

For Lease

BRANDON OFFICE



TAMPA
COMMERCIAL
REAL ESTATE

109 N Oakwood Ave, Brandon FL 33510



For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREaEstate.com

Lease Rate: \$12.00/sf NNN + \$4.50 CAM

Space Size: 2,500 sf Gross approx. 40.5' X 62'

Zoning: PD

Property: A quiet office complex centrally located with a market area that includes all of Brandon.

Condition: New building with space currently in shell condition. Ready to complete build out to tenants requirement. Owner will offer substantial TI. An opportunity to have a new space built to your specifications.

Parking: Ample

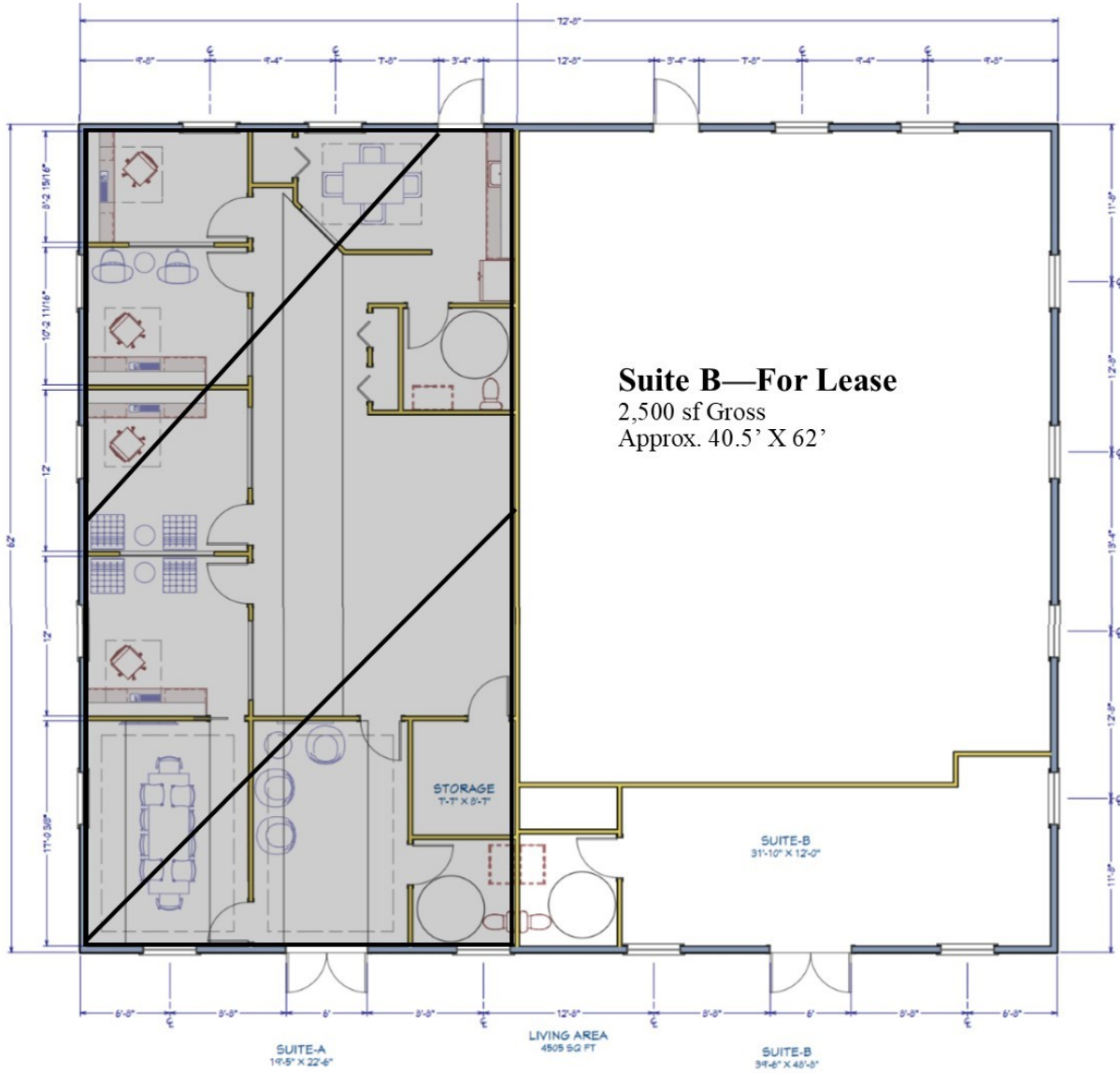
Ingress & Egress to Brandon Blvd + Oakwood

Traffic Count: Brandon Bv 46,000 cars/day

Demographics. Strong demographics

Location: Behind Racetrac on Brandon Bv

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SITE

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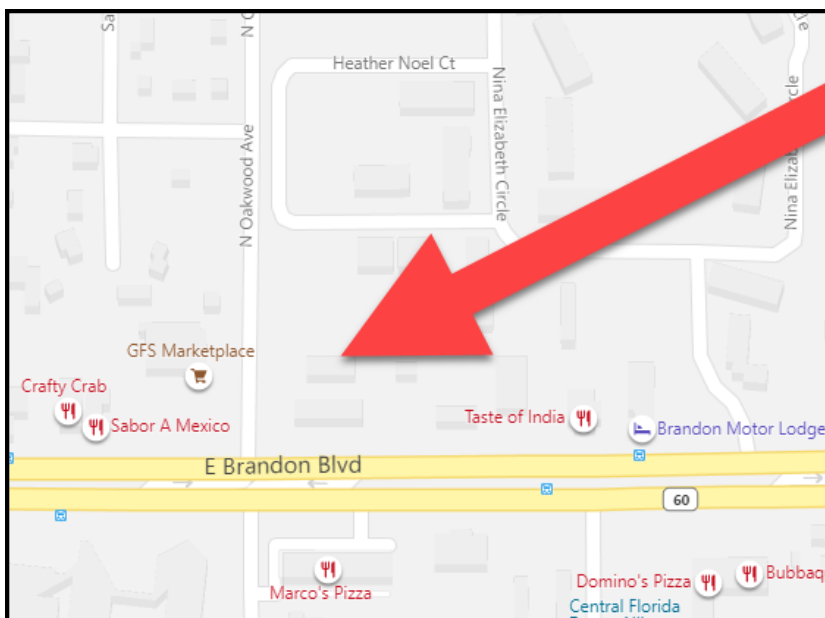
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Information is from sources deemed reliable. Broker is not responsible for errors & omissions

109 N Oakwood Ave



2019	1 Mile	3 Mile	5 Mile
POPULATION	11,417	71,681	142,054
HOUSEHOLDS	4,361	37,416	84,203
MED AGE	37.6	39.2	37.6
MED HH INCOME	\$53,930	\$61,419	\$62,498
AV HH INCOME	\$66,169	\$79,205	\$80,898



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