BRANDON MEDICAL PAVILION

MEDICAL OFFICE BUILDING

403 S KINGS AVENUE BRANDON, FL 33511





Building owned and managed by **HEALTHCARE REALTY**

BRIAN BREEDING, CCIM

Director +1 813 204 5369 brian.breeding@cushwake.com WENDY GIFFIN

Managing Director +1 727 599 3799 wendy.giffin@cushwake.com

Opportunity

- Two story modern Class A medical building
- Anchored by Florida Cancer Specialists
- Built in 2016
- 6.00:1,000 SF Parking Ratio
- Two blocks from Brandon Regional Hospital
- Corner exposure
- Pylon signage available
- Covered drop off canopy

39,672 RSF

DEMOGRAPHICS

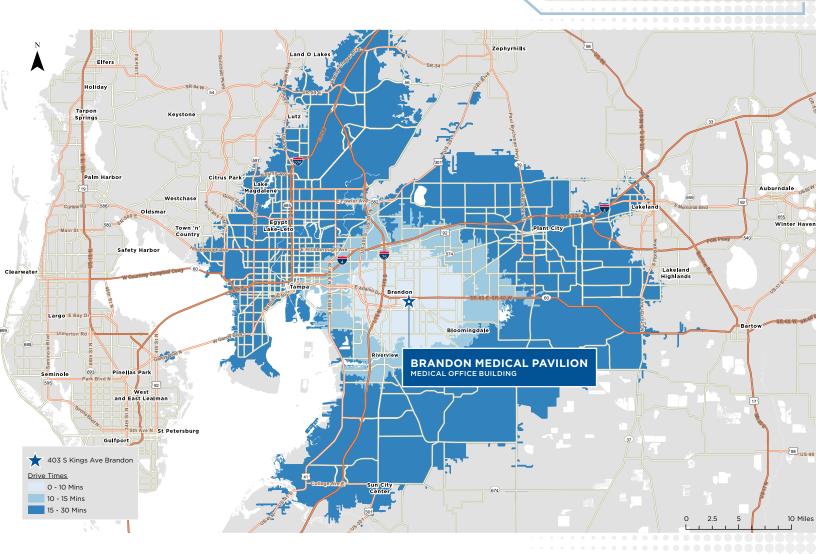
1 MILE 3 MILES 5 MILES
2023 TOTAL

2023 TOTAL POPULATION 8,398

2023 MEDIAN AGE 38.6 Yrs

2023 AVERAGE HOUSEHOLD INCOME \$64,547

8,398 99,883 232,259
38.6 Yrs 38.5 Yrs 38.5 Yrs
\$64,547 \$82,184 \$82,704





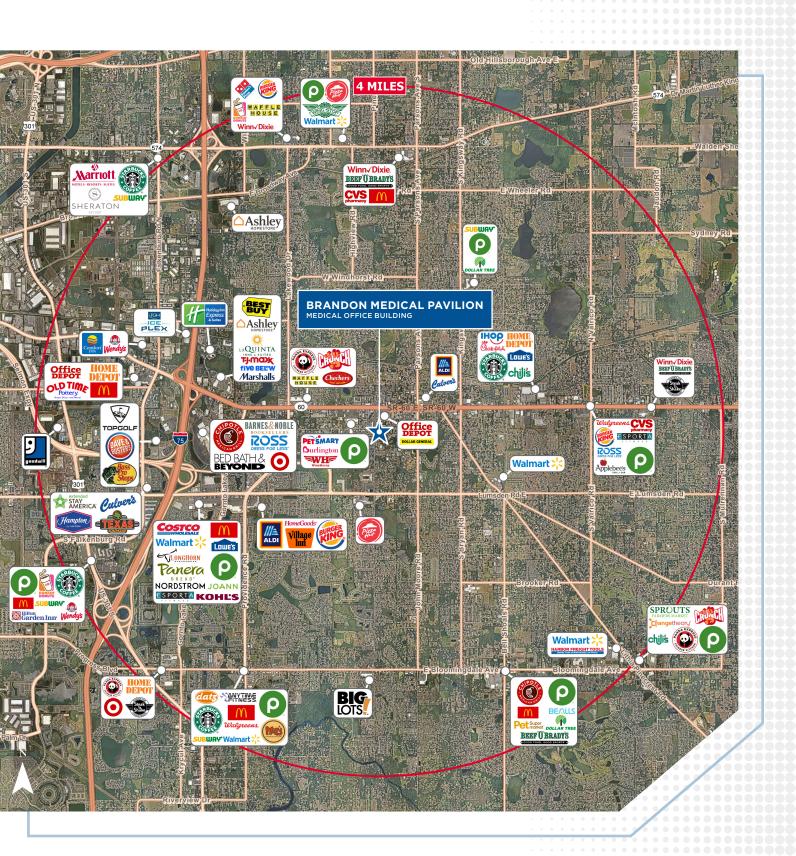
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Nearby Amenities





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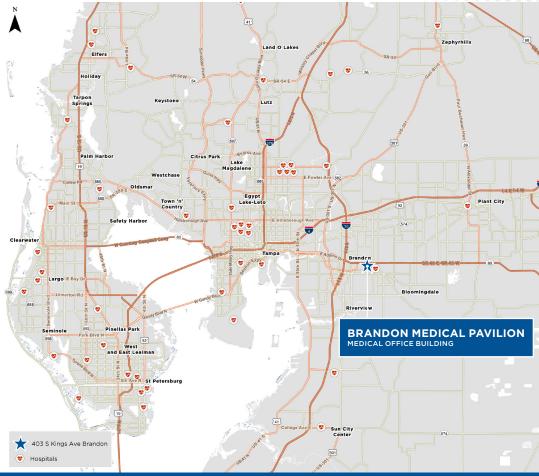
MEDICAL OFFICE BUILDING

Nearby Medical









Premier Medical Office Space for Lease

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Director Florida Healthcare Advisory Practice +1 813 204 5369 brian.breeding@cushwake.com

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