

LAKE BRANDON PROFESSIONAL PARK

1171 Nikki View Dr, Brandon, FL 33511



AVAILABLE SF:	2,500 SF
LEASE RATE:	\$18.00 SF/Yr (MG)
LOT SIZE:	0.07 Acres
BUILDING SIZE:	2,500 SF
BUILDING CLASS:	B
YEAR BUILT:	2008
ZONING:	PD
MARKET:	Hillsborough
SUB MARKET:	South I75 Corridor

LOCATION OVERVIEW

Lake Brandon Professional Park is an office park located in Brandon, FL. The park is located south of Causeway Blvd on Gornto Lake Road. There are 33 individual professional office buildings with a mix of medical, legal and other professional businesses in the park. For the medical user, Brandon Regional Hospital is 2.5 miles to the east and the Tampa General Healthplex is 2 miles to the west. The complex is easy to access from Brandon, Tampa, and Riverview.

PROPERTY FEATURES

- Efficient Medical Layout
- Close to Amenities
- Lake View
- Central to Brandon, Riverview, Tampa
- 3 Exam Rooms and Lab
- 2 Provider Offices
- Nurses Station

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PROPERTY OVERVIEW

The current build-out configuration is medical. The building has a glass front entry doors and arched windows. The spacious waiting room has clean tile floors and a pass-through to the receptionist area. The large reception area which can comfortably accommodate 2 receptionist has plenty of counter top work space and room for printer/copy machine. Adjacent to the reception area is a private billing office.

Directly off the waiting room is a conference room. The conference room has built in storage cabinets and custom stone counter top. The glass conference room doors provide plenty of ambient light.

Lights in exam rooms are motion detected and turn off automatically. The three exam rooms have sinks and tile flooring. The administrator offices have carpet and the large provider office has a window view of the lake.

There are two bathrooms, one for employees, and one for patients. The patient bathroom has a pass through to the lab. The lab has a sink, plenty of storage and tile floors.

There is a nurses station which can accommodate up to three stations. The break room has a microwave and room for a full size refrigerator. Outside in the back is a patio area with room for a picnic table over looking the lake. There is also a fitness trail that runs through the park. There are 6 parking spaces directly in front of the building and there is additional parking available through the office park.

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OFFICE FOR LEASE

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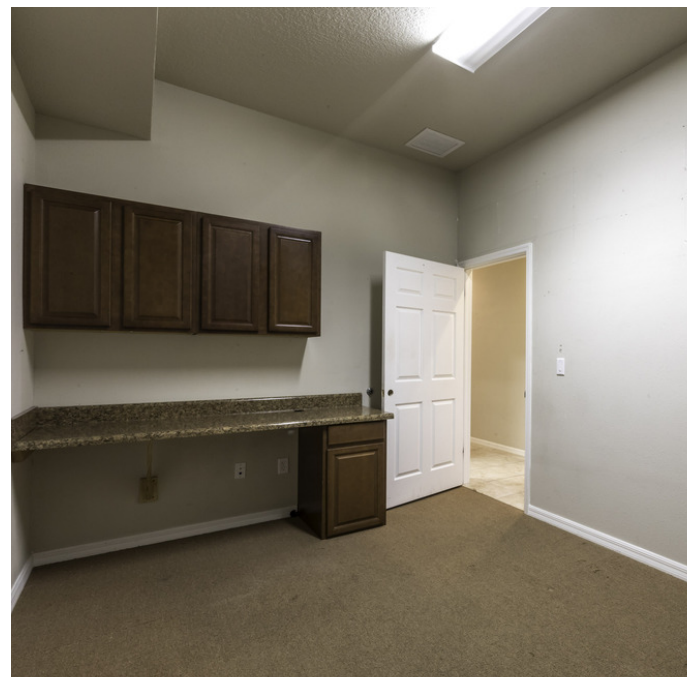
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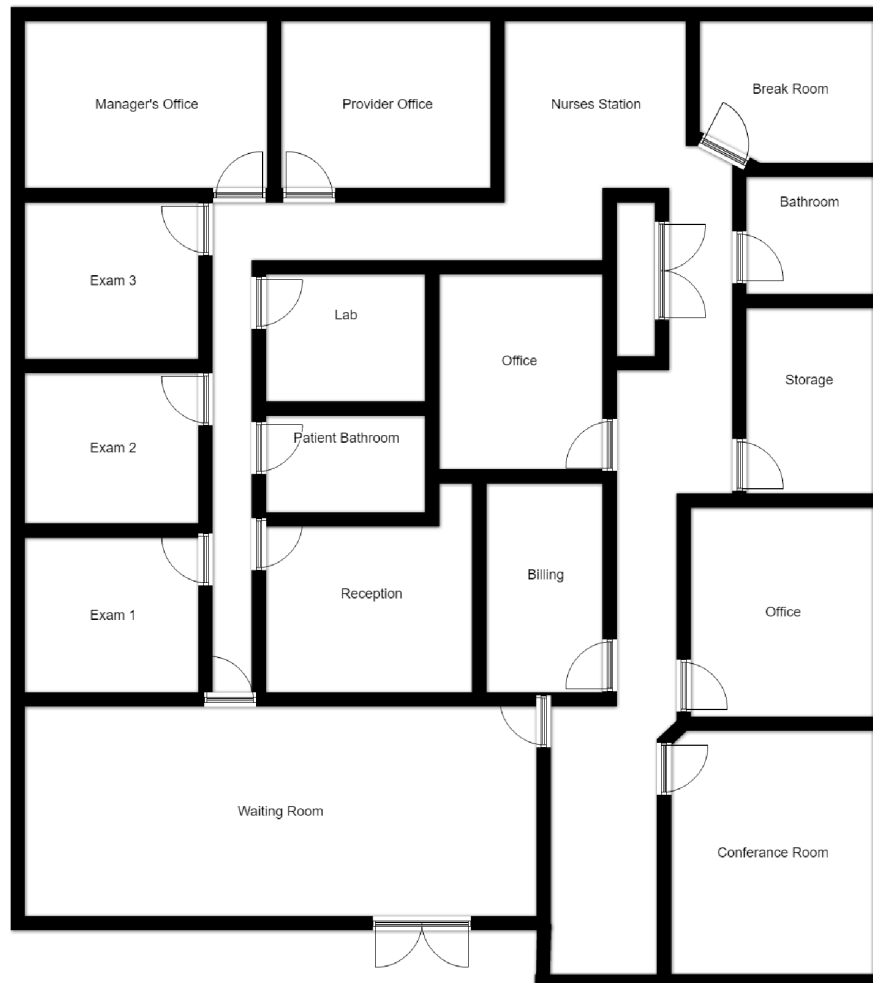
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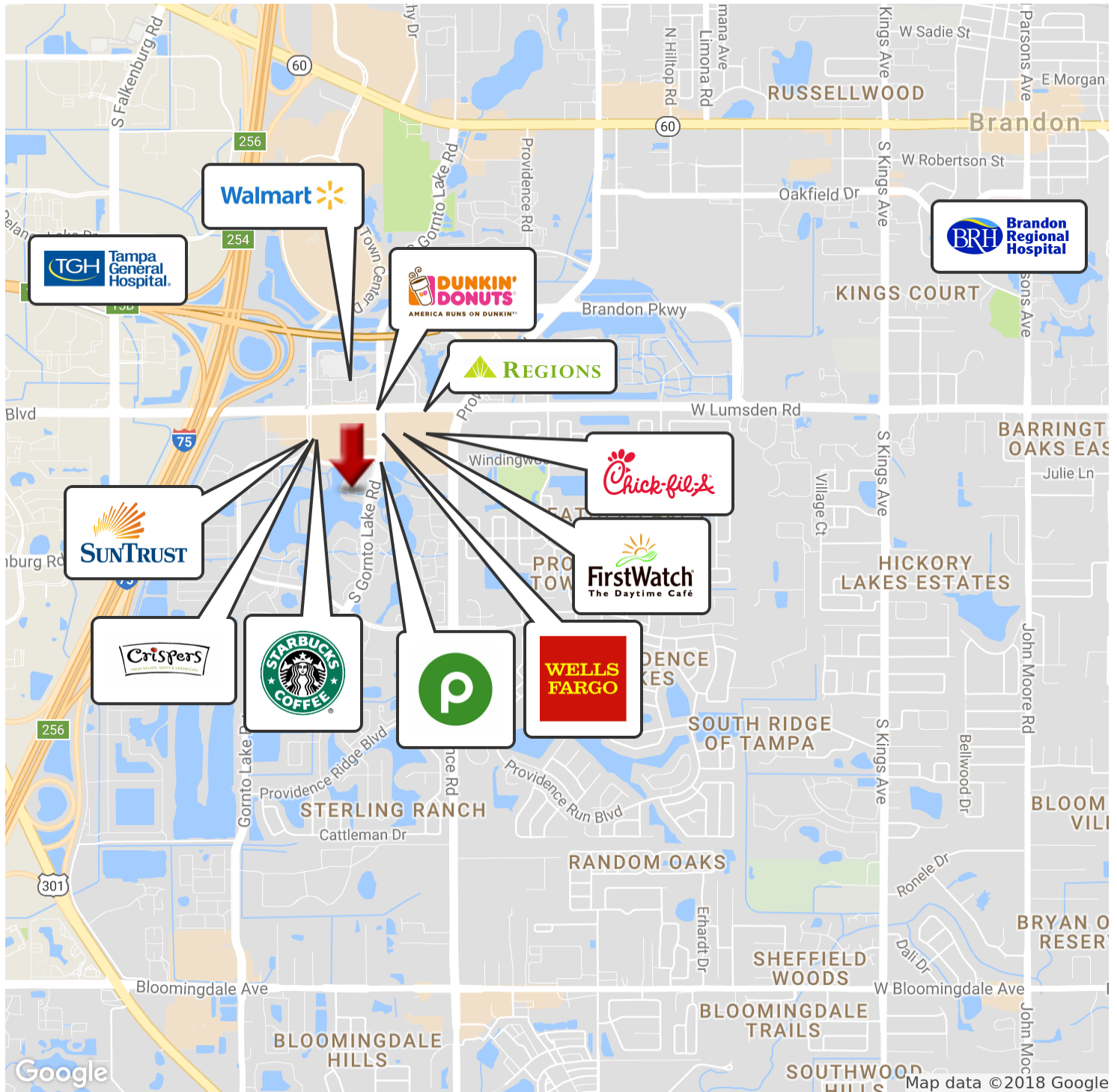
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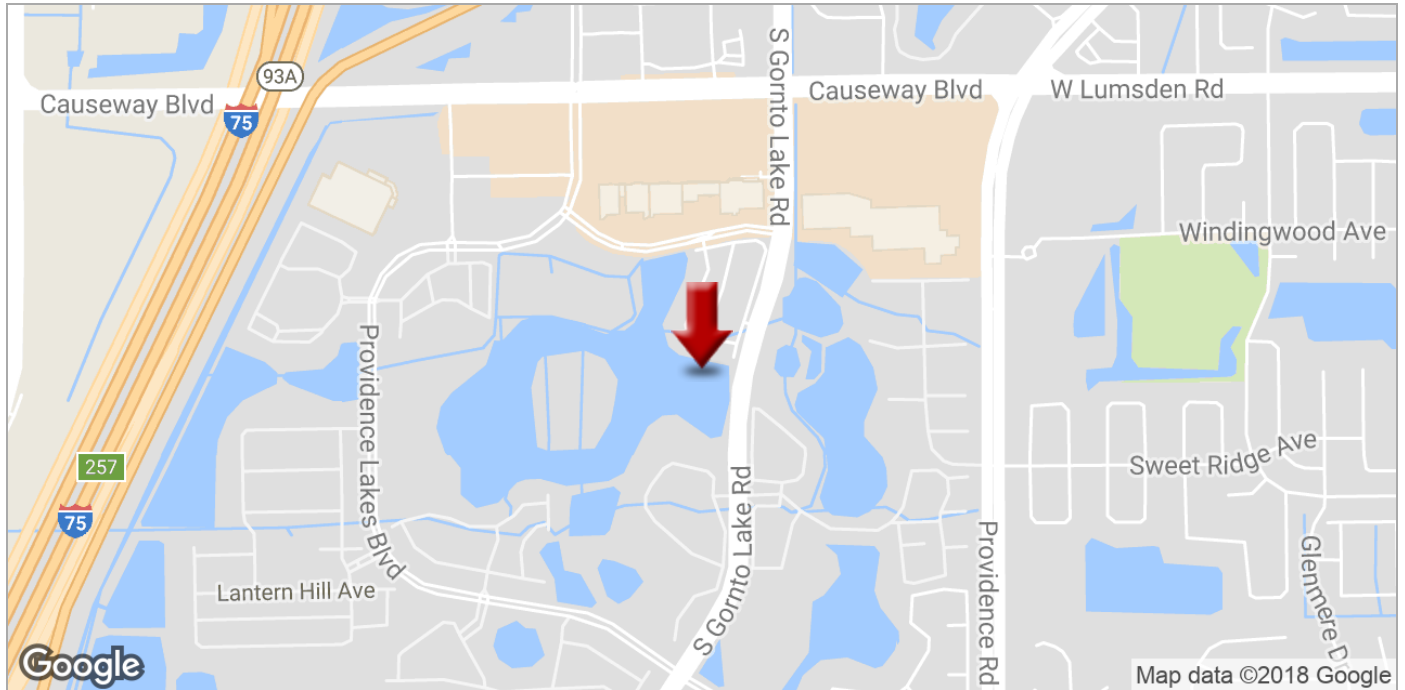
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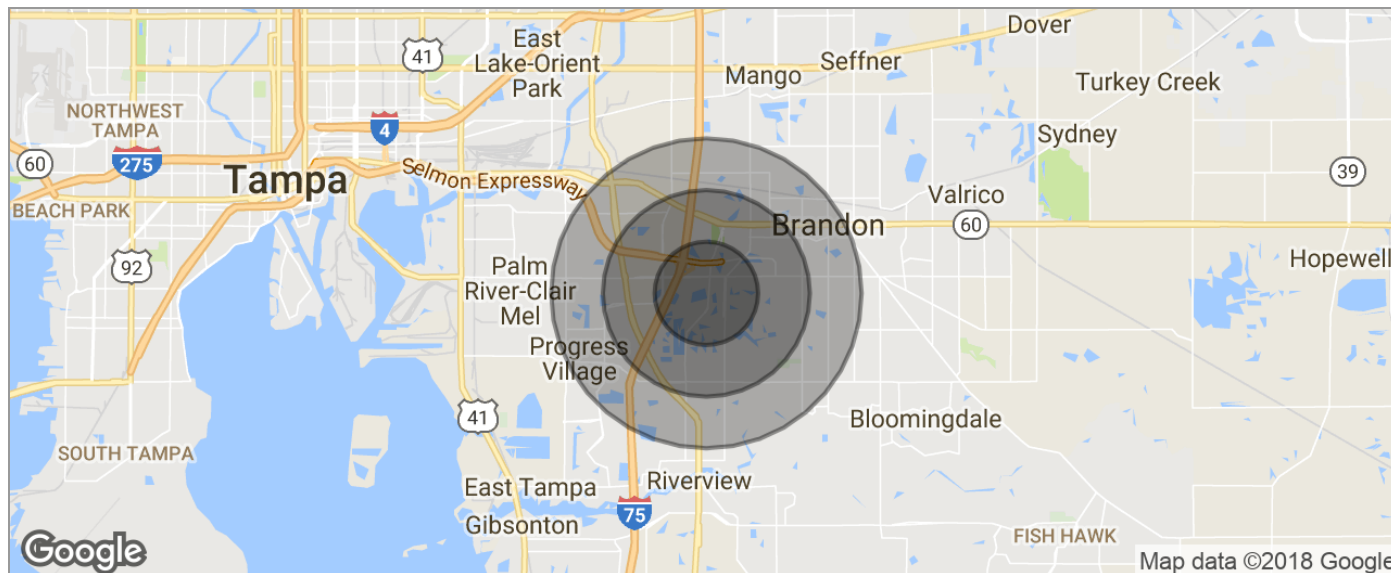
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,046	43,197	79,909
MEDIAN AGE	30.3	30.9	32.5
MEDIAN AGE (MALE)	30.3	30.5	32.1
MEDIAN AGE (FEMALE)	31.1	31.4	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,655	18,128	31,923
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$58,974	\$58,798	\$60,034
AVERAGE HOUSE VALUE	\$206,493	\$212,955	\$213,047
RACE	1 MILE	2 MILES	3 MILES
% WHITE	66.8%	66.8%	68.1%
% BLACK	21.0%	23.0%	22.4%
% ASIAN	6.2%	4.1%	3.2%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	2.2%	2.7%	2.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	22.3%	23.6%	22.6%

* Demographic data derived from 2010 US Census

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