

BRANDON MEDICAL PAVILION

MEDICAL OFFICE BUILDING

403 S KINGS AVENUE
BRANDON, FL 33511

Premier Medical Office Space for Lease



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

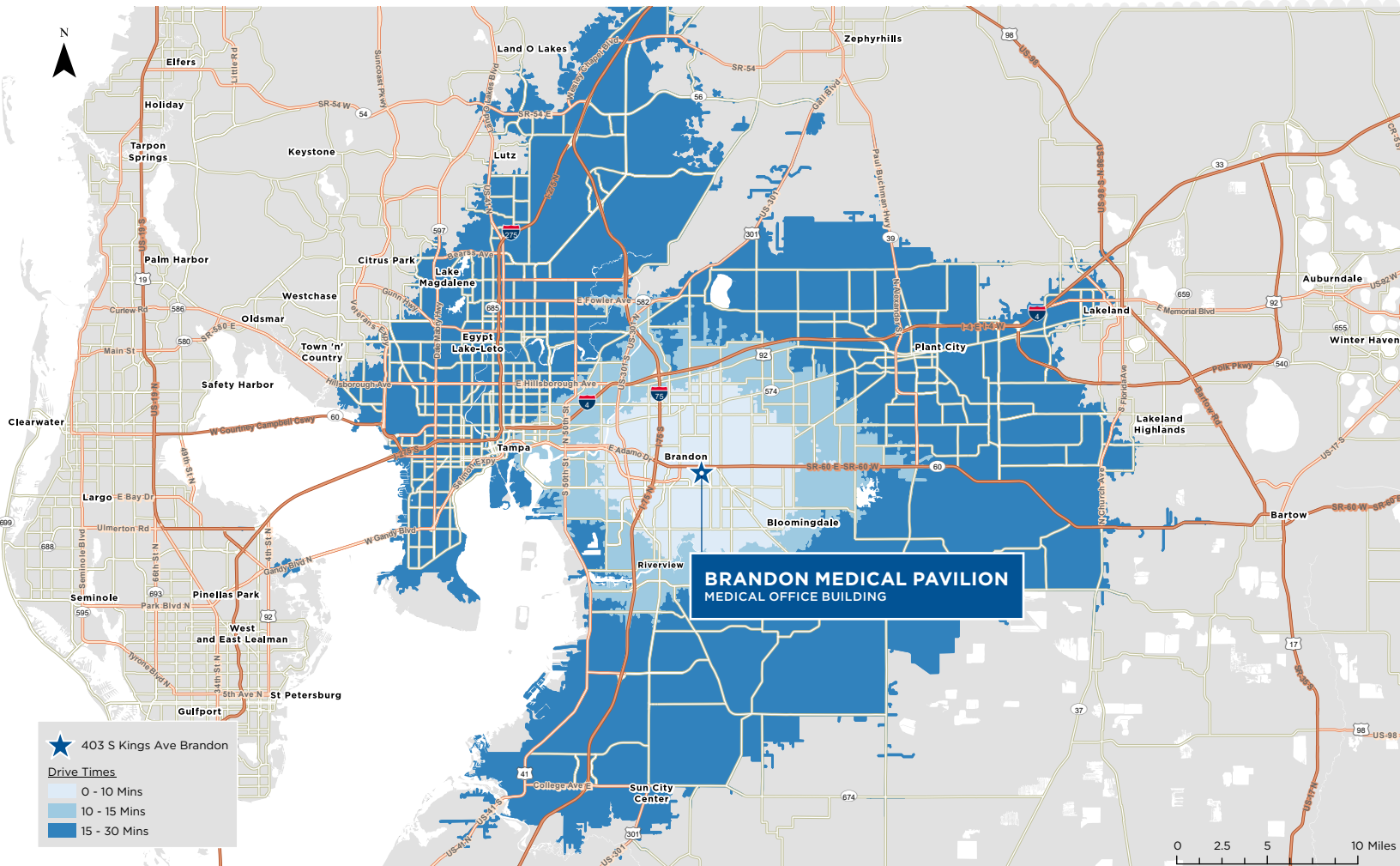
- Two story modern Class A medical building
- Anchored by Florida Cancer Specialists
- Built in 2016
- 6.00:1,000 SF Parking Ratio
- Two blocks from Brandon Regional Hospital
- Corner exposure
- Pylon signage available
- Covered drop off canopy

SIZE

39,672 RSF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 TOTAL POPULATION	8,398	99,883	232,259
2023 MEDIAN AGE	38.6 Yrs	38.5 Yrs	38.5 Yrs
2023 AVERAGE HOUSEHOLD INCOME	\$64,547	\$82,184	\$82,704



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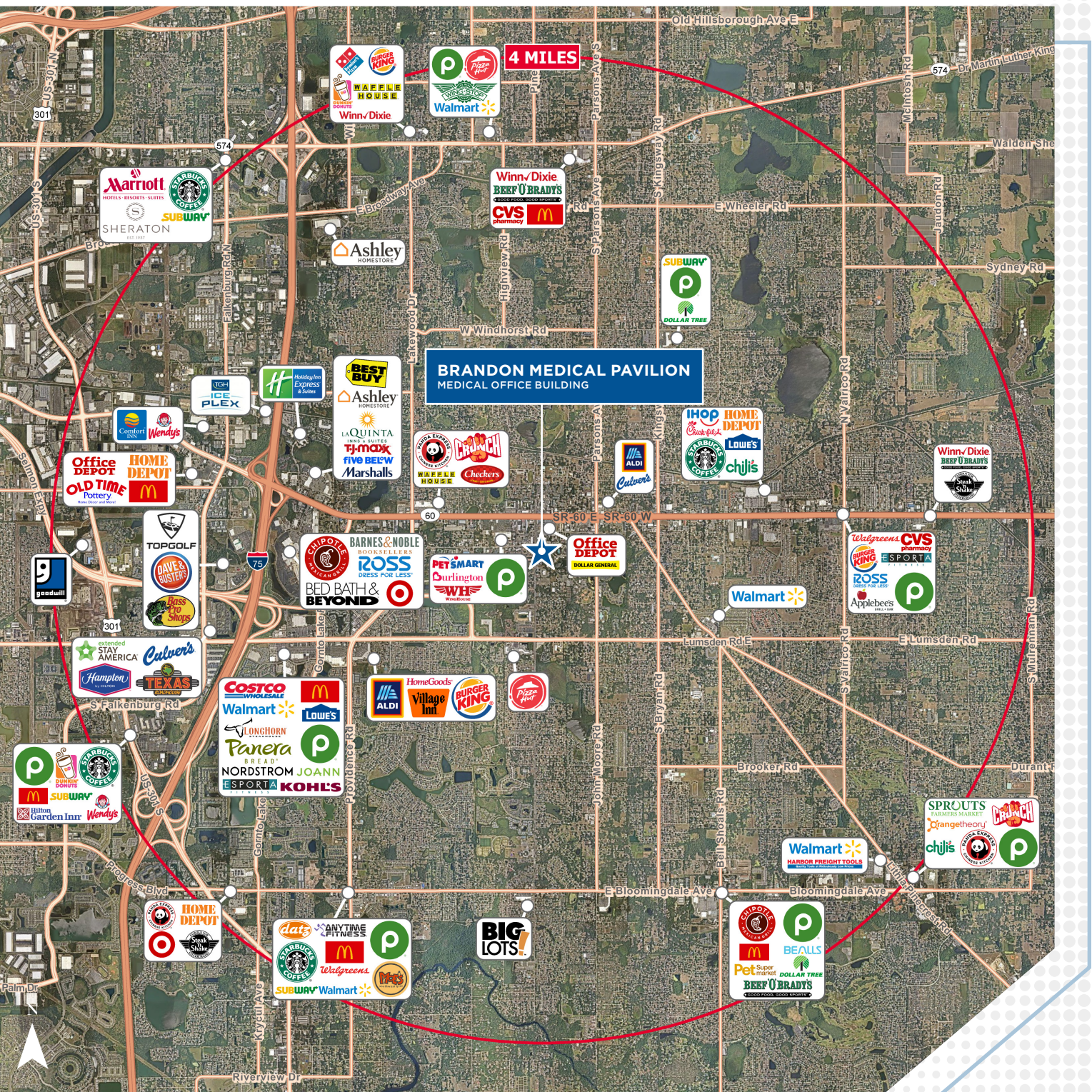
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Nearby Amenities



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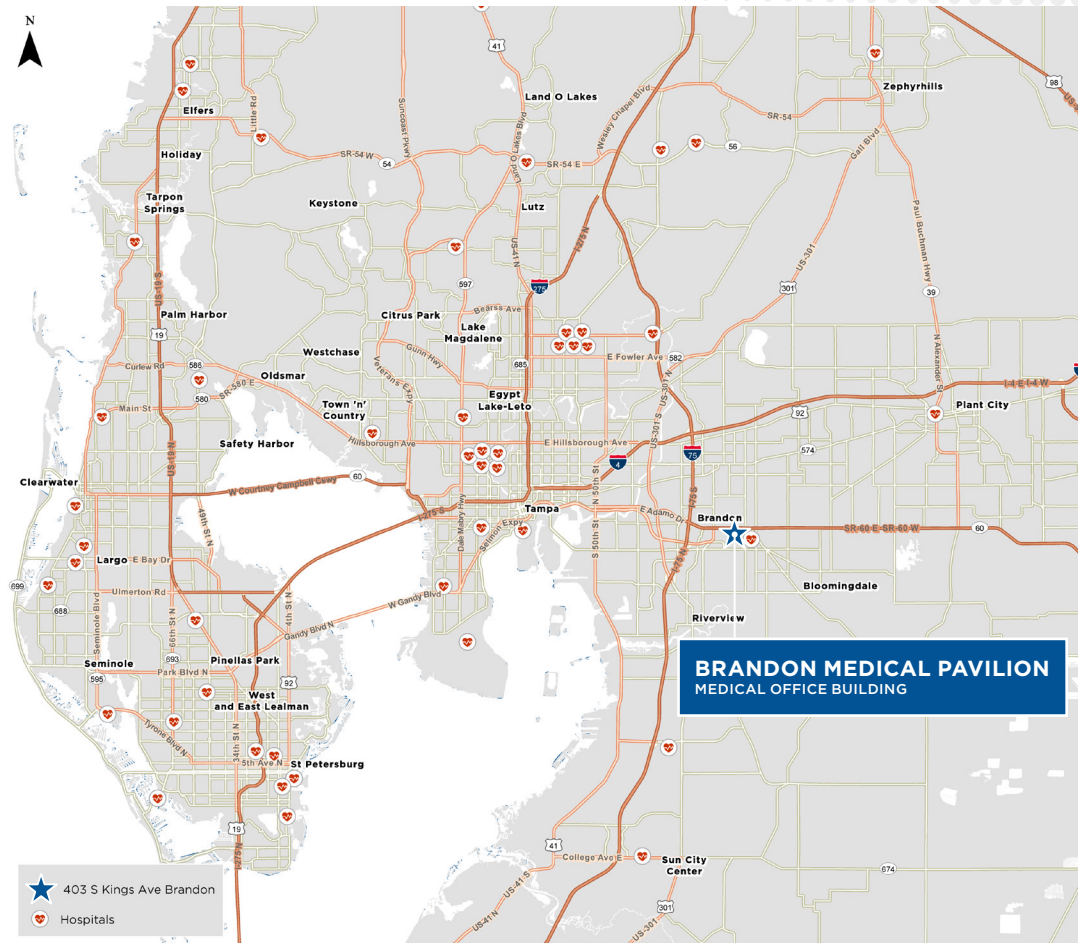
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Nearby Medical



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