

For Sale, Redevelopment or Potential Build-to-Suit

305 E. Brandon Boulevard,
Brandon, Florida 33511.

JIM ALLEN

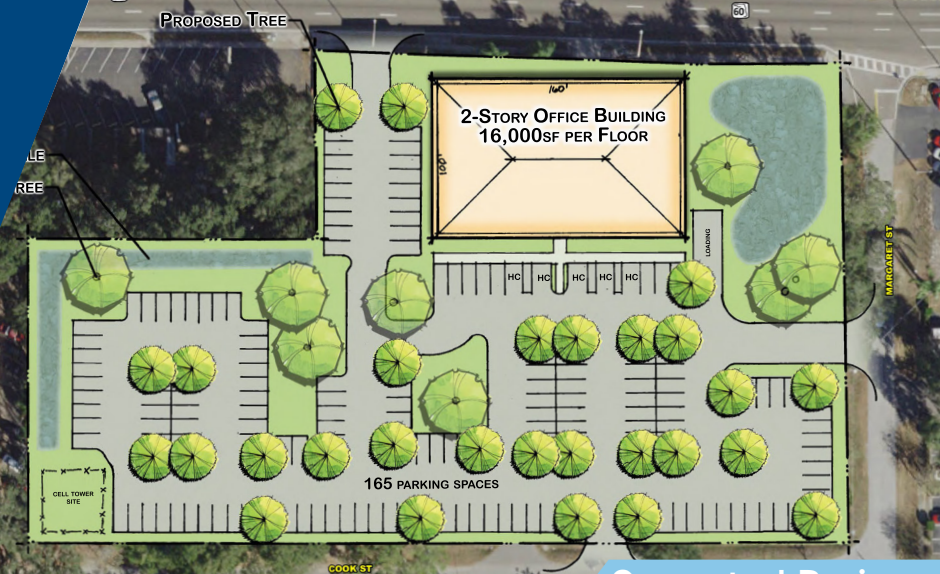
Healthcare & Office Services
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Key Features/Highlights

- › Estimated 32,000 SF, two story medical office building
- › 6/1,000 parking
- › 3.24 acre site with 381 feet of frontage on Brandon Boulevard
- › **Purchase Price: \$3,200,000**
- › 64,000 vehicles per day on Brandon Boulevard
- › Multiple physician specialties are in high demand, see page 2
- › Excellent opportunity to close now for permitting/design and demolish upon sale-lease expiration, short term lease back through Q3 2018
- › Call to confirm cell tower income



Conceptual Design

Physician Demand

Advisory Board’s analytics shows the projected additional providers needed within 5 years for the following specialties surrounding the site.

Specialty Category	Need in Providers, 5 Year Pop. Growth	Specialty Category	Need in Providers, 5 Year Pop. Growth
• Advanced Practitioner	90.7	• Neurosciences	15.4
• Cardiovascular	1.5	• Oncology & Hematology	19.7
• Dentistry	7.3	• Other Specialties	41.7
• Emergency Medicine	18.4	• Pathology & Laboratory Medicine	26.7
• Endocrinology & Diabetes	4.4	• Pediatrics & Neonatology	12.9
• ENT	6.3	• Primary Care	47.0
• Gastroenterology	4.5	• Psychiatry & Psychology	49.8
• General Surgery	17.9	• Radiology	38.7
• Hospitalist	2.1	• Rheumatology	2.5
• Nephrology	4.9		

Site Information

Site Area	3.24 acres	
Parcel ID	U-26-29-20- ZZZ-000002-62360.0	
Zoning	CG	
Frontage	381 feet	
Vehicles per Day (Brandon Boulevard)	64,000	
Assessed Value (2017)	Land	\$933,650
	Improvements	\$1,048,210
	Total	\$1,981,860
Property Taxes (2017)	\$35,788.07	

