

FOR SALE | GORGEOUS MEDICAL OFFICE BLDG



OFFERING SUMMARY

Sale Price:	\$750,000
Price / SF:	\$220.59
Lot Size:	0.12 Acres
Year Built:	2006
Building Size:	3,400 SF
Zoning:	PD

PROPERTY OVERVIEW

Built in 2006, this freestanding Class "A" medical office property and grounds are in pristine condition, located 8.4 miles to St. Joseph's Hospital - South and 8.7 miles to Brandon Regional Hospital.

With high quality finishes throughout, the building's efficient floor plan includes a spacious reception/waiting room, 8 exam rooms, 2 changing rooms, 5 restrooms, 2 nurses stations, and a large kitchen/break room.

This space is move-in ready for an owner/user or can be subdivided into two separate Medical/ Professional office spaces. Pylon and building signage is available with ample parking.

LOCATION OVERVIEW

Boyette Executive Center is located near the intersection of McMullen Road and Boyette Road in Riverview, FL. The property's location provides direct access to I-75 located only 4 miles to the West and US 301 located approx 2-3 miles to the West. This gives easy access to both Brandon/Riverview to the North and Apollo Beach to the South.

This mixed-use center offers high traffic counts -- Average Daily Traffic Count on Boyette Rd being 26,500 vehicles per day.

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD
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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 3,400 SF move-in-ready, luxurious medical office building with high end finishes throughout
- Efficient medical office floor plan includes a spacious reception/waiting room, 8 exam rooms, 2 changing rooms, 5 restrooms, 2 nurses stations, 2 storage/IT/equipment rooms, and a large kitchen/break room
- Pylon and building signage available
- Ample parking
- Available for immediate occupancy
- Can be subdivided into two Medical/Professional office spaces
- Located only 4 miles East of I-75, 2-3 miles East of US 301, 8.4 miles North of St. Joseph's Hospital - South, 8.7 miles South of Brandon Regional Hospital, and 4 miles West of FishHawk Ranch
- Can be purchased with adjacent 3,400 SF shell Medical/Professional building
- Great location inside the Boyette Executive Center with a strong tenant mix



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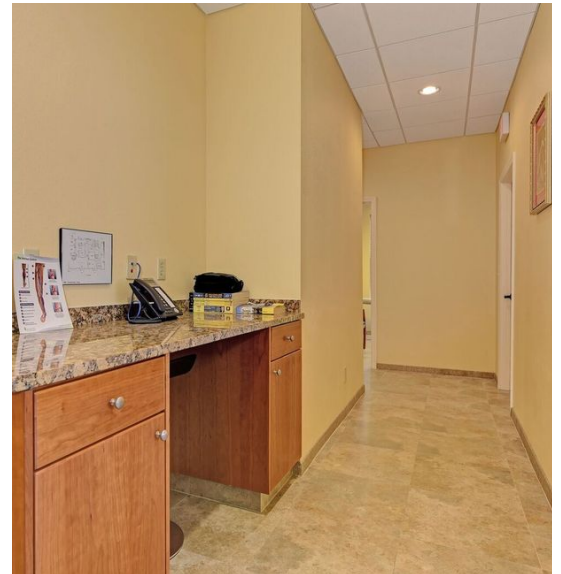
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ADDITIONAL PHOTOS



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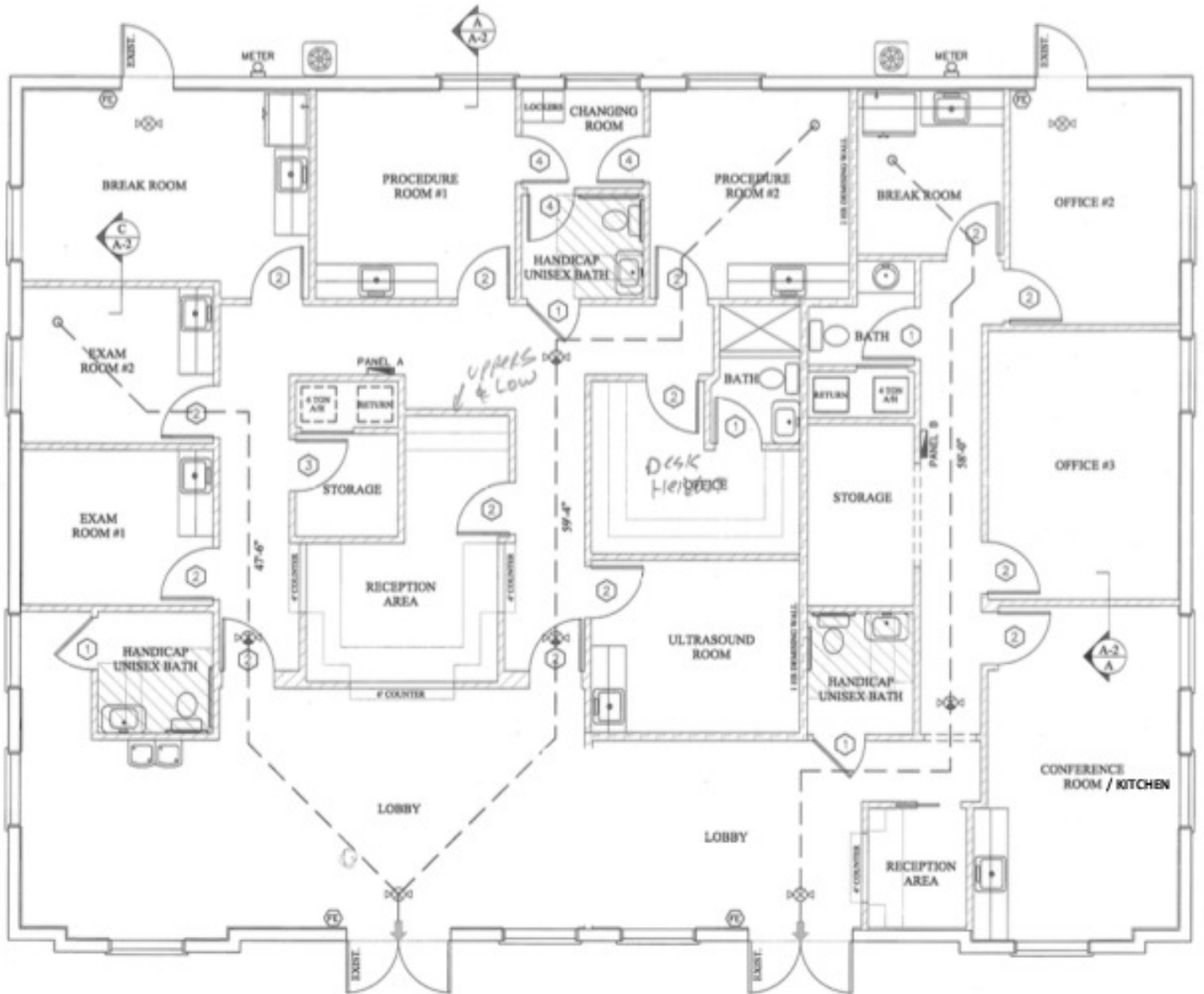
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FLOOR PLANS



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LOCATION MAPS



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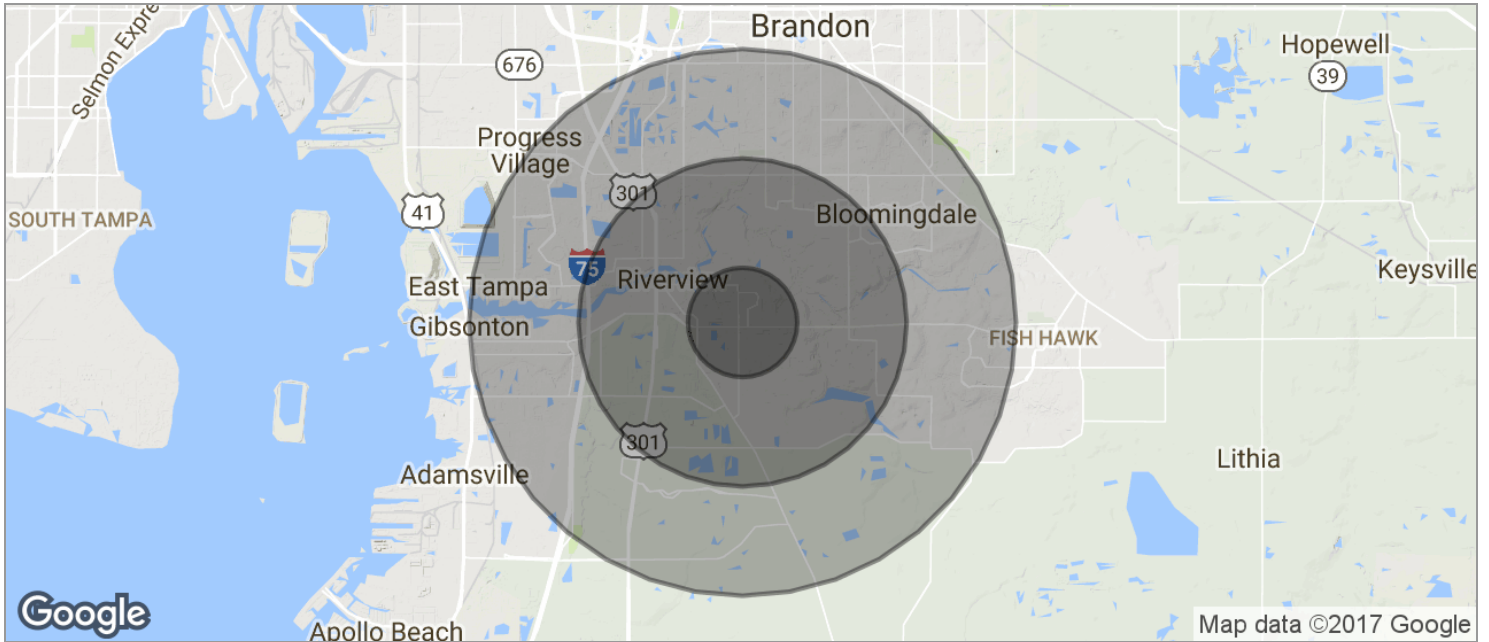
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,516	52,320	152,319
MEDIAN AGE	37.9	37.2	35.6
MEDIAN AGE (MALE)	37.0	36.6	34.9
MEDIAN AGE (FEMALE)	38.5	37.6	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,813	18,745	55,196
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$91,135	\$78,259	\$75,483
AVERAGE HOUSE VALUE	\$262,306	\$252,706	\$244,316

* Demographic data derived from 2010 US Census

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