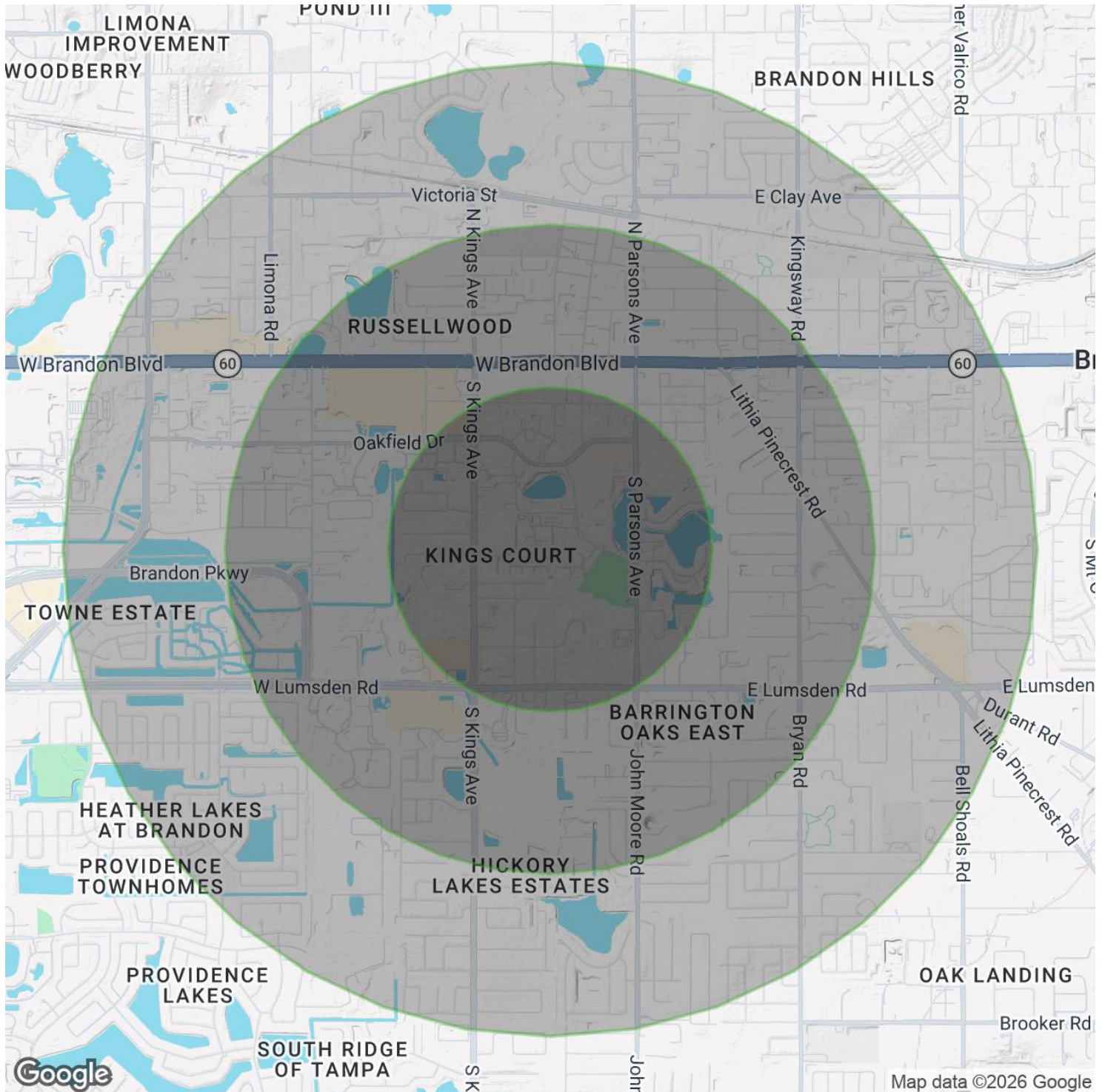




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### Demographics Map & Report



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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 |
|--------------------------------|------------|

2020 American Community Survey (ACS)