

OFFICE / MEDICAL SPACES FOR LEASE

510 Vonderburg Drive Brandon, FL 33511



PROPERTY HIGHLIGHTS:

- Suite 214-A Available - 790 RSF
- Suite 302 - 1,336 RSF Available Soon
- Convenient access to Brandon Regional Hospital (0.6 miles to the North)
- 65 surface parking spaces, 50 covered parking spaces
- The property features a large atrium, 2 elevators, 24 hour access, minutes to I-75 and the Crosstown Expressway
- Area retailers include: Publix, Burlington, Petsmart, Walmart Neighborhood Market, Aldi, Burger King, Subway, Wendys, Pizza Rock
- Building Size: 48,922 SF
- Typical floor size: 16,307 SF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,580	104,322	229,617
2024 Estimated Households	3,573	41,251	89,089
INCOME			
2024 Estimated Avg HH Income	\$80,005	\$104,628	\$106,604
AGE			
Median Age	38	37	37
DAYTIME DEMOS			
Number of Businesses	1,590	6,223	12,557
Number of Employees	10,843	37,706	85,151
Total Daytime Population	13,732	66,813	147,603
TRAFFIC COUNTS			
W Brandon Blvd	66,500 AADT		
I-75	102,500 AADT		
Lumsden Rd W	29,500 AADT		



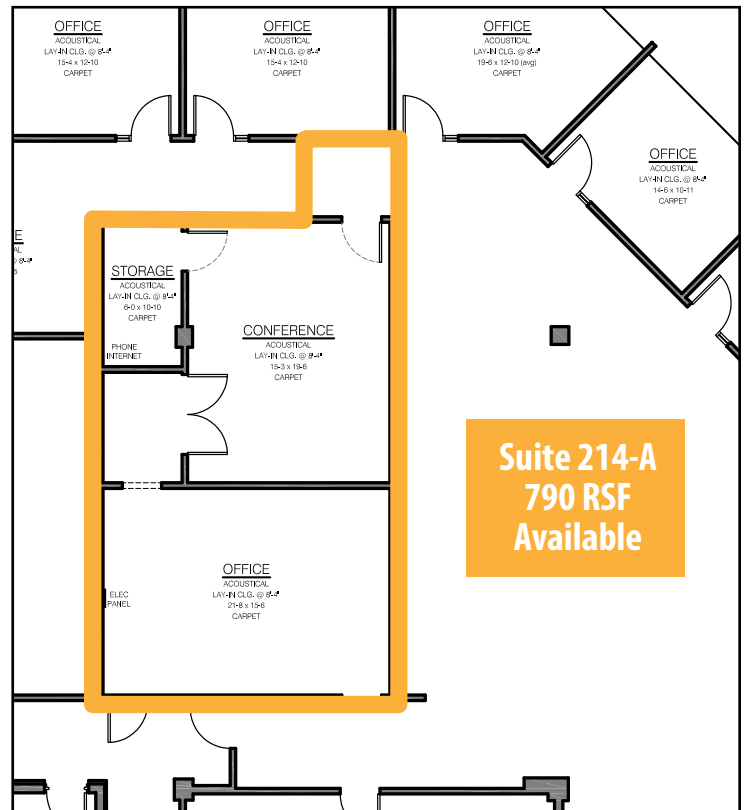
FOR LEASING INFORMATION

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