



613 Oakfield Drive, Brandon, FL 33511

Investment Highlights

- › 13,071 RSF medical office building
- › 8,922 RSF new 10-year lease
- › 4,149 RSF available for lease
- › Single-story medical office with a 6/1,000 parking ratio located in the heart of the Brandon's medical submarket. Long term tenant in place with available suite for owner / user or third-party tenant
- › Projected Year 1 Proforma: \$307,480 NNN

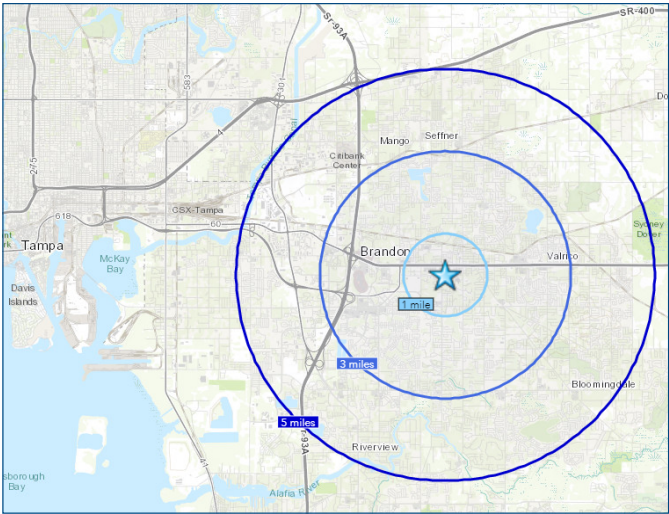
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EXECUTIVE SUMMARY

Colliers International of Tampa Bay is authorized by the ownership group to present the sale of 613 Oakfield Drive, a single-story medical office building. There is a long term tenant in place with an available suite for owner / user or third-party tenant. The property has excellent access, visibility and function.



	1 mile radius	3 mile radius	5 mile radius
TOTAL POPULATION			
2018 Estimate	7,808	102,667	228,378
2018-2023 Annual Rate	1.15%	1.33%	1.57%
TOTAL HOUSEHOLDS			
2018 Estimate	3,151	39,566	84,981
2018-2023 Annual Rate	1.09%	1.22%	1.50%
AVERAGE HOUSEHOLD INCOME			
2018 Estimate	\$63,637	\$74,701	\$76,938
2018-2023 Annual Rate	1.86%	2.24%	2.30%

LOCATION OVERVIEW

HILLSBOROUGH COUNTY

Located midway along the west coast of Florida, Hillsborough County has 1,048 square miles of land

and 24 square miles of inland water area for a total of 1,072 square miles. The unincorporated area encompasses 909 square miles, or more than 84% of the total county area. Municipalities account for 163 square miles. Incorporated cities are Tampa, Brandon, Temple Terrace and Plant City.

BRANDON

The City of Brandon is one of the largest bedroom communities to the City of Tampa and is part of the Tampa Bay MSA, which is home to 3.1 million people. Located approximately 12 minutes east of Tampa, Brandon with its 110,000 residents, is considered very accessible by the Selmon Crosstown Expressway and via I-4 and I-75. This accessibility translates into a demographic of 237,377 who live within a 15 minutes drive time of the subject property. Brandon's economy is driven by a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology and the Port of Tampa. Locally the healthcare market is anchored over 240 physicians and by HCA Brandon Regional Hospital with 375 Acute Care Beds. BayCare Health System, Florida Hospital, Moffitt Cancer Center, John Hopkin sAll Children's Hospital as well as they majority of the MSA's largest single specialty and multi-specialty practices have facilities in the Brandon Market. According to the recent Advisory Board Report, physician demand for various specialties will increase significantly in Brandon over the next five years. Based on this projected market growth Brandon should support an additional 200 physicians in the market in the next five years.



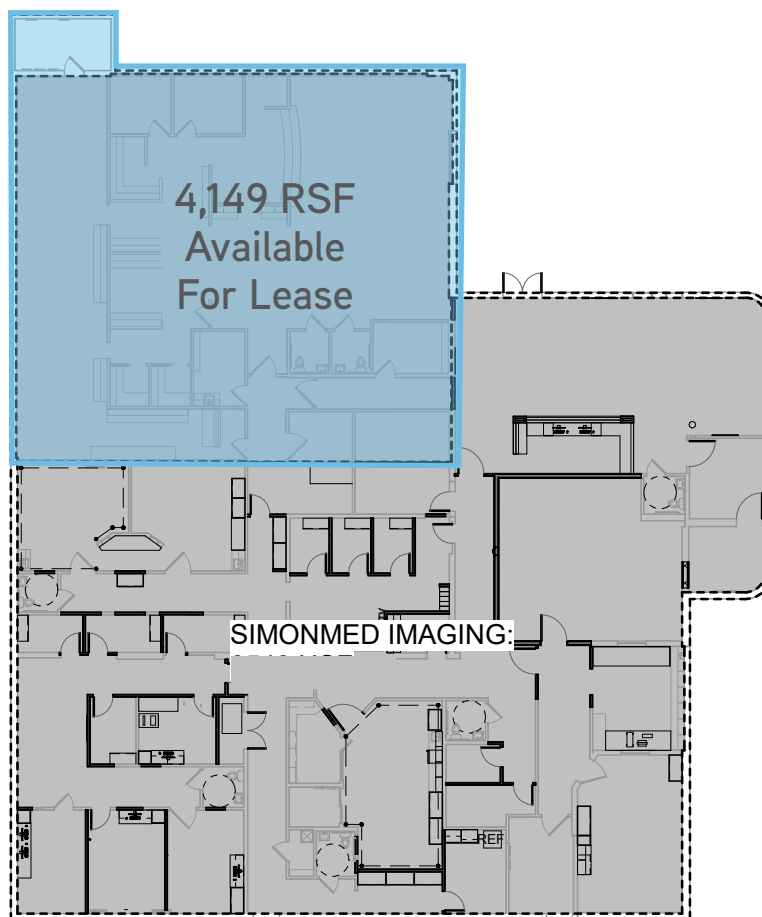
FINANCIAL HIGHLIGHTS

Year 1 Proforma: \$307,480 NNN
Lease Term: SMI 10 years 3/1/19-2/29/28
TBD 10 years 6/1/19-5/31/28
Lease Type: NNN

TENANT RENT ROLL

613 Oakfield Drive	
Tenant	RSF
SMI	8,922 RSF
TBD	4,149 RSF

FLOOR PLAN



*THE SF CALCULATIONS IN THIS EXHIBIT HAVE BEEN TAKEN USING BOMA.

Contact Us

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