



Executive Summary

213 KINGSWAY RD BRANDON, FL 33510 | OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
CAM:	\$6.30 PSF
Building Size:	4,380 SF
Available SF:	1,607 SF
Lot Size:	0.87 Acres
Year Built:	1988
Zoning:	BPO

PROPERTY OVERVIEW

Welcome to 213 Kingsway Rd in Brandon, FL, a prime leasing opportunity for businesses. This well-maintained property offers ample parking, beautiful landscaping and diverse space layout to accommodate a range of business needs. Excellently positioned for high visibility and easy accessibility, the property presents an attractive opportunity for businesses looking to establish or expand their presence in the vibrant community of Brandon. The 1607 SF space for lease offers the ability to satisfy a vast array of medical or office configurations, currently equipped with three (3) medical chair locations in one (1) open bay room, two (2) separate exam rooms, one (1) x-ray room with lead lined wall, one (1) lab room/break room and two (2) bathrooms (1 including private shower).

PROPERTY HIGHLIGHTS

- Ample parking available
- High visibility location
- Easy accessibility
- Professional ambiance
- Strategic positioning
- Well-maintained landscaping

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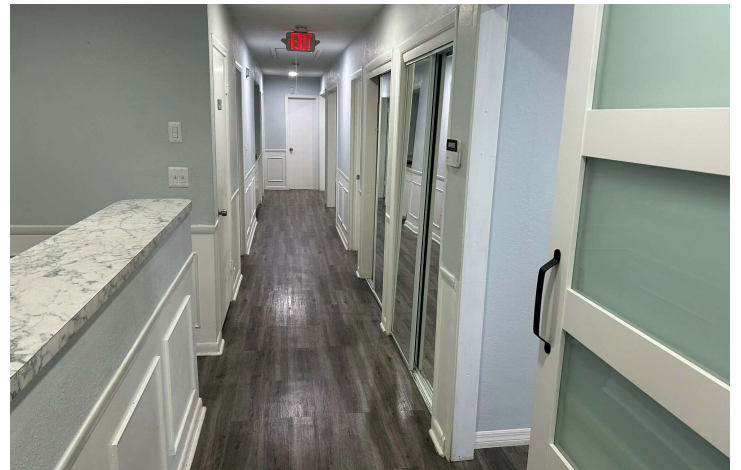
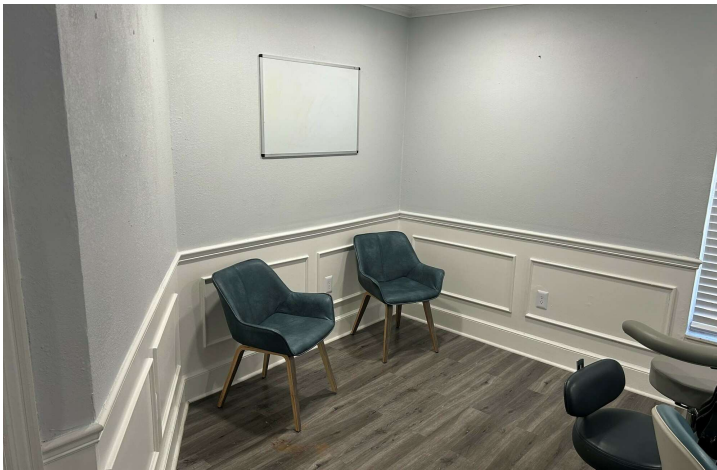


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Additional Photos

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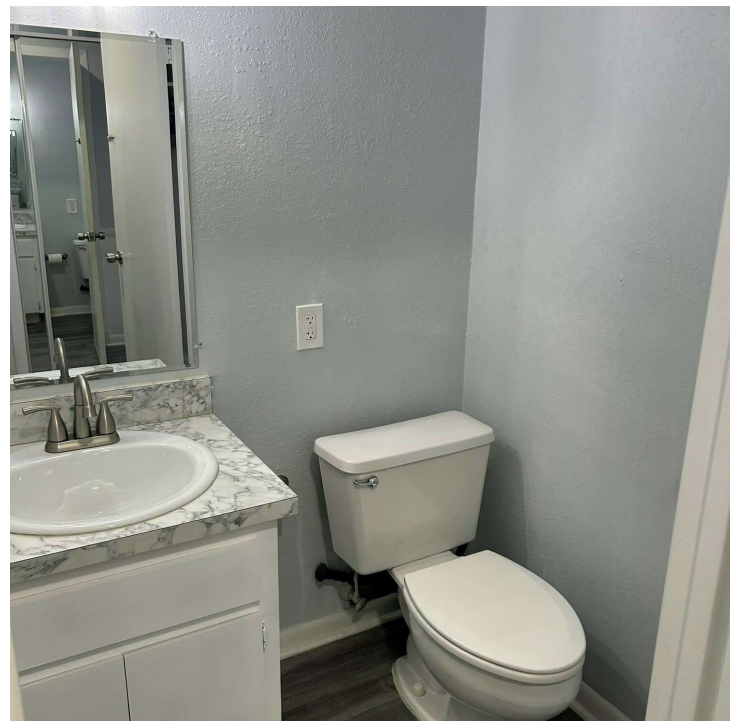


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Additional Photos

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Aerial Map

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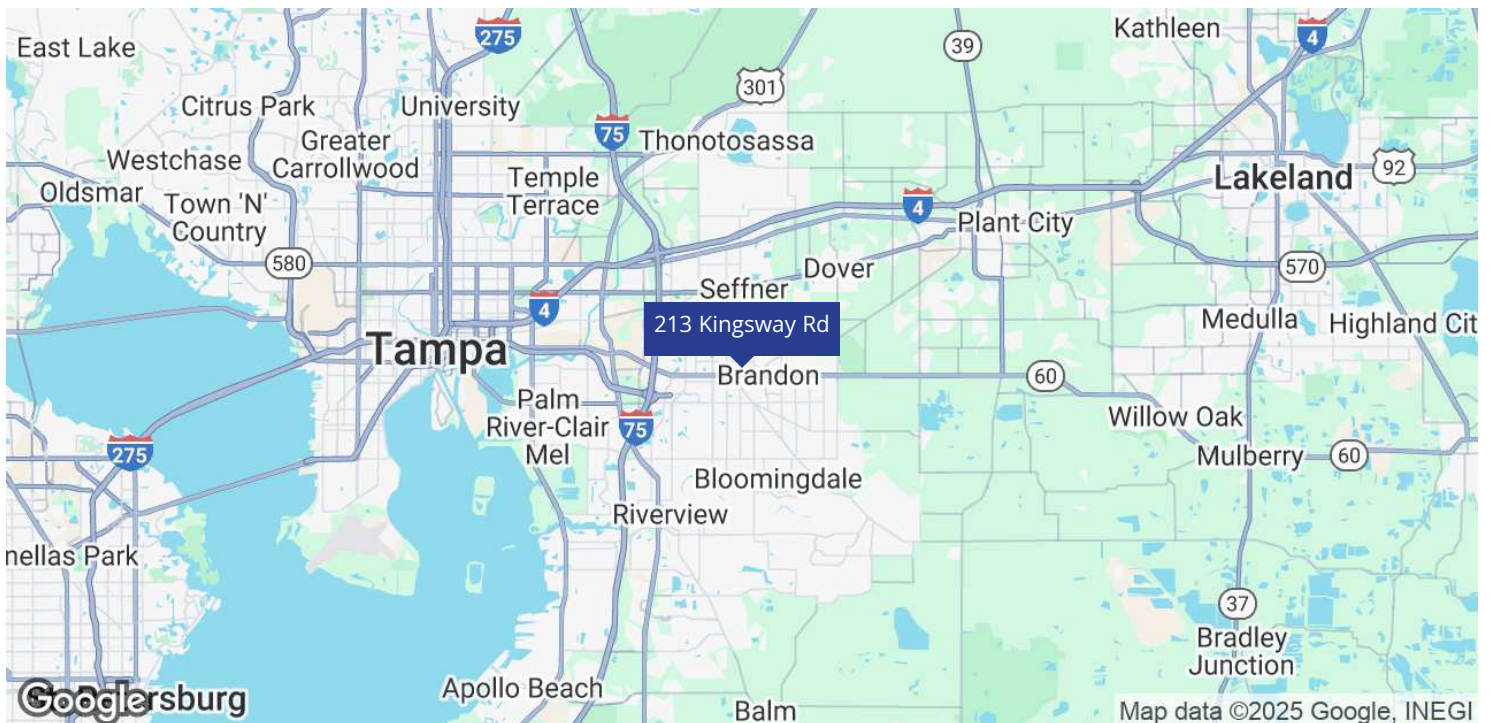
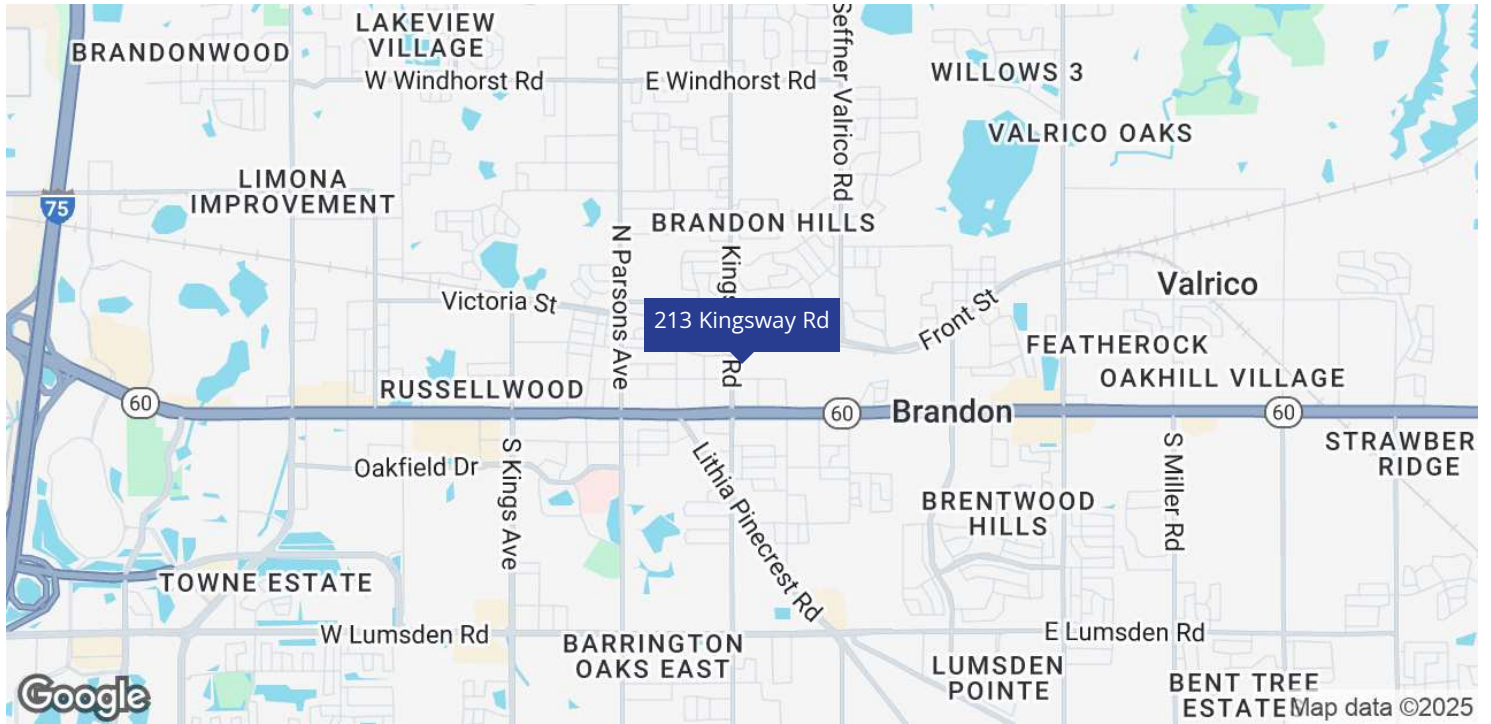


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Location Map

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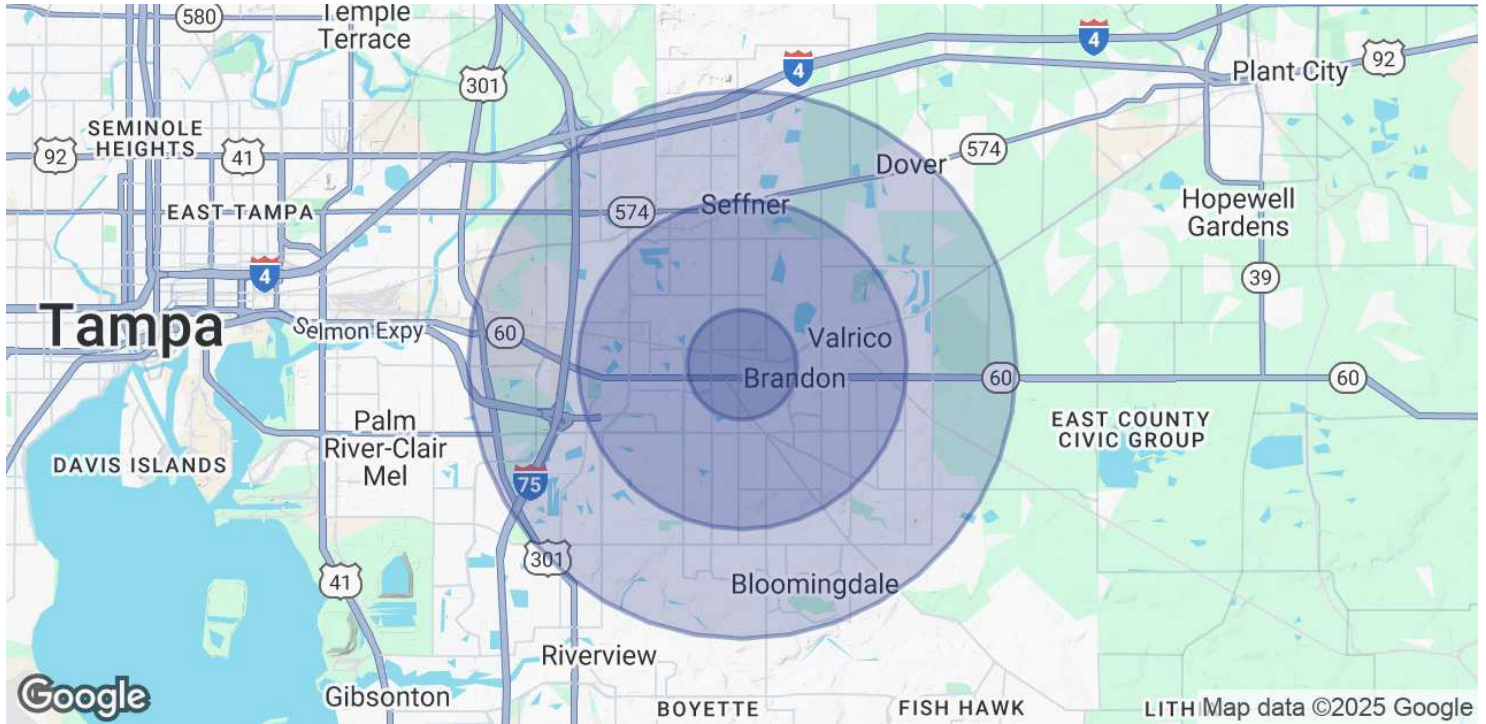


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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,886	94,532	212,798
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,526	35,488	80,695
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$82,009	\$103,056	\$99,381
Average House Value	\$306,149	\$355,823	\$344,695

Demographics data derived from AlphaMap