

FOR SALE

THE JEFFREY BUILDING

217 EAST ROBERTSON STREET, BRANDON, FLORIDA 33511



Pylon Signage along the street front

The property offered is a beautiful, residential style office building, fully renovated in 1988 as a law office, which is located on the South side of Brandon Boulevard (State Road 60) just to the West of Lithia Pinecrest Road in the heart of downtown Brandon and in the HCA Brandon Hospital medical community in unincorporated Hillsborough County, Florida. Downtown Brandon is a bustling neighborhood full of life and opportunities. The area originally was settled in the late 1800s and as a bedroom community to Tampa, Brandon has experienced growth spurts of explosive residential and commercial development since the I-75 corridor opened in 1985. Brandon is well known for its proximity to Interstate 4, Interstate 75 and State Road 60, which provide easy access to nearby cities and attractions. This Greater Brandon community is rich with local businesses, eateries, and a variety of shopping centers. Downtown Brandon, also being close to the Florida State Fairgrounds, beckons those who have an affinity for cultural events and fairs.

- Street Address:** 217 E. Robertson Street, Brandon, FL 33511
- Neighborhood:** Brandon Central Business District
- Size/Area:** **Lot:** 10,800 sq ft. or 24.8 acres +/- 90' wide x 120' deep; F.A.R. = 0.181
Building: 1,957 rentable square feet
- Zoning:** BPO, Business Professional Office, Hillsborough County
- Future Land Use:** UMU-20, Urban Mixed-Use-20, Hillsborough County, allows a maximum development density of 20 dwelling units per gross acre or commercial uses with a maximum floor area ratio of 1.0. The property is located in the Urban Service Area.
- Parking:** 12 asphalt paved parking spaces including one HC space. Repaved in 2020.

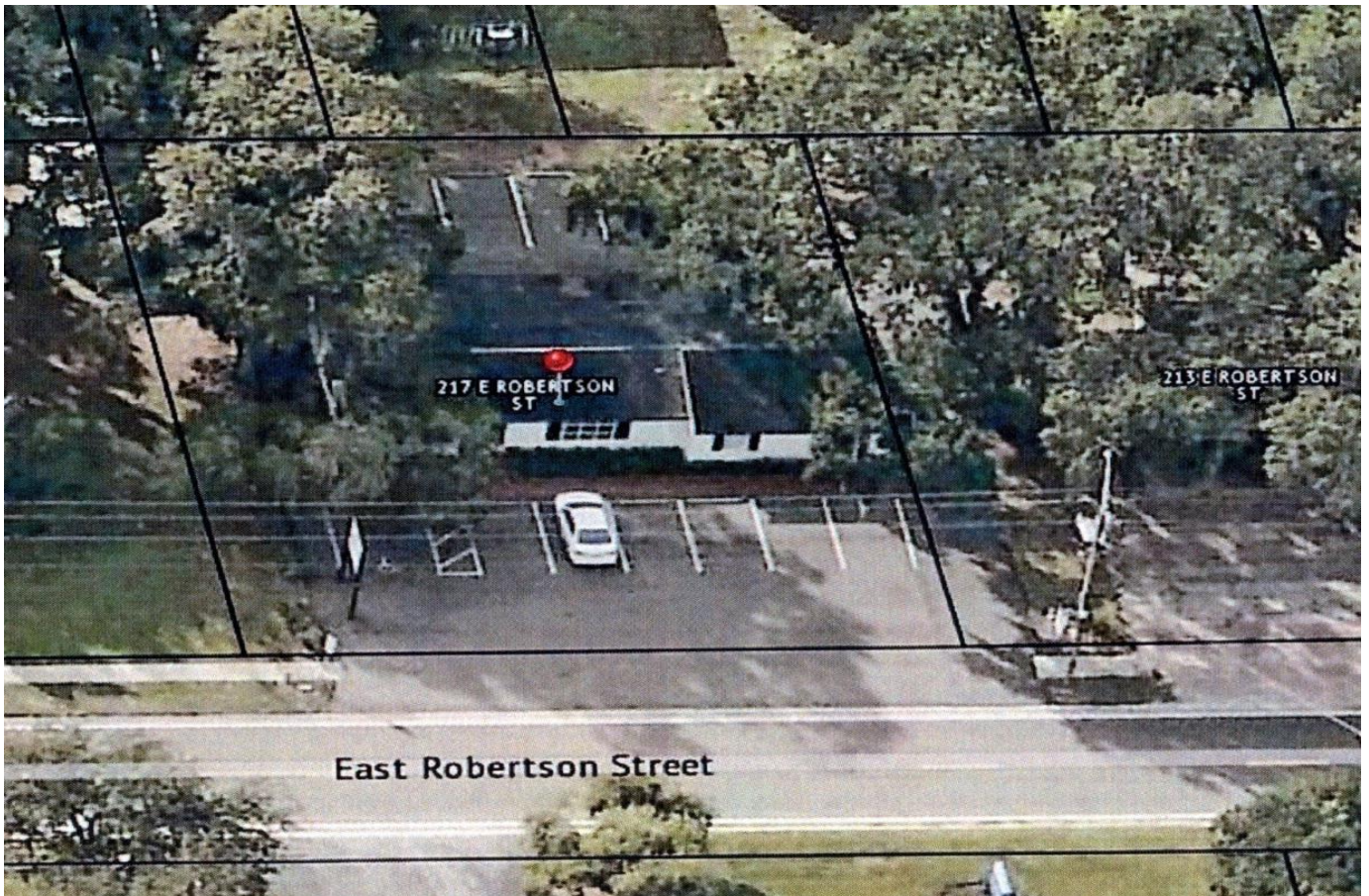
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Aerial Photos:

January 2024 Aerial Photo – www.hcpafl.org Pictometry

North ↓



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Office 813-258-3200 - Joe Jacob 813-758-5282 ioejacob@jres.net - Jim Jacob 813-245-7717 jjacob@jres.net

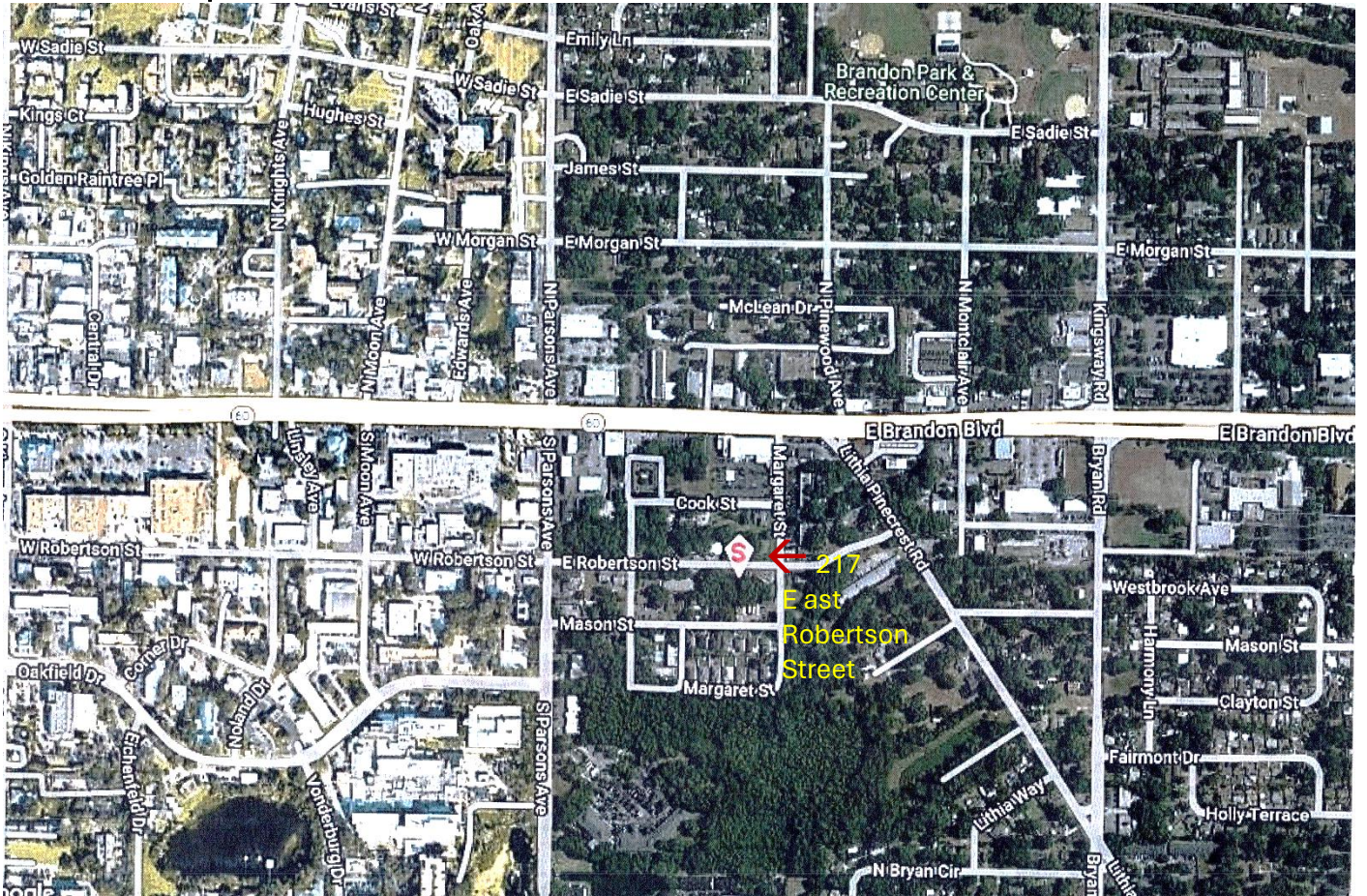
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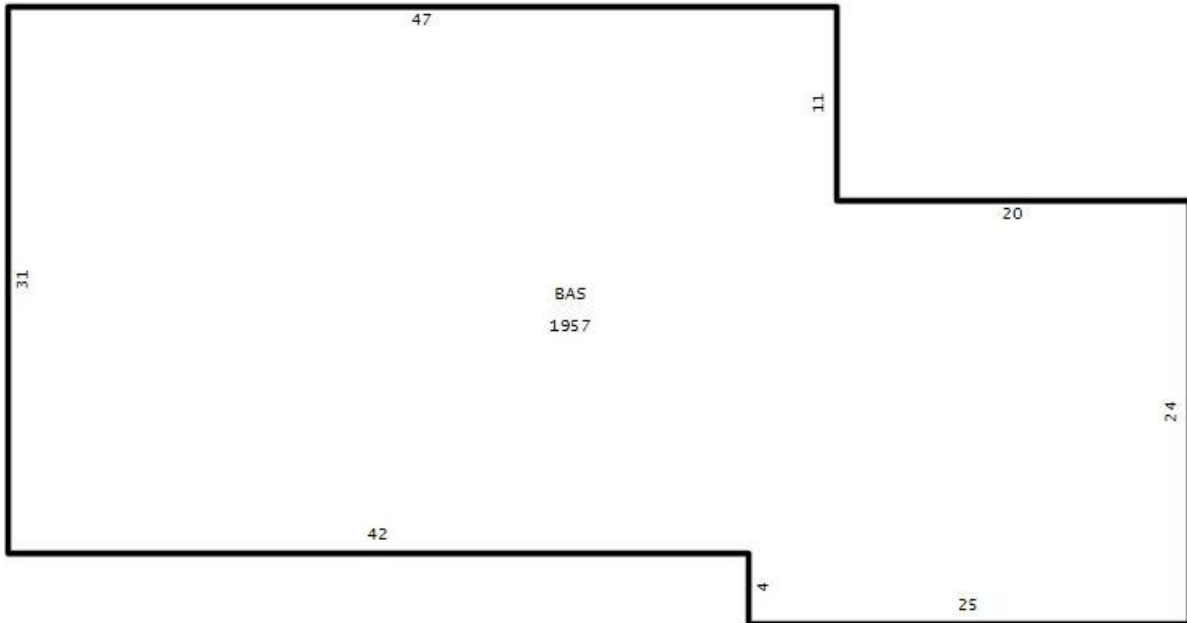
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CoStar Aerial Map:



Floor Plan: (from www.hcpafl.org)
Building Dimensions are Approximate

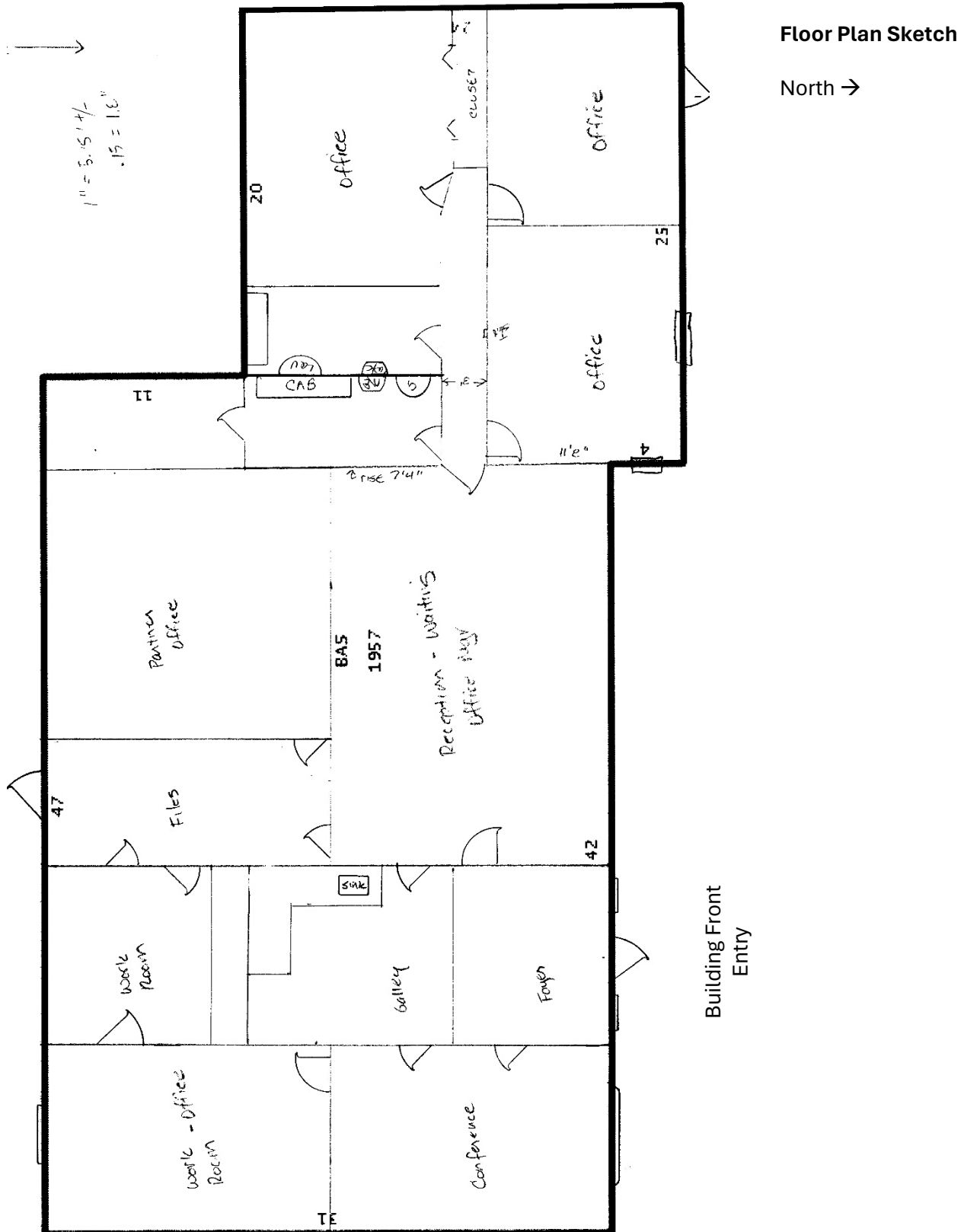


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Photos of the Interior

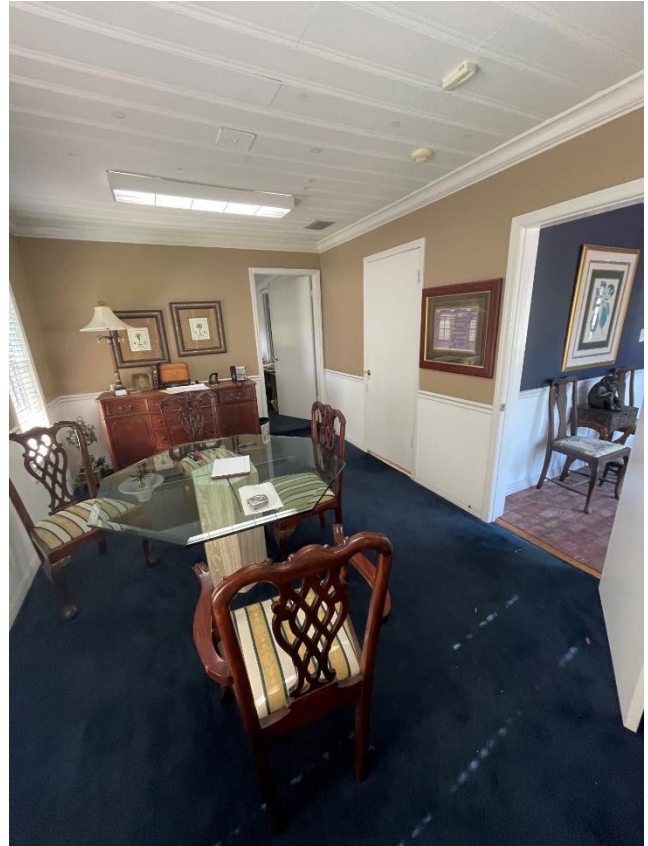
Entry Foyer



Reception – Front Office



Conference Room



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Break Room



Work Room

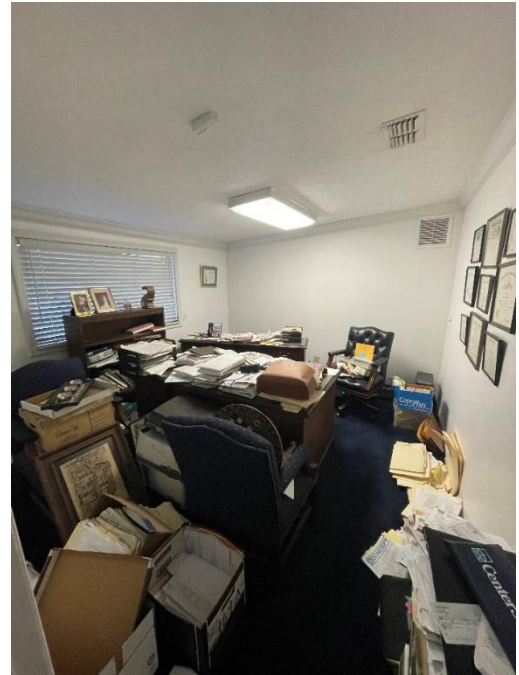


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Tenant in Possession: At the present time the building is occupied by a month to month Tenant who has given notice and will be vacating at the end of May 2024.

Furniture, Fixtures

& Equipment: The Seller owns the furniture that is present on site and this may be included in a sale if desired by a purchaser.

Asking Price: \$432,266.00 or \$220.88 per square foot (1,957 sq.ft.±) heated area.

For Additional Information, please call:

Jim Jacob or Joe Jacob at 813-258-3200
Joe Jacob 813-758-5282 joejacob@jres.net
Jim Jacob 813-245-7717 jjacob@jres.net

Disclaimer:

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