

1532 OAKFIELD DRIVE

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the Heart of Brandon Business Corridor

 **AVAILABLE JULY 1, 2026**

Move-in ready professional office space in Brandon



PROPERTY OVERVIEW

Take advantage of this exceptional opportunity to lease a well-appointed professional office building in the heart of Brandon's established medical and professional corridor.

Conveniently located on Oakfield Drive, just minutes from Brandon Regional Hospital, SR-60, and I-75, this property offers excellent accessibility for both clients and employees.

The existing floor plan features a highly functional layout suitable for a variety of professional, medical, counseling, therapy, wellness, or administrative office users.

Formerly occupied by a chiropractic practice, the space includes multiple private offices and treatment rooms, reception and waiting areas, administrative workspaces, restrooms, and ample storage.

NOW LEASING

3080 SF OFFICE SUITE

\$28.00 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

\$7,186.67

IDEAL USES

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

BRANDON 33511 MARKET DEMOGRAPHICS

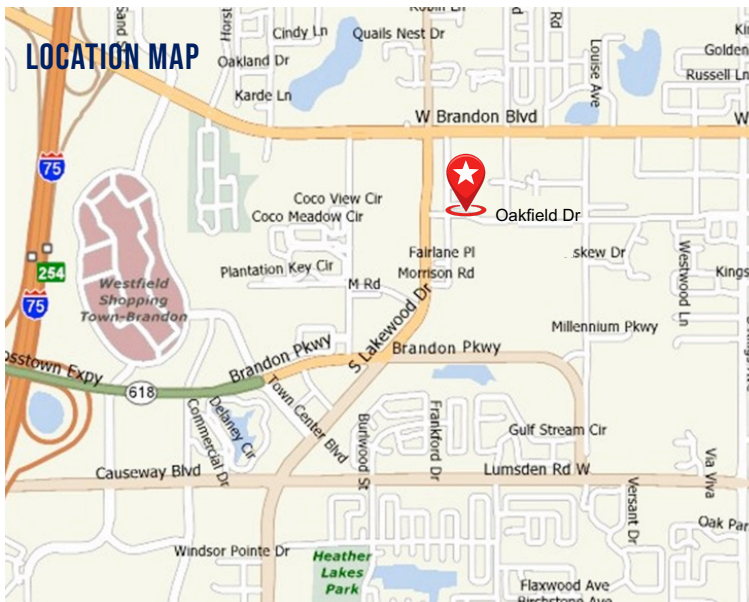
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Estimated Population	12,400	78,900	192,500
 Average Household Income	\$109,800	\$104,600	\$99,200
 Median Household Income	\$94,100	\$90,300	\$85,400
 Total Households	4,700	30,100	72,800
 Daytime Population	10,500	61,300	149,800
 Bachelor's Degree or Higher	35%	37%	36%
 Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:

 **Carl Stickeler**
(813) 390-0951

 cstickeler@gmail.com



HILLSBOROUGH'S FINEST REAL ESTATE TEAM
Your Success is Our Goal!

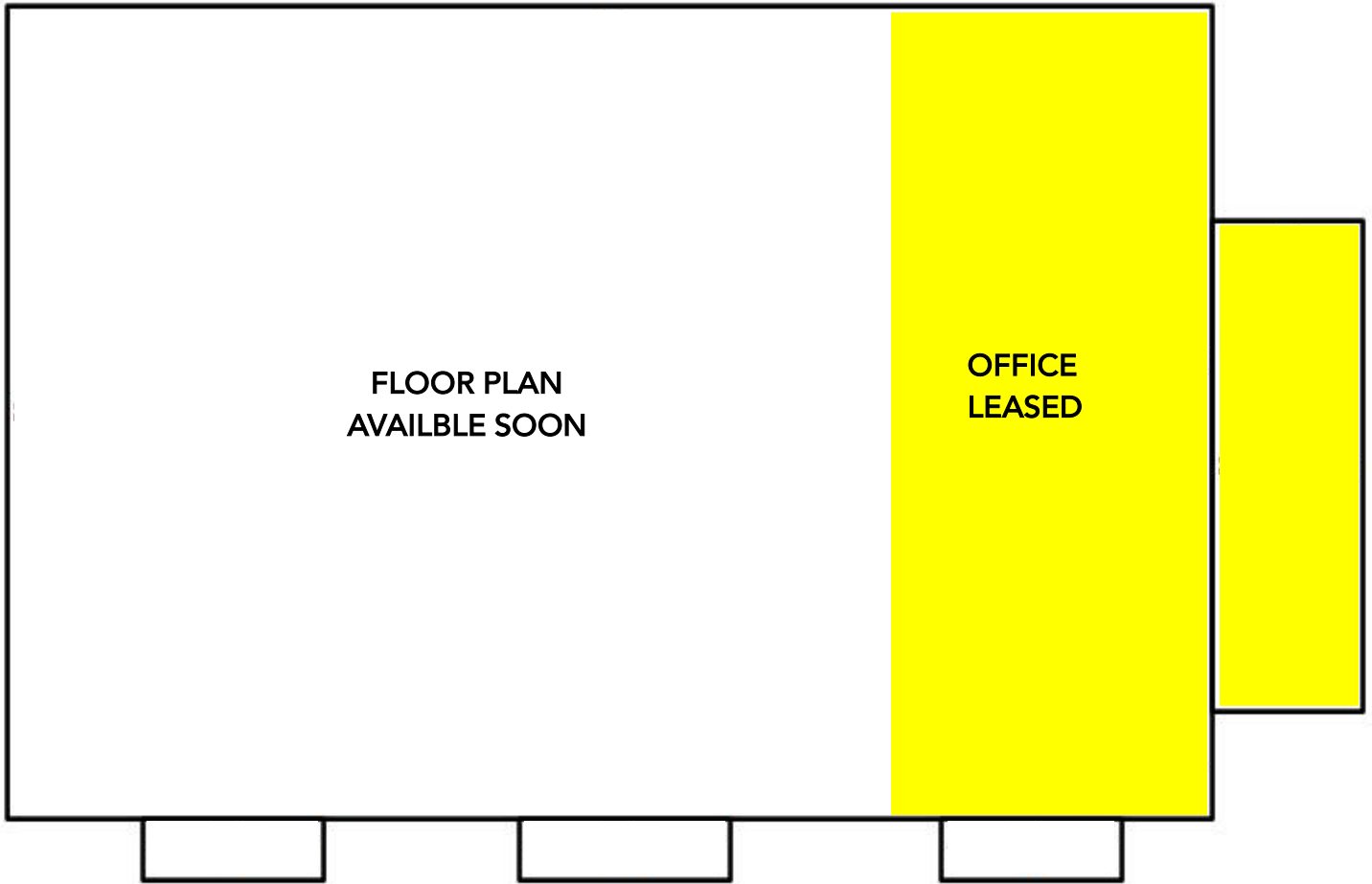
TURNER COLE COMPANY
REAL ESTATE SERVICES



www.TurnerCole.com

1532 OAKFIELD DRIVE
— BRANDON, FLORIDA 33511 —

FLOOR PLAN 3,080 SF
(drawing not to scale)



PROPERTY FEATURES

Well-maintained. Professionally Managed. Built for Your Business.



**4+ /1,000 SF
PARKING RATIO**

Ample, convenient parking for employees and visitors



**MODIFIED GROSS
RENTAL STRUCTURE**

Simplified leasing with many operating expenses included in the rent



**MEDICAL &
PROFESSIONAL
OFFICE SETTING**

Ideal for medical, professional and service-oriented businesses



**PRIME
BRANDON LOCATION**

Centrally located near Brandon Regional Hospital, shopping dining and major roadways



**EXCELLENT
ACCESSIBILITY**

Minutes for I-75 and the Selmon Expressway for easy regional access.



**LARGE SIGNAGE
OPPORTUNITY**

Large street pylon sign provides great visibility for your business.

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