

# 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

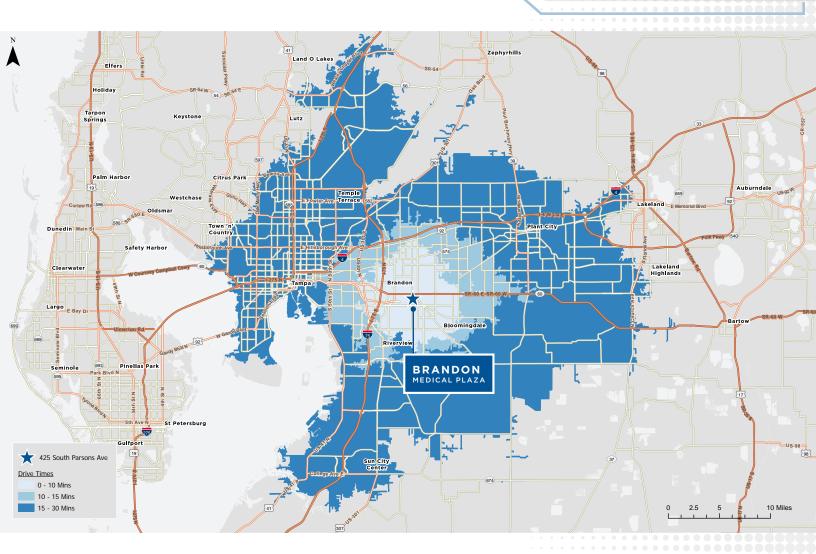
- One story purpose built medical office complex
- Built in 1997, masonry construction
- Plentiful surface parking 10/1000 ratio
- Direct exterior entrance to each suite
- · High ceiling heights
- · National credit landlord
- Immediately adjacent to Brandon's HCA regional hospital
- Anchor tenant: Tower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





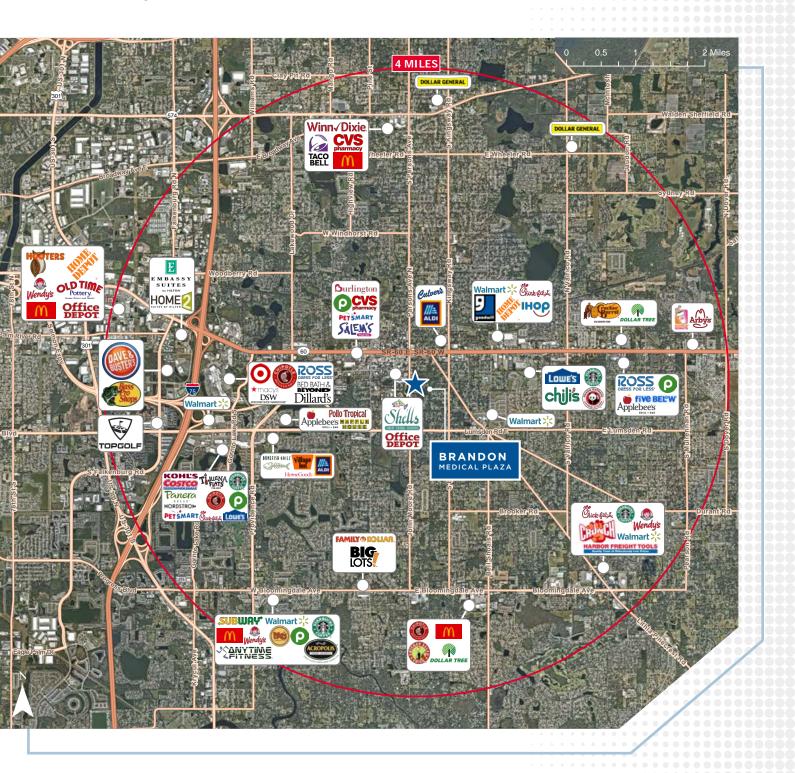
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## Nearby Amenities





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### Nearby Medical



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