



OFFERING MEMORANDUM

# Tampa Medical Sale-Leaseback

605 MEDICAL CARE DR  
BRANDON, FL 33511

**\$1.30M**

PRICE

## Bob Wisdom

President

847-980-3670 (Mobile)

bob.wisdom@wisdomcapitalgroup.com

## Wisdom Capital Group

200 S Biscayne Blvd #20-115A

Miami, FL

305-395-4917

<https://wisdomcapitalgroup.com/>



# Tampa Medical Sale-Leaseback

605 MEDICAL CARE DR  
BRANDON, FL 33511

PRICE  
**\$1,300,000**

## CONTENTS

Executive Summary .....	3
Investment Highlights .....	4
Location Highlights .....	5
Rent Roll .....	13
Tenant Profiles .....	14
Market Overview .....	15
Demographics .....	16
Closing .....	17

## PRESENTED BY



### **Bob Wisdom**

President

847-980-3670

[bob.wisdom@wisdomcapitalgroup.com](mailto:bob.wisdom@wisdomcapitalgroup.com)

Lic # BK3485707



### **Brady Wisdom**

Director of Medical Real Estate

305-320-1148

[brady.wisdom@wisdomcapitalgroup.com](mailto:brady.wisdom@wisdomcapitalgroup.com)

Lic # 3588056

## **Wisdom Capital Group**

200 S Biscayne Blvd #20-115A

Miami, FL

305-395-4917

<https://wisdomcapitalgroup.com/>



# Executive Summary

605 MEDICAL CARE DR · BRANDON, FL 33511

**\$1,300,000**

PRICE

**\$430.75**

PRICE/SF

This offering features a 3,018-square-foot medical office at 605 Medical Care Drive, Brandon, FL. This transaction will be structured as a sale-leaseback with a seven-year ABS NNN lease at \$29/SF, including two seven-year renewal options. The lease will be an absolute NNN (ABS NNN) lease with zero landlord responsibility. Hands free investment. Located right next to HCA Brandon Hospital in a major medical corridor, it's only an 18-minute drive from downtown Tampa. This is a turnkey opportunity for stable cash flow in a high-demand location

## PROPERTY DATA

Building SqFt	3,018 SqFt
Year Built	2002
Lot Size (SF)	2,885.00 SqFt
Parcel ID	U272920ZZZ000002650003
Zoning Type	Commercial
County	Hillsborough
Coordinates	27.932816,-82.292386
Lot Size (acres)	0.07

# Investment Highlights

- 3,018 SF medical office building with a turnkey layout.
- Tenant is a well-established physician with a proven track record.
- Two additional five-year extension options ensure long-term stability.
- Seven-year ABS NNN sale-leaseback at \$29/SF, providing immediate income.
- Stable, predictable cash flow from day one of ownership.
- Strong physician alignment ensures continuity of operations.
- Ideal for investors seeking healthcare assets with upside potential.
- Easy access and strong visibility in a growing market.

Asking Price	<b>\$1,300,000</b>
Price/SF	<b>\$430.75</b>
Occupancy	<b>100%</b>
GRI	<b>\$88K</b>
EGI	<b>\$88K</b>
Building SF	<b>3,018 SqFt</b>
Year Built	<b>2002</b>

# Location Highlights

- Located directly adjacent to HCA Brandon Hospital, one of the dominant healthcare anchors serving the Brandon and greater East Tampa market.
- Positioned within a well-established medical corridor with a strong concentration of physicians, outpatient facilities, and healthcare providers.
- Surrounding healthcare infrastructure generates consistent patient traffic to the area.
- Accessibility supports patients across the Brandon and East Tampa trade areas.
- Approximately an 20-minute drive from Downtown Tampa, providing connectivity to the region’s urban core.
- Efficient access to major commuter routes throughout the Tampa Bay MSA.
- Brandon continues to experience steady residential growth supporting long-term healthcare demand.
- Surrounding residential density contributes to a reliable and established patient base.
- Proximity to major healthcare employment centers strengthens long-term fundamentals.
- Situated within a recognized healthcare destination in Hillsborough County.
- Connectivity to Tampa’s broader medical ecosystem enhances regional accessibility.
- Connectivity to Tampa’s broader medical ecosystem enhances regional accessibility.



## LOCATION

Address	605 MEDICAL CARE DR
City	BRANDON
State	Florida
Zip Code	33511
APN / Parcel #	U272920ZZZ000002650003
Coordinates	27.932816, -82.292386

## ACCESSIBILITY

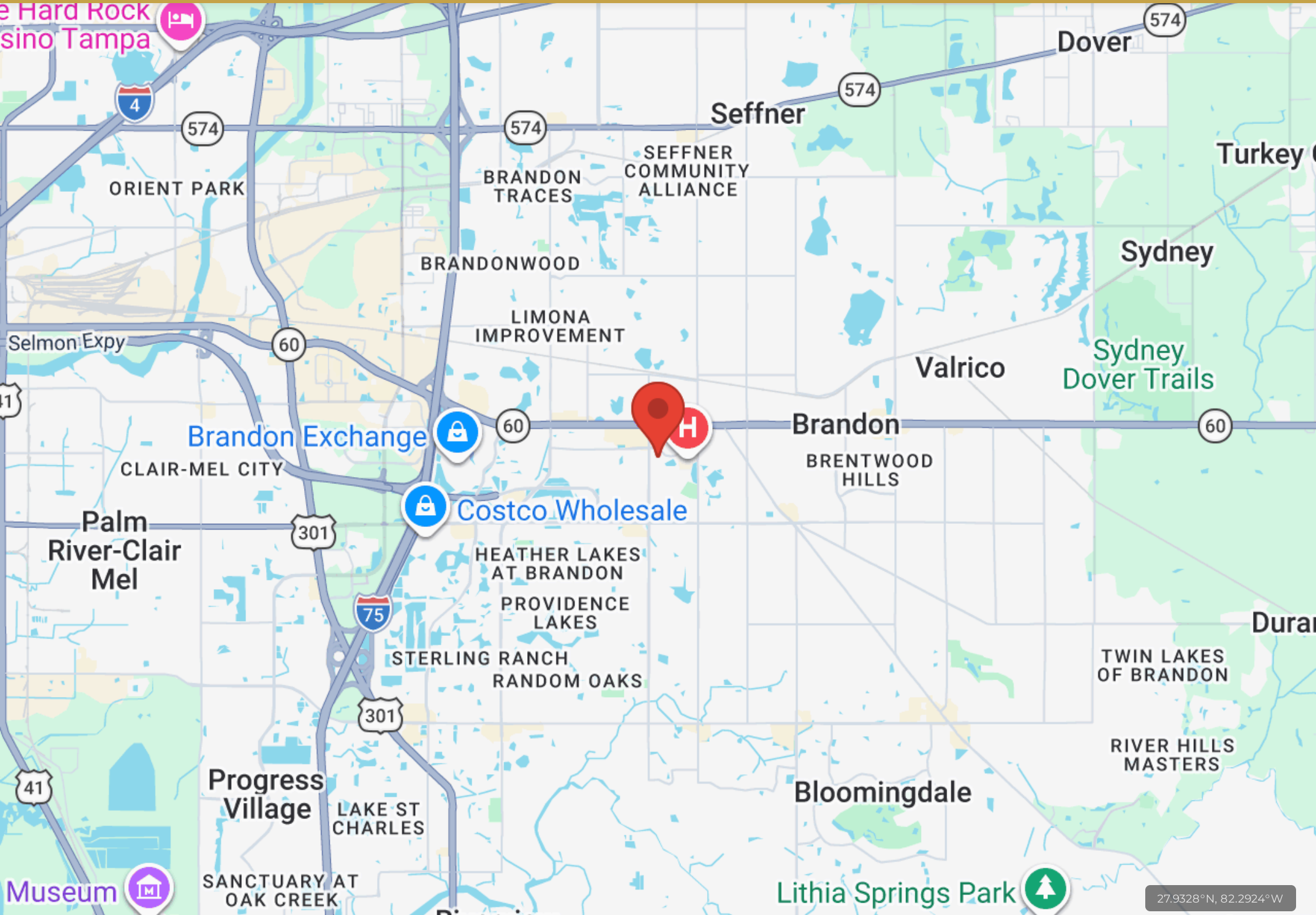
### TRANSIT

Brandon Blvd @ Lakeside Dr	0.6 mi
Brandon Blvd @ Limona Rd	0.8 mi
Brandon Blvd @ Hilltop Rd	0.9 mi

### AIRPORTS

Tampa International Airport	14.8 mi
St. Pete–Clearwater International Airport	24.3 mi
Lakeland Linder International Airport	17.5 mi

Hard Rock Casino Tampa



27.9328°N, 82.2924°W







CARDIOLOGY ASSOCIATES | BRANDON  
HCA FLORIDA BRANDON HOSPITAL

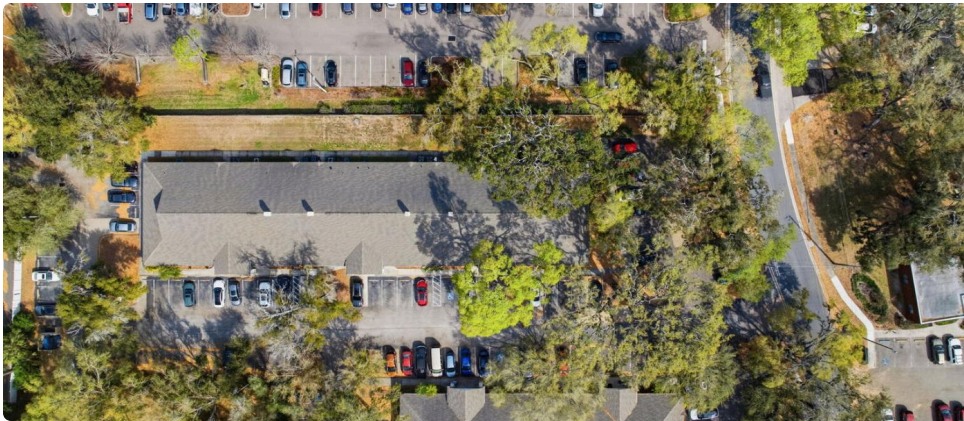


NEUROSPINE CENTER





# Gallery Page 1



# Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Lease Type	Start	End
Condo	Interventional Spine & Diagnostics	3,018	\$29.00	\$7,293.50	\$87,522.00	NNN	05/01/26	04/30/33
<b>Total</b>		<b>3,018</b>	<b>\$29.00</b>	<b>\$7,293.50</b>	<b>\$87,522.00</b>			

GLA **3,018 SF**

% LEASED **100.0%**

AVG RENT/SF **\$29.00**

TENANTS **1**

AVG LEASE TERM **7.1 yrs**

## Notes

This transaction will be structured as a sale-leaseback with a seven-year ABS NNN lease at \$29/SF, including two five-year renewal options. The lease will be an absolute NNN (ABS NNN) lease with zero landlord responsibility.

# Tenant Profiles



## Interventional Spine & Diagnostics

Interventional Spine & Diagnostics is a physician-led pain management practice specializing in minimally invasive diagnostic and treatment solutions for spine and chronic pain conditions, with a focus on identifying root causes and delivering targeted, patient-specific care.

# Market Overview



Brandon, Florida is a rapidly growing suburban market located just east of Tampa within the Tampa–St. Petersburg–Clearwater MSA, benefiting directly from the region’s strong population and economic expansion. The area has a population of roughly 115,000–120,000 residents and has experienced steady growth over the past decade, supported by continued in-migration into Hillsborough County, which is projected to see significant long-term population increases. Brandon serves as a key residential hub for Tampa, with a large portion of residents commuting into the urban core, while still maintaining a strong local economy anchored by healthcare, retail, and professional services. The area is characterized by a stable, middle-income demographic, with rising household incomes and consistent demand for both essential services and commercial real estate.

From a real estate perspective, Brandon offers a highly attractive and stable market driven by population growth, job creation, and expanding healthcare demand. The submarket continues to see strong absorption across medical and retail assets, supported by its proximity to major hospitals, dense residential base, and accessibility via key transportation corridors. Home values and rental rates have steadily increased, reflecting both sustained demand and limited supply of quality product. With continued development in the surrounding Tampa Bay region and ongoing economic

## DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>9,588</b>	Population	<b>104,603</b>	Population	<b>236,680</b>
Median HH Income	<b>\$64,446</b>	Median HH Income	<b>\$81,153</b>	Median HH Income	<b>\$81,837</b>
Households	<b>3,986</b>	Households	<b>40,883</b>	Households	<b>90,420</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,613	74,502	151,697
2010 Population	8,109	92,204	201,753
2025 Population	9,588	104,603	236,680
2030 Population	10,656	109,528	248,558
2025-2030 Growth Rate	2.13 %	0.92 %	0.98 %
2025 Daytime Population	18,401	101,313	225,501

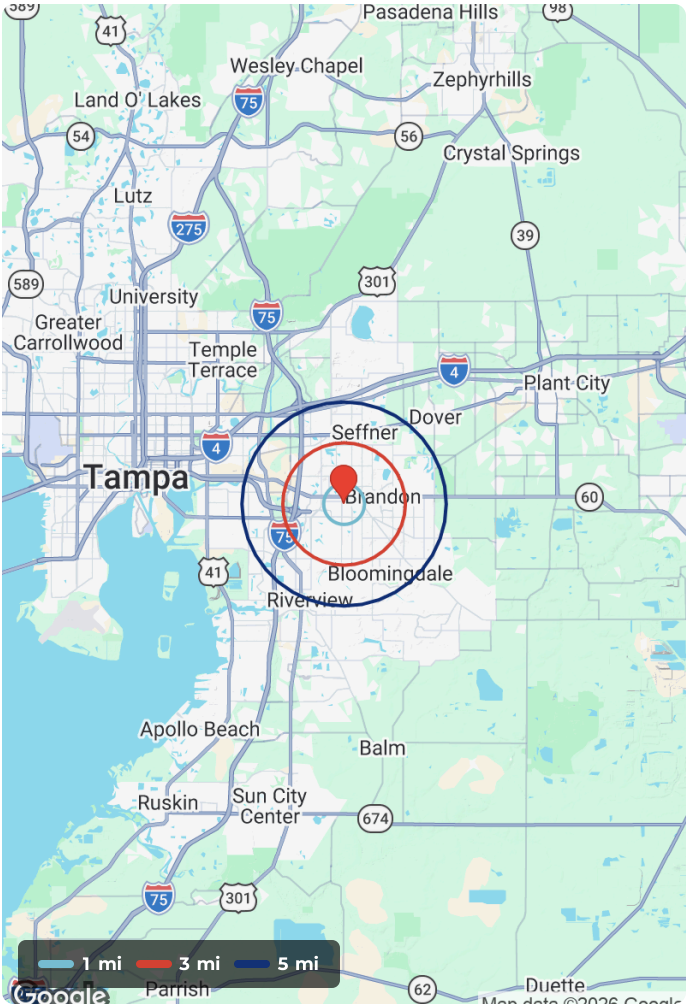
  

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,170	27,838	55,142
2010 Total Households	3,364	36,002	75,621
2025 Total Households	3,986	40,883	90,420
2030 Total Households	4,419	43,113	95,526
2025 Avg. Household Size	2.31	2.53	2.58
2025 Owner Occupied Housing	1,672	24,403	55,287
2030 Owner Occupied Housing	1,855	26,233	59,833
2025 Renter Occupied Housing	2,314	16,480	35,133
2030 Renter Occupied Housing	2,565	16,880	35,692
2025 Vacant Housing	409	2,000	4,231
2025 Total Housing	4,395	42,883	94,651

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	340	2,750	6,440
\$15,000-\$24,999	329	1,754	4,318
\$25,000-\$34,999	348	2,326	5,437
\$35,000-\$49,999	383	3,615	8,222
\$50,000-\$74,999	1,030	8,201	16,304
\$75,000-\$99,999	541	5,881	13,330
\$100,000-\$149,999	648	8,107	17,776
\$150,000-\$199,999	150	3,920	8,925
\$200,000 or greater	215	4,329	9,669
Median HH Income	<b>\$64,446</b>	<b>\$81,153</b>	<b>\$81,837</b>
Average HH Income	<b>\$80,706</b>	<b>\$106,605</b>	<b>\$105,599</b>

<b>\$64,446</b> MEDIAN HH INCOME	<b>\$80,706</b> AVG HH INCOME
<b>41.9%</b> OWNER OCCUPIED	<b>58.1%</b> RENTER OCCUPIED
<b>9.3%</b> VACANCY RATE	<b>2.13 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

# Tampa Medical Sale- Leaseback

605 MEDICAL CARE DR, BRANDON, FL, 33511



**Wisdom Capital Group**

200 S Biscayne Blvd #20-115A

Miami, FL

305-395-4917 <https://wisdomcapitalgroup.com/>

## PRESENTED BY



### **Bob Wisdom**

President

847-980-3670 [bob.wisdom@wisdomcapitalgroup.com](mailto:bob.wisdom@wisdomcapitalgroup.com)

Lic# BK3485707



### **Brady Wisdom**

Director of Medical Real Estate

305-320-1148 [brady.wisdom@wisdomcapitalgroup.com](mailto:brady.wisdom@wisdomcapitalgroup.com)

Lic# 3588056

DISCLAIMER