

## Amenity Information and map

The property at **1040 E Brandon Blvd, Brandon, Florida** sits along **State Road 60 (Brandon Boulevard)**—one of the main commercial corridors east of Tampa. The area is heavily developed with **retail, healthcare, restaurants, and services**, making it a strong location for professional office users due to nearby amenities.

Below is a breakdown of **key facilities within roughly 1–5 miles**.

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## Healthcare Facilities

### HCA Florida Brandon Hospital







- **Address:** 119 Oakfield Dr, Brandon, FL
- **Distance:** ~2.3 miles west
- **Type:** Full-service hospital (~479 beds)
- **Services:**
  - 24/7 adult and pediatric ER
  - Heart & vascular center
  - Women's and maternity services
  - Level III NICU
- One of the main regional hospitals serving Brandon and eastern Hillsborough County. ([HCA Florida](#))

## Other Nearby Medical Facilities

- **AdventHealth Brandon ER** – freestanding emergency department with diagnostic and emergency services. ([AdventHealth](#))
- **MD Now / MedExpress Urgent Care** – walk-in clinic at **408 E Brandon Blvd** very close to the subject property. ([MD Now Urgent Care](#))
- **TGH Family Care Center Brandon** – primary care clinic at **214 Morrison Rd.** ([getcare.tgh.org](#))
- **TGH Surgery Center Brandon** – outpatient surgery facility. ([tghsurgerycenterbrandon.com](#))

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## Major Retail & Shopping

### Brandon Exchange (Regional Mall)







- **Address:** 459 Brandon Town Center Dr
- **Distance:** ~2–3 miles east
- **Size:** ~1.1 million sq ft regional mall with **140+ stores**.
- **Anchors:** Macy's, Dillard's, JCPenney, Dick's House of Sport
- **Retailers:** Apple Store, Sephora, DSW, Books-A-Million and many others.

This is the **dominant regional retail center** for Brandon and the eastern Tampa suburbs.

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## **Big-Box & National Retail Nearby**

Within roughly **1–2 miles of the property** along Brandon Blvd:

- **Walmart Supercenter** – 1208 E Brandon Blvd (~1 mile). ([Walmart.com](https://www.walmart.com))
- **Home Depot** – near Brandon Blvd corridor
- **Lowe's** – near Brandon Blvd corridor
- **LA Fitness** – fitness anchor in nearby retail centers.
- **Dollar Tree, AT&T, Subway, Pizza Hut** – typical inline retail tenants in the corridor.
- **Gordon Food Service store** – 730 E Brandon Blvd. ([Gordon Restaurant Market](https://www.gordonrestaurantmarket.com))

The Brandon Blvd corridor has ~**65,000 vehicles per day**, making it a major commercial artery.

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# Restaurants & Daily Amenities

Typical restaurants within a short drive include:

- Chick-fil-A
- Olive Garden
- Carrabba's Italian Grill
- Starbucks
- Chipotle
- Panera Bread
- First Watch
- Numerous fast-casual and quick-service restaurants along SR-60.

These are concentrated around:

- **Brandon Exchange mall area**
- **Brandon Blvd / I-75 interchange**
- **Brandon Town Center Drive retail corridor**

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## Other Nearby Community Amenities

- **Bloomington Regional Public Library** – ~4 miles south. ([Wikipedia](#))
- **Schools and residential neighborhoods** throughout Brandon and Valrico.
- **Interstate access:**
  - **I-75** (~2 miles east)
  - **Lee Roy Selmon Expressway** (~4 miles west)

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### **Summary:**

The property at **1040 E Brandon Blvd** is in a **high-amenity commercial corridor** with:

- **Major hospital within 2–3 miles**
- **Regional mall (1M+ sq ft) within ~3 miles**
- **Multiple urgent care and medical clinics nearby**
- **Big-box retail and restaurants within 1 mile**
- **Access to I-75 and the Selmon Expressway**

This mix of **healthcare, retail, and restaurants** is typical of a strong **professional office submarket**.

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# AREA AMENITIES MAP

1040 E Brandon Blvd | Brandon, FL



 HOSPITALS & MEDICAL

 RETAIL SHOPPING

 RESTAURANTS

 MAJOR ROADS