

OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	1,449 SF
YEAR BUILT:	1982
RENOVATED:	2005
ZONING:	PD-MU
APN:	U-27-29-20- 2GU-B00000- 00507.0

PROPERTY OVERVIEW

1,449 square feet of office space available in the 500 Vonderburg Towers adjacent to Brandon Regional Hospital. This office is located in the heart of the medical district in Brandon, FL, and is accessible for patients. The space includes a reception area, several business offices, an employee break room, provider offices, and separate provider entrances and bathrooms.

LOCATION OVERVIEW

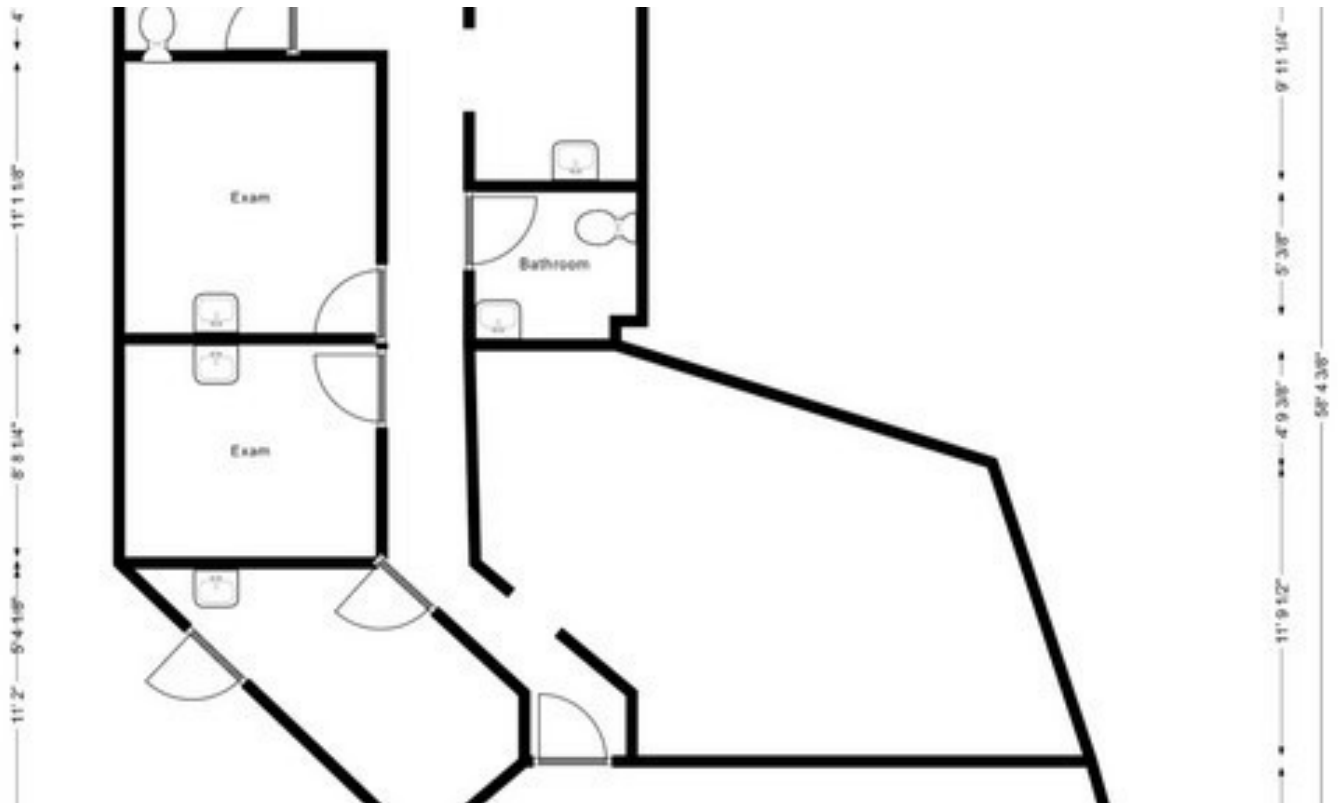
500 Vonderburg Towers are located in the heart of Brandon adjacent to Brandon Regional Hospital. It is less than 50 yards from the Towers to the front entrance of the Hospital, and they are connected by a very short walkway.

Brandon Regional Hospital is a 438-bed general medical and surgical hospital which offers a number a specialty services, including a Heart & Vascular Center, a Behavioral Health Center, The Women's Center, The Reflux Center, and a Bariatric Center.

PROPERTY HIGHLIGHTS

- Adjacent to Brandon Regional Hospital
- High demand for medical space near the hospital
- Easy access from major highways
- Rare! Double suite configuration
- Landmark for Brandon residents

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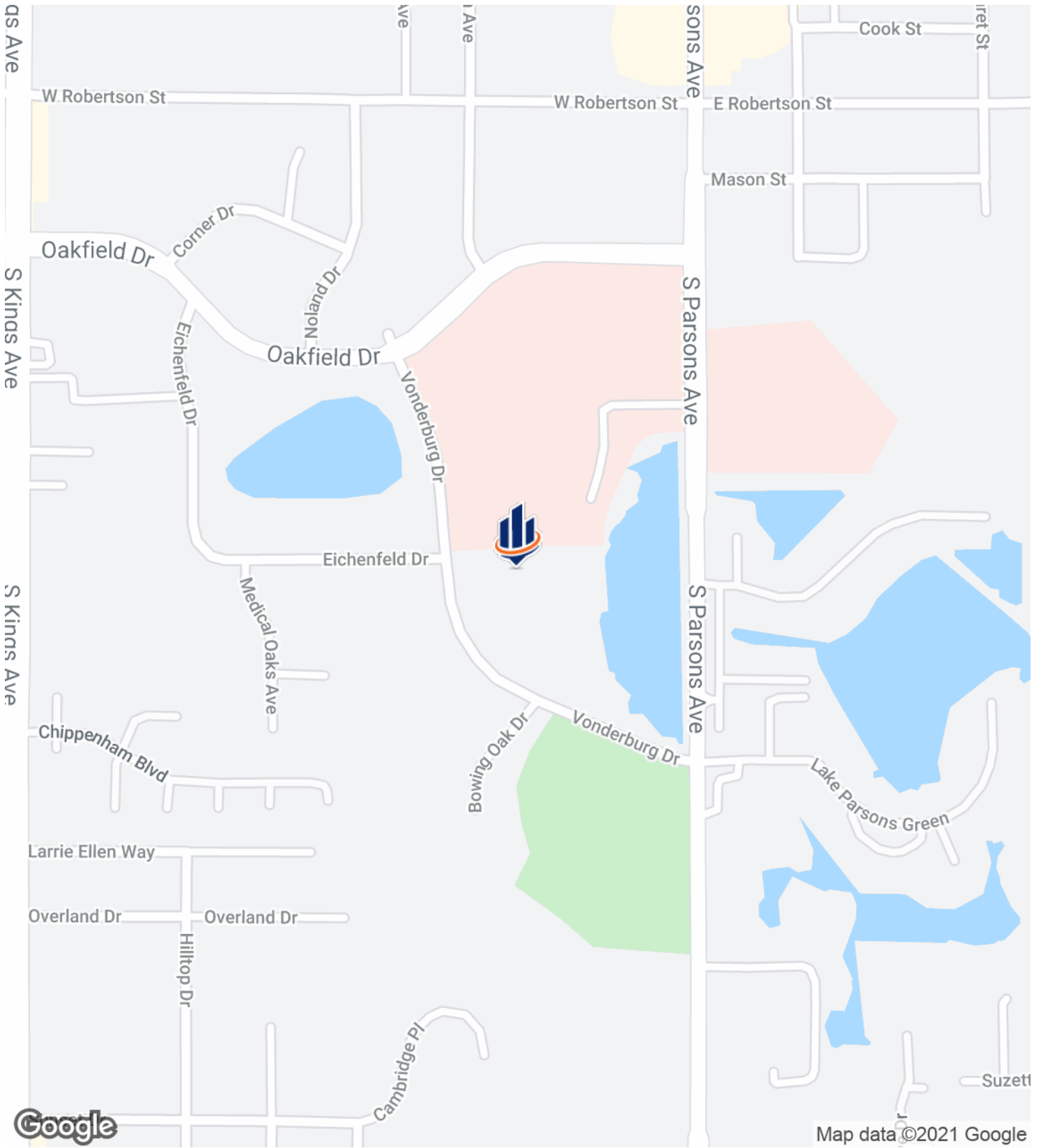
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,449 SF	LEASE RATE:	\$18.00 SF/yr

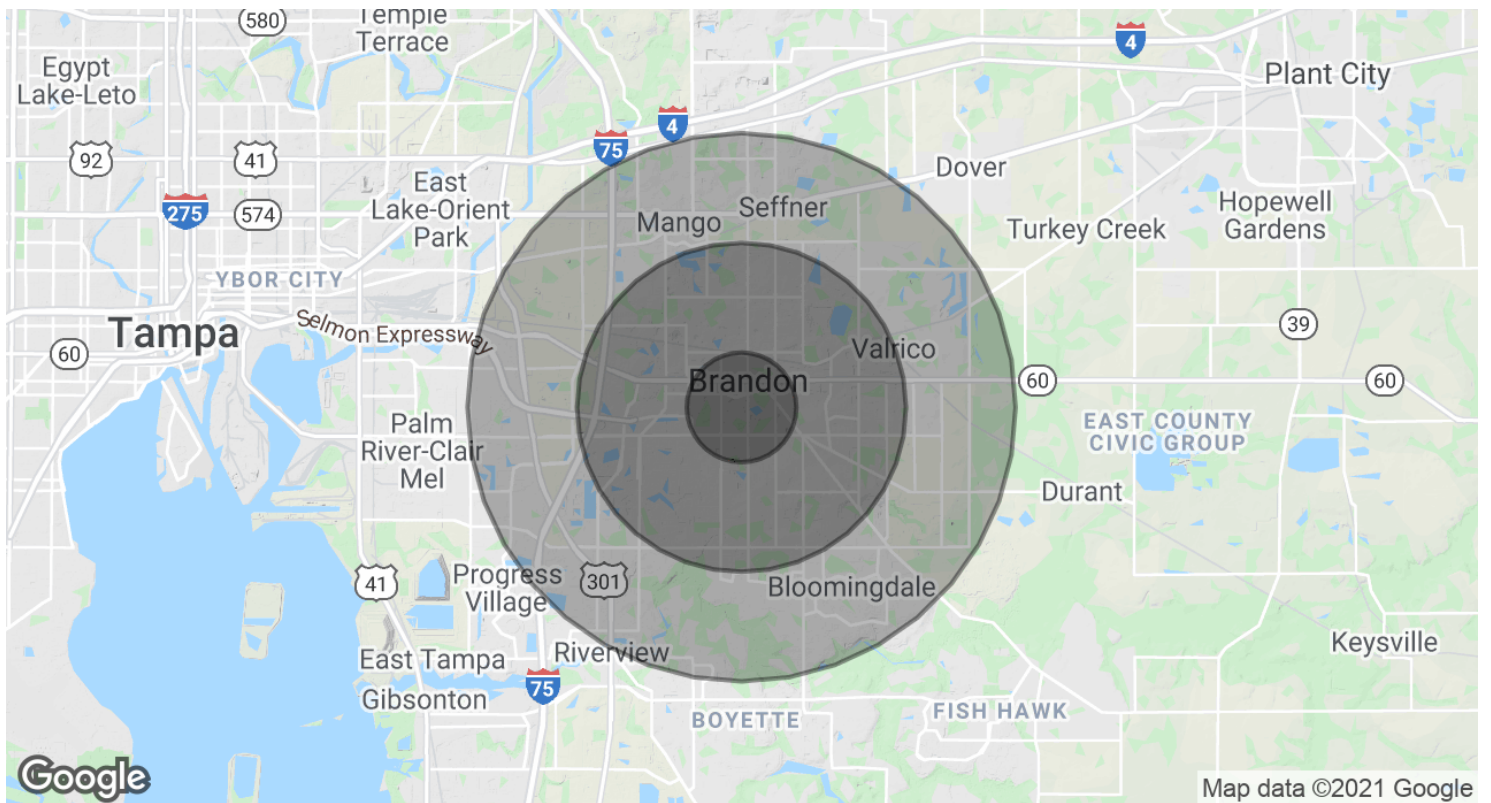
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
500 Vonderburg	Available	1,449 SF	NNN	\$18.00 SF/yr	CAM is \$2.50 psf

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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,282	91,813	200,447
AVERAGE AGE	34.4	35.2	36.1
AVERAGE AGE (MALE)	34.2	34.2	35.2
AVERAGE AGE (FEMALE)	34.3	35.8	36.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,271	34,717	74,953
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$62,892	\$66,970	\$70,343
AVERAGE HOUSE VALUE	\$215,110	\$214,054	\$228,631

* Demographic data derived from 2010 US Census

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