



162 WEST ROBERTSON STREET BRANDON, FL 33511

FREE STANDING MEDICAL OFFICE

FOR LEASE

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REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER



PROPERTY OVERVIEW

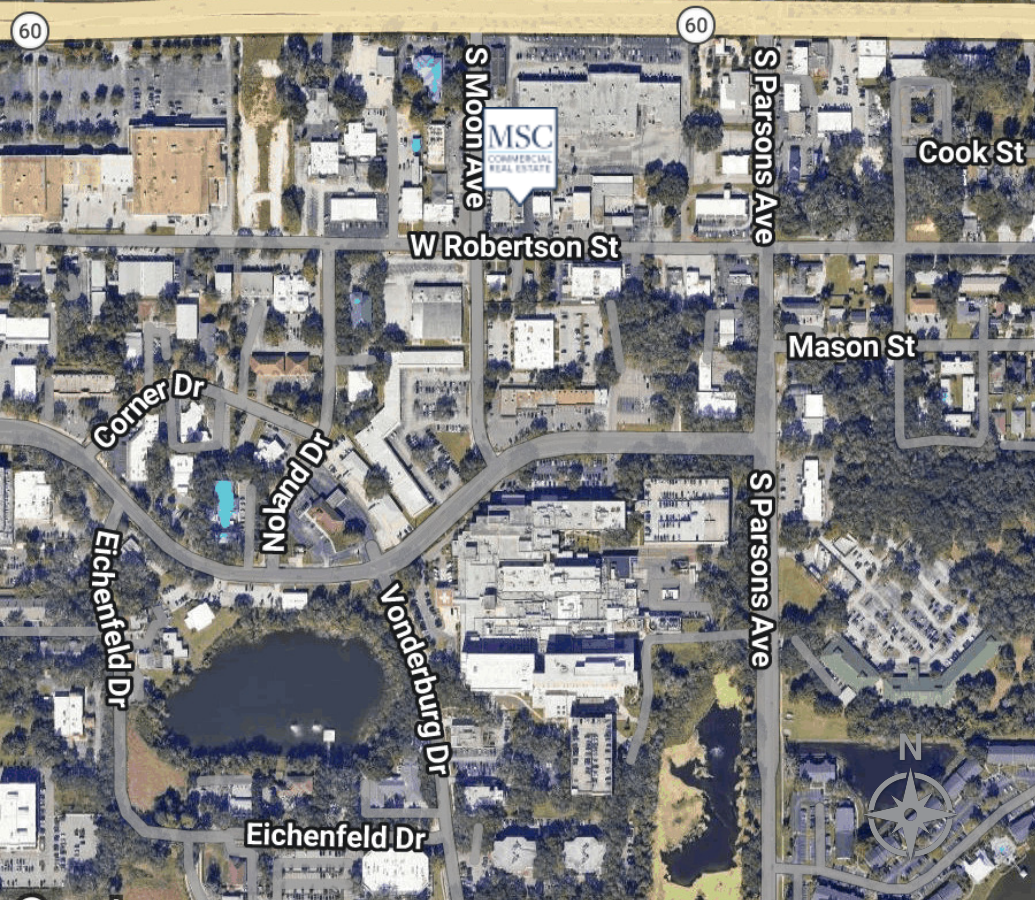
162 W Robertson Street offers a 2,532 SF freestanding medical office building ideally suited for a range of medical users including pain management, dental, wellness, and med spa. The property features an efficient layout with existing exam rooms, private offices, and a dedicated reception and waiting area designed to support seamless day-to-day operations. Ideally located just south of Brandon Boulevard (Route 60), the property benefits from strong accessibility within one of Brandon’s most active commercial corridors. The space is move-in ready with an existing medical buildout in place.

KEY HIGHLIGHTS

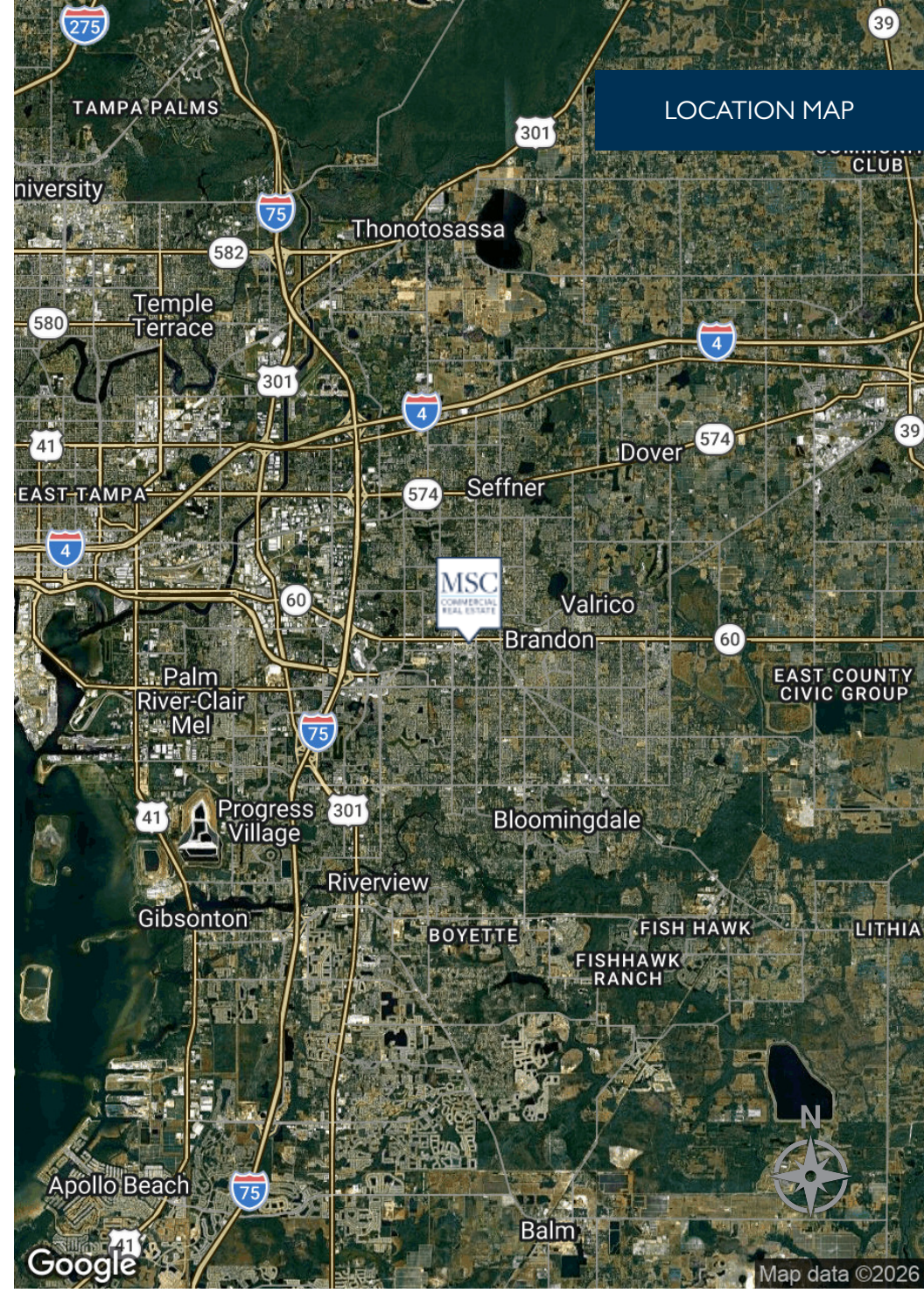
- Freestanding Medical Building
- Move-In Ready Medical Buildout
- 25 On-Site Parking Spaces
- Just Off Brandon Blvd (70,000+ AADT)
- Functional Layout with 4 Exam Rooms

PROPERTY SUMMARY

Available Space:	2,532
Lease Rate:	\$19 SF/yr (NN \$8.28 SF/yr)
Lease Term:	3 - 5 Years
Lot Size:	11,274 SF
Year Built:	1964
Parking Spaces:	25
Zoning:	CG (Commercial General)
County:	Hillsborough
Market:	Tampa
Submarket:	Brandon



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LOCATION MAP



PROPERTY DESCRIPTION

The property is configured for medical use, featuring 4 exam rooms (without sinks), 4 private offices, a dedicated reception and waiting area, 2 private restrooms, 1 public restroom, and a kitchenette/break room. The layout is designed to support efficient patient flow and day-to-day operations. Approximately 25 dedicated on-site parking spaces with no shared tenancy constraints provide convenient access for both staff and patients—an important advantage for medical and service-oriented tenants.

LOCATION DESCRIPTION

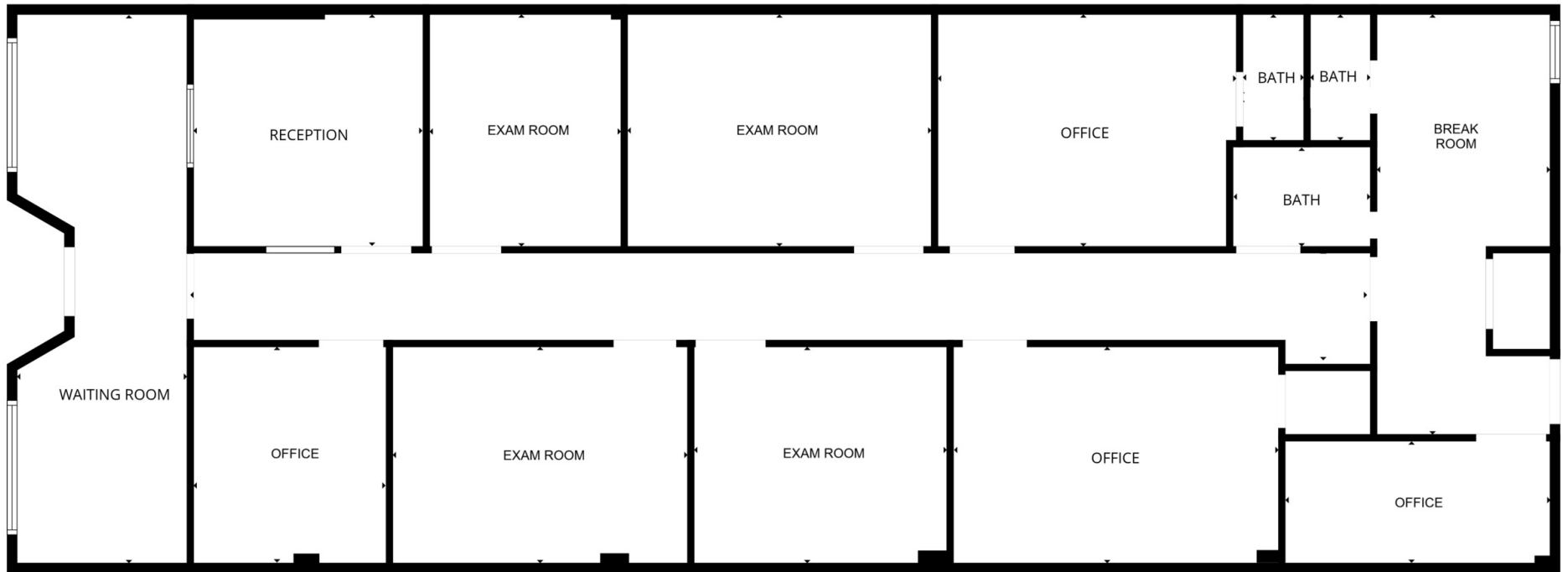
Located just south of Brandon Boulevard (Route 60), the property benefits from proximity to one of the area's busiest commercial corridors, with traffic counts exceeding 70,000 vehicles per day. The surrounding area includes a strong mix of national retailers, medical users, and dense residential communities, providing a built-in patient base. Convenient access to Route 60, Kings Avenue, and Interstate 75 allows for easy connectivity throughout the Tampa Bay region.



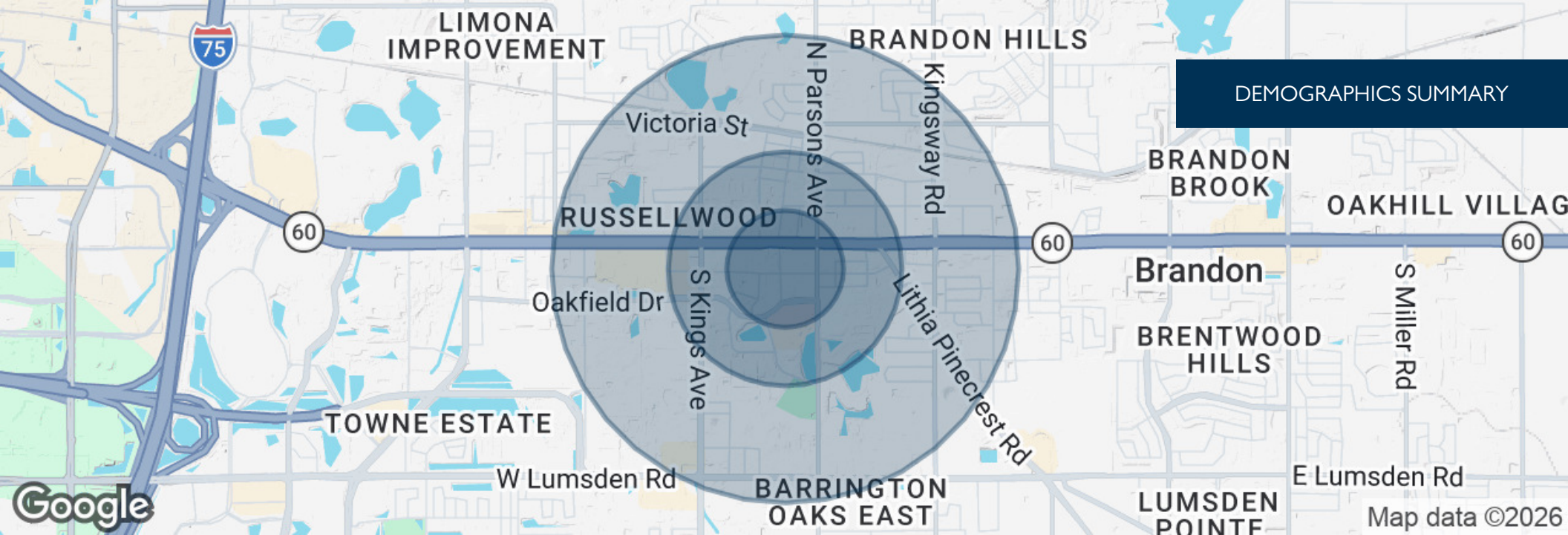


PHOTOS





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	520	2,373	9,204
Average Age	30.6	34.8	39.1
Average Age (Male)	27.0	30.3	34.8
Average Age (Female)	34.4	38.9	42.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	1,009	3,855
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$44,705	\$51,567	\$68,009
Average House Value	\$190,753	\$239,957	\$265,854

2023 American Community Survey (ACS)