

# BRANDON GATEWAY MEDICAL PLAZA

CLASS A MEDICAL OFFICE SPACE | 2,849 RSF AVAILABLE

# 560

## S Lakewood Dr.

BRANDON, FL 33511



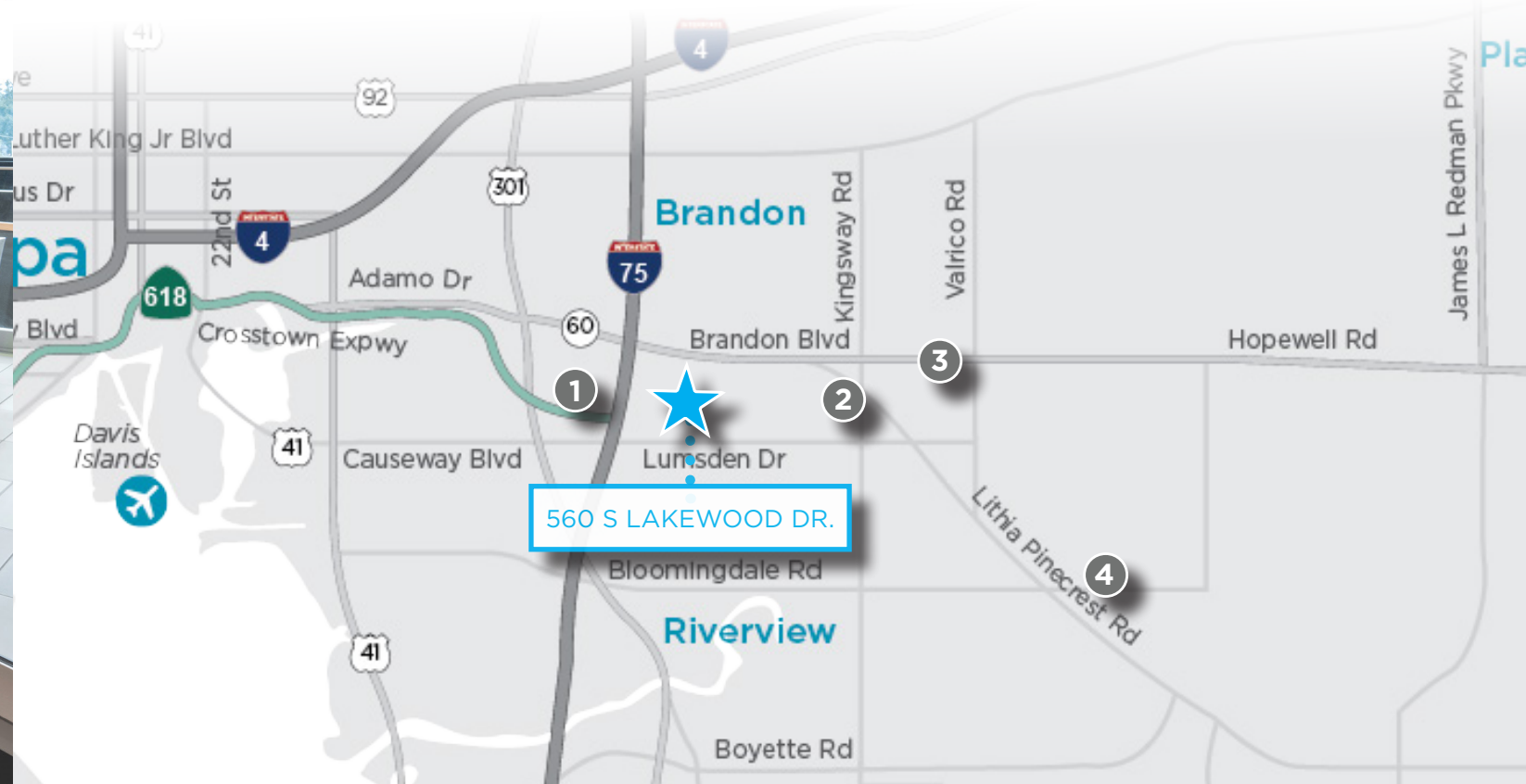
CUSHMAN &  
WAKEFIELD

## BRANDON GATEWAY MEDICAL PLAZA

Is a two-story purpose-built medical office building that was completed in 2018 and located directly at the intersection of three major thoroughfares in Brandon, FL. The vacant suite is on the second floor of the building, directly outside of the elevator, and contains roughly 2,849 square feet. It is currently in shell condition and is ready for a medical practice to build out to their specs. The parking ratio for this building is above market at 5.6:1,000 sf and the ownership has recently installed electronic vehicle charging stations. Adding to the purpose-built nature of this building, there is a covered patient drop off at the front entrance. This highly desirable and highly visible location is one of only a select few vacancies in a newer class A medical office building. It is the perfect opportunity for a medical practice that will benefit from a high visibility location and known location within the Brandon submarket.



- |   |                              |           |       |   |                                   |           |        |
|---|------------------------------|-----------|-------|---|-----------------------------------|-----------|--------|
| 1 | TAMPA GENERAL HEALTHPLEX     | 2.5 MILES | 8 Min | 3 | ADVENTHEALTH FREESTANDING ER      | 2.5 MILES | 8 Min  |
| 2 | HCA FLORIDA BRANDON HOSPITAL | 2.5 MILES | 8 Min | 4 | BAYCARE HEALTH HUB - BLOOMINGDALE | 5.9 MILES | 15 Min |



2,849 RSF

### STRATEGIC LOCATION & BUILDING FEATURES

- Building built in 2018, available suite in shell condition
- Abundant parking with a ratio of 5.6:1,000 sf
- Brand new Electric Vehicle charging stations
- Easy access and visibility off of Brandon Pkwy, Lakewood Dr. and Providence Rd. in Brandon
- Generous Tenant Improvement Allowance
- Suite located on 2nd floor immediately adjacent to the elevator and staircase
- Window lined exterior allows for abundant natural light into the suite
- Two other tenants in the building are Florida Orthopaedic Institute and HCA Healthcare

being offered for qualified leases

# AREA AMENITIES

## ARTS & ENTERTAINMENT

1. Painting with a Twist
2. Pinot's Palette
3. Topgolf
4. Dave & Buster's

## HEALTH CLUBS / GYMS

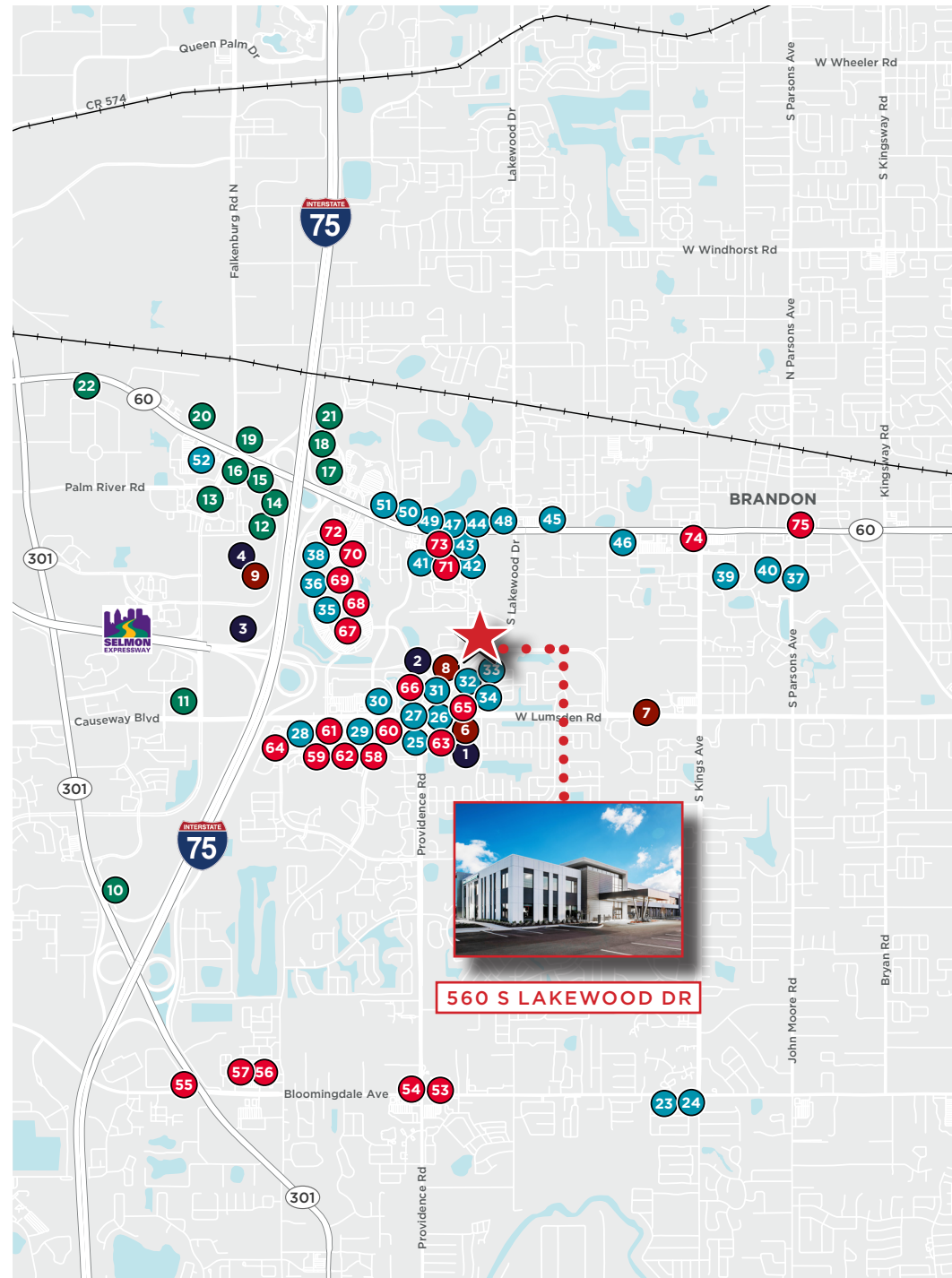
5. Urban Kai
6. Fitness For \$10
7. FX Fitness Studio
8. My Gym
9. Bass Pro Shops

## HOTELS

10. Hilton Garden Inn
11. Hampton Inn
12. Home2 Suites
13. SpringHill Suites
14. Homewood Suites
15. Embassy Suites
16. Fairfield Inn
17. La Quinta
18. Extended Stay America
19. La Quinta by Wyndham
20. Comfort Suites
21. Holiday Inn
22. Clarion Inn

## RESTAURANTS

23. The Stein & Vine
24. Bin + Board
25. Latin Bowl Restaurant
26. Jasmine Thai
27. Bonefish Grill
28. Mellow Mushroom
29. First Watch
30. Glory Days Grill
31. Kanji Sushi & Ramen
32. Carrabba's Italian Grill
33. Tsunami Sushi & Hibachi Grill
34. Vine Vegan
35. The Cheesecake Factory
36. Bahama Breeze
37. Pizza Rock
38. Azteca D'Oro



# THE NEIGHBORHOOD

## BRANDON TOWN CENTER



**550+**  
RESTAURANTS  
within 5 miles

**950+**  
RETAIL OPTIONS  
within 5 miles

**70+**  
ENTERTAINMENT SPOTS  
within 5 miles

# THE PROPERTY



MAIN LOBBY

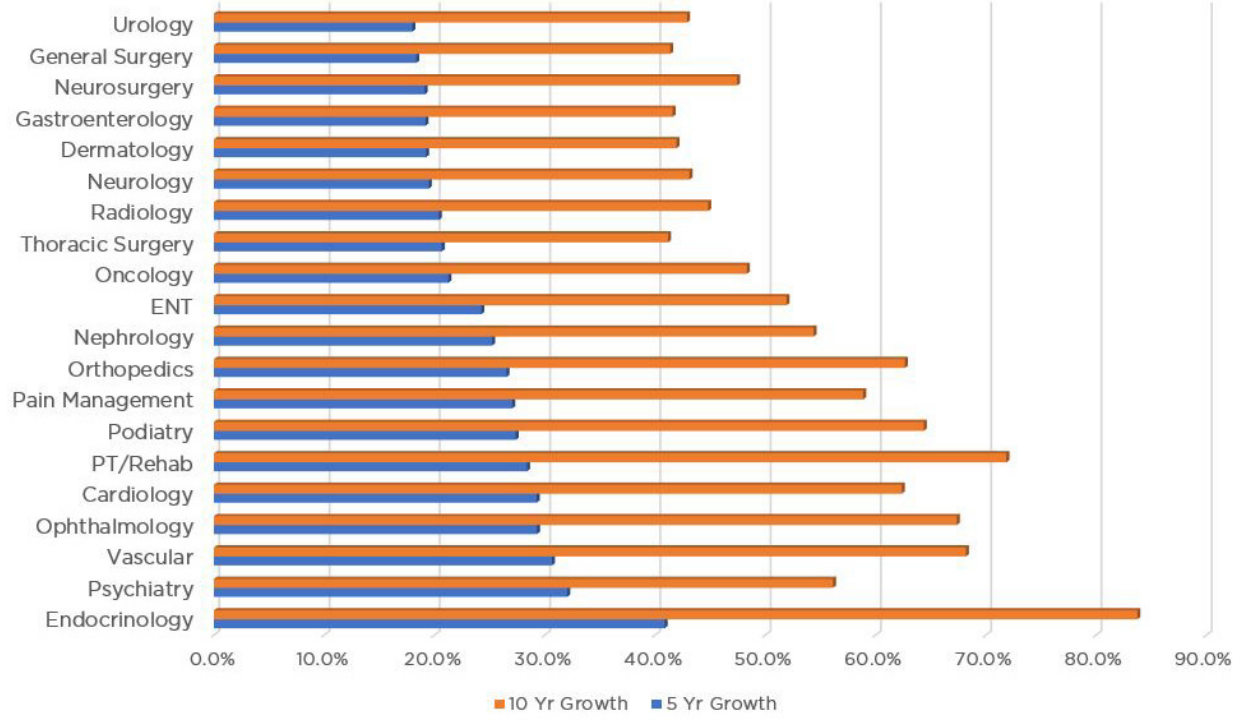


HIGH PROFILE TENANTS



PORTE COCHERE

## DYNAMIC SERVICE LINE GROWTH



10 Yr Growth 5 Yr Growth

# AREA DEMOGRAPHICS

WITHIN 5 MILES



236,756

TOTAL POPULATION



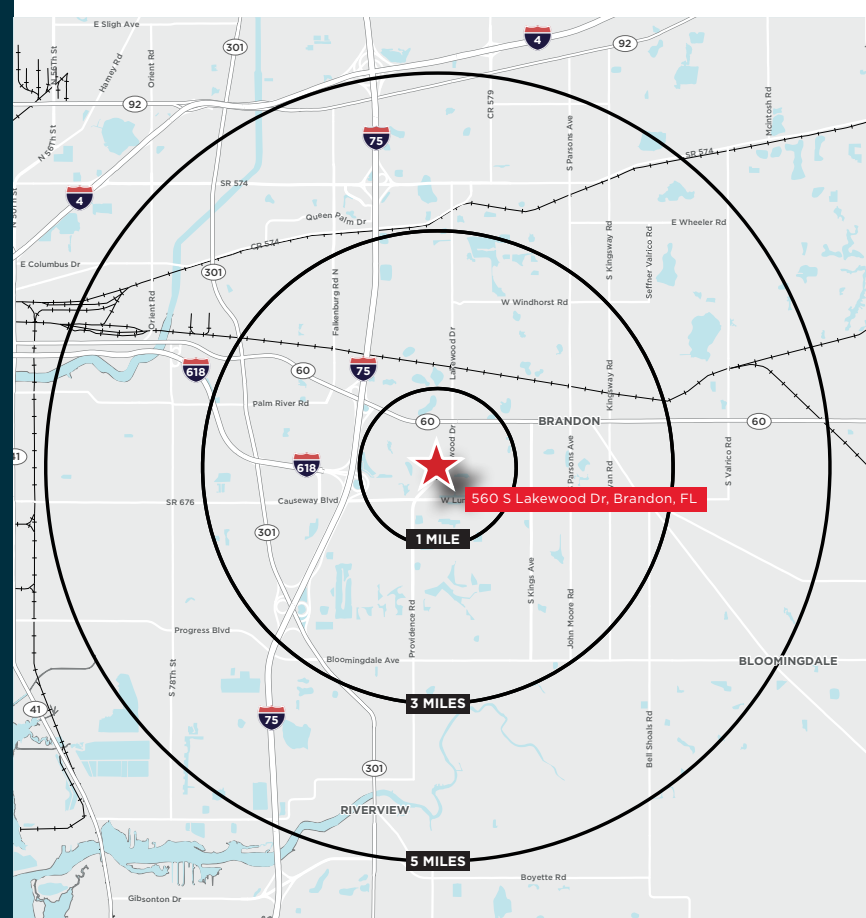
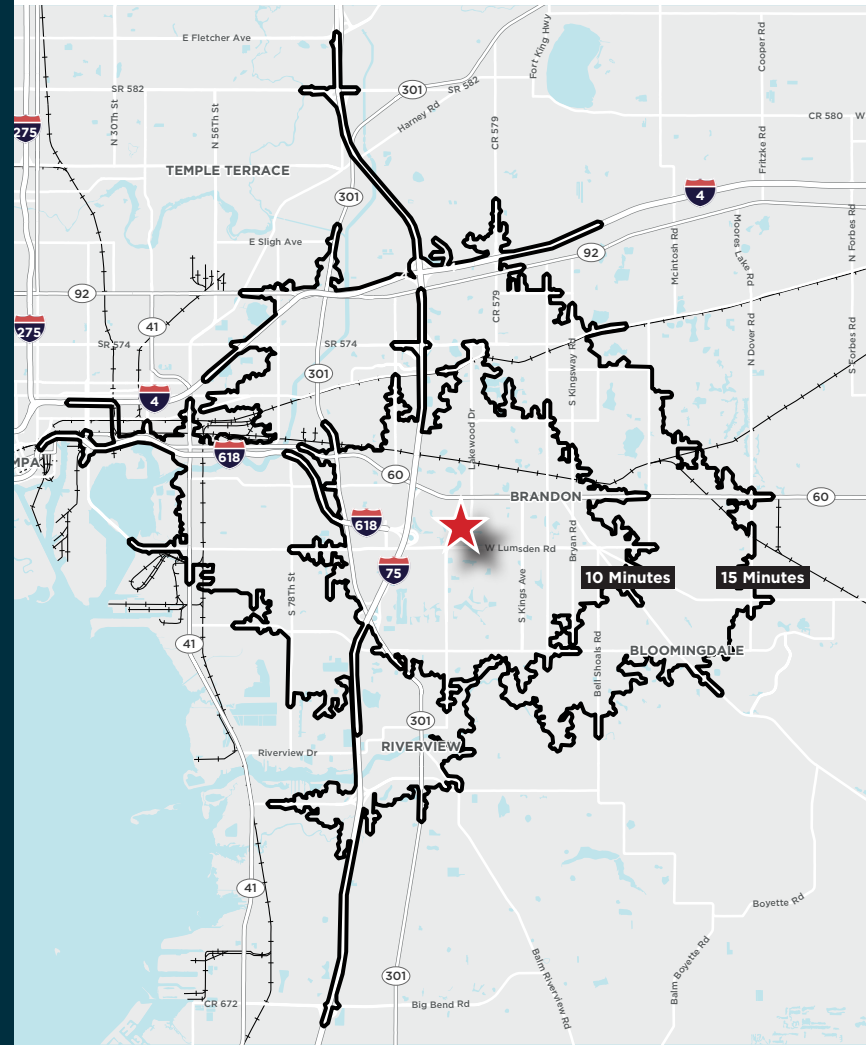
\$2.6B

TOTAL SPECIFIED CONSUMER SPENDING



\$84,643

AVG. HOUSEHOLD INCOME



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# 560 S LAKEWOOD DR.

BRANDON, FL 33511

FOR MORE INFORMATION,

## PLEASE CONTACT:

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