

OFFICE / MEDICAL SPACES FOR LEASE

510 Vonderburg Drive Brandon, FL 33511



PROPERTY HIGHLIGHTS:

- Suite 208 Available- 3,111 RSF
- Suite 213 Available - 2,427 RSF (2nd Gen Medical Space)
- Suite 306 Available - 1,935 RSF
- Convenient access to Brandon Regional Hospital (0.6 miles to the North)
- 65 surface parking spaces, 50 covered parking spaces
- The property features a large atrium, 2 elevators, 24 hour access, minutes to I-75 and the Crosstown Expressway
- Area retailers include: Publix, Burlington, Petsmart, Walmart Neighborhood Market, Aldi, Burger King, Subway, Wendys, Pizza Rock
- Building Size: 48,922 SF
- Typical floor size: 16,307 SF

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	8,350	103,305	228,636
2023 Estimated Households	3,417	40,315	87,454
INCOME			
2023 Estimated Avg HH Income	\$83,198	\$99,130	\$106,340
AGE			
Median Age	38	37	37
DAYTIME DEMOS			
Number of Businesses	1,595	6,138	12,536
Number of Employees	10,877	37,213	84,930
Total Daytime Population	13,311	63,803	142,636
TRAFFIC COUNTS			
W Brandon Blvd	66,500 AADT		
I-75	96,000 AADT		
Lumsden Rd W	26,000 AADT		



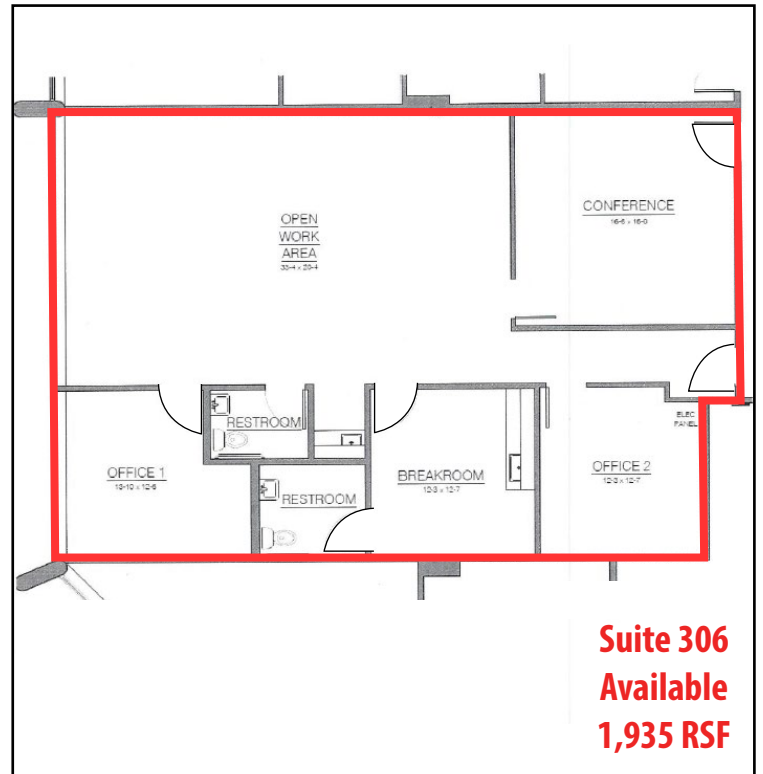
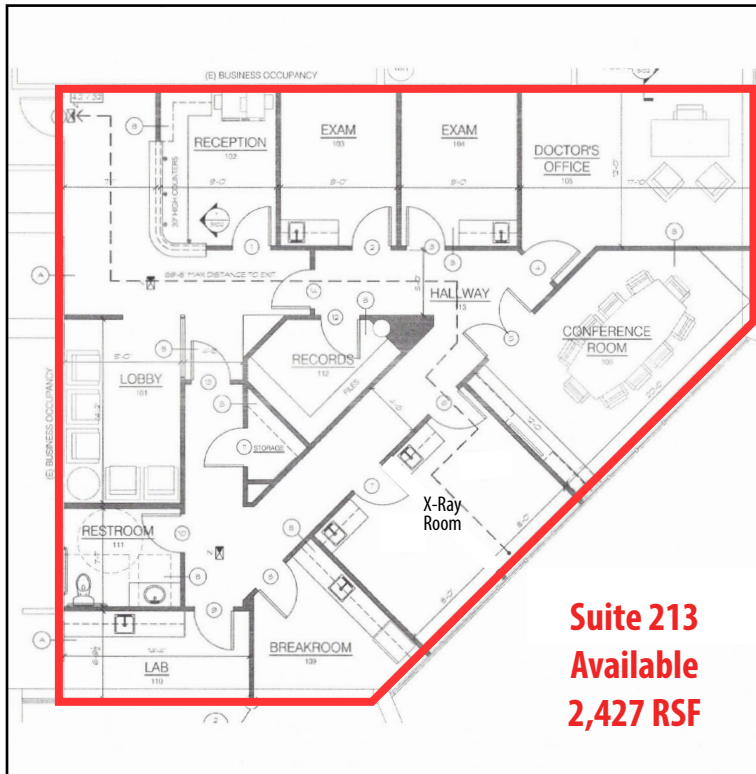
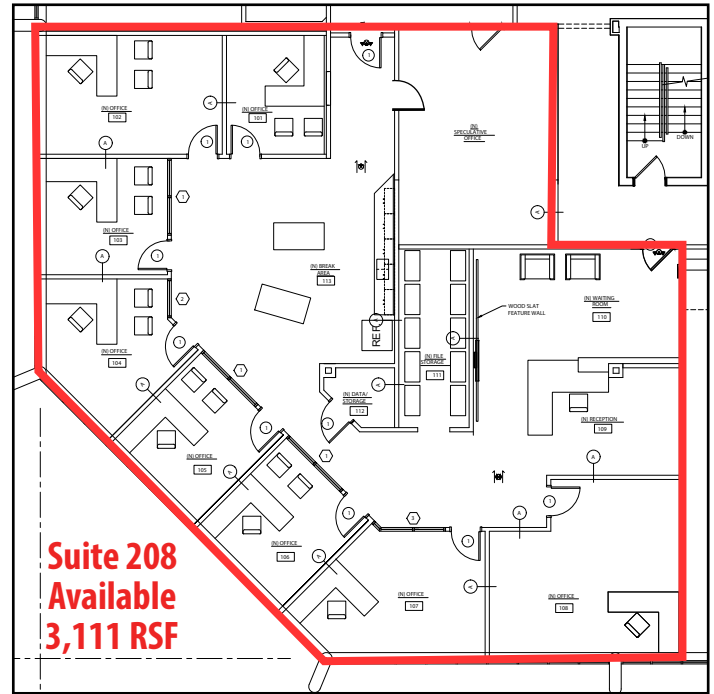
FOR LEASING INFORMATION

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