

BRANDON

MEDICAL PLAZA

425 SOUTH PARSONS AVENUE
BRANDON, FL 33511

Premier Medical Office Space for Lease



Building owned and managed by
HEALTHCARE REALTY

BRIAN BREEDING, CCIM

Managing Director
+1 813 204 5369
brian.breeding@cushwake.com

WENDY GIFFIN

Executive Director
+1 727 599 3799
wendy.giffin@cushwake.com

Opportunity

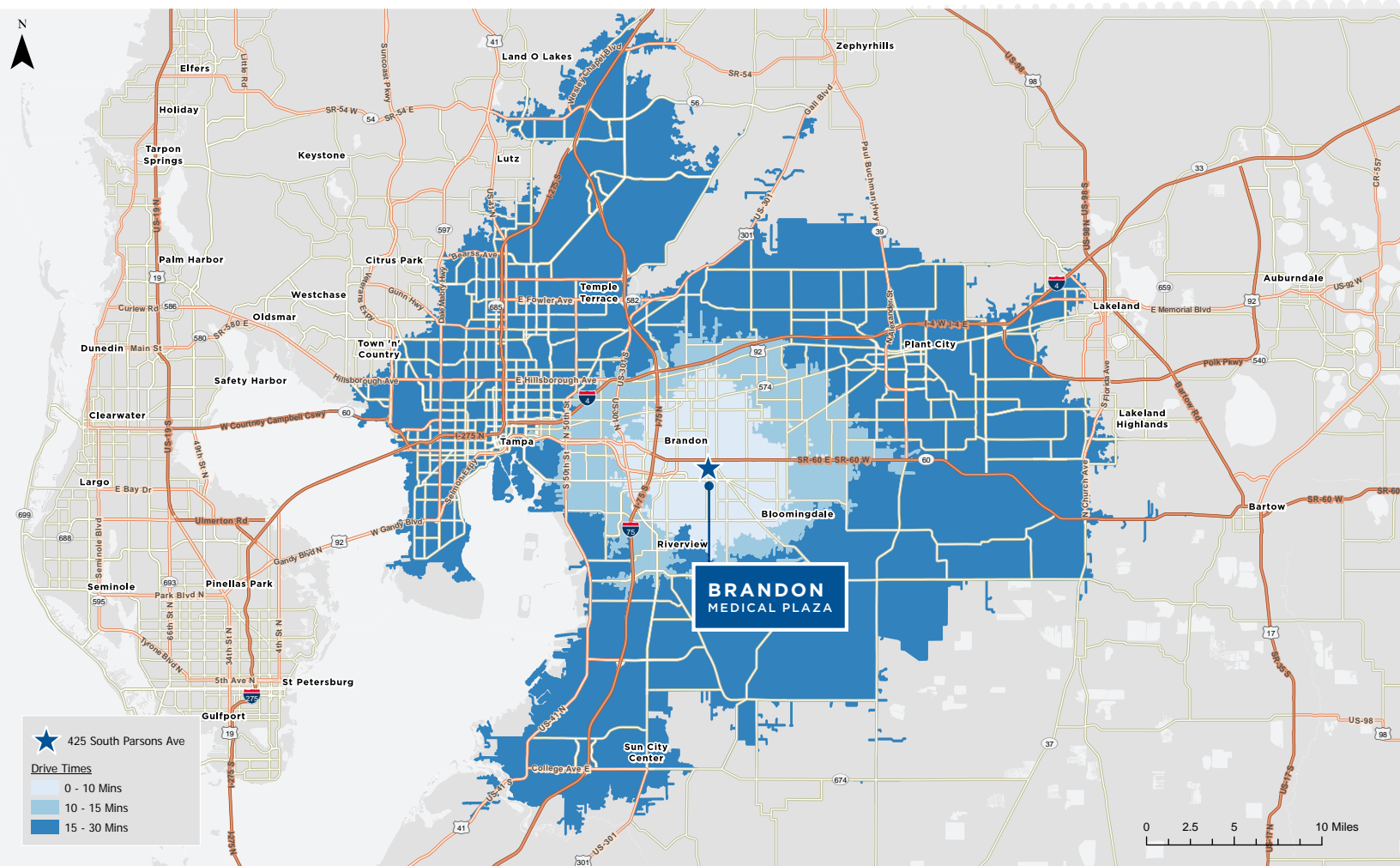
- One story purpose built medical office complex
- Built in 1997, masonry construction
- Plentiful surface parking 10/1000 ratio
- Direct exterior entrance to each suite
- High ceiling heights
- National credit landlord
- Immediately adjacent to Brandon's HCA regional hospital
- Anchor tenant: Tower Radiology
- Highly developed, dense medical and residential market

SIZE

43,589 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	131,387	255,254	1,151,154
2022 MEDIAN AGE	38.7 Yrs	37.5 Yrs	36.5 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$67,273	\$67,122	\$65,162



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Nearby Amenities



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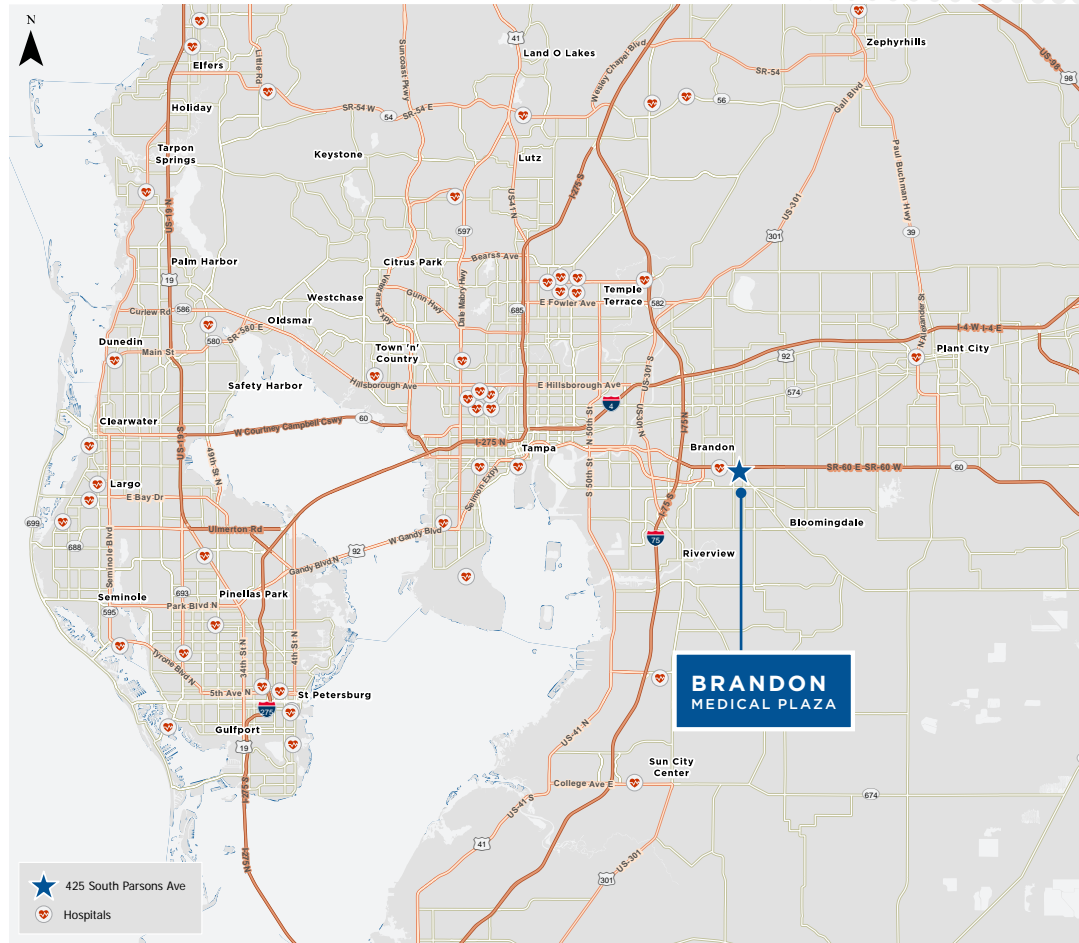
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Nearby Medical



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