

# For Lease

## BRANDON OFFICE



TAMPA  
COMMERCIAL  
REAL ESTATE

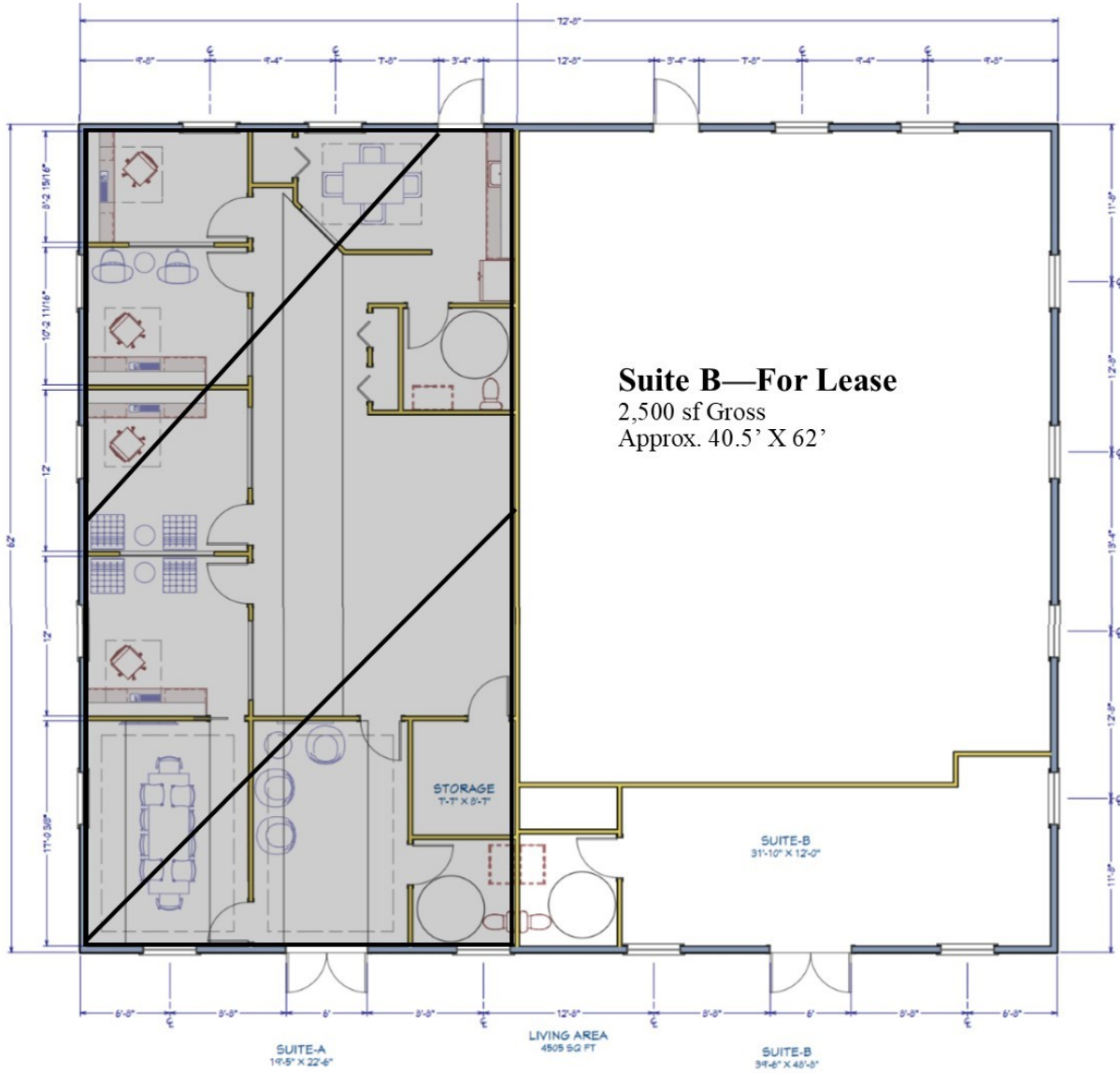
### 105 N Oakwood Ave, Brandon FL 33510



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

- **Lease Rate:** \$15.00/sf NNN + \$4.50 CAM
- **Space Size:** 2,500 sf Gross approx. 40.5' X 62'
- **Zoning:** PD—Office or Medical Office
- **Property:** A centrally located prof. office complex with a market area that includes all of Brandon.
- **Condition:** Brand new space. Build-out commenced January 2022. . Possibility to modify the floorplan to tenants requirement. Owner is offering a substantial Tenant improvement allowance. Extra plumbing laid under the slab, should water be required for a medical exam rooms.
- **Parking:** All around the building plus additional
- **Ingress & Egress to** Brandon Blvd + Oakwood Ave
- **Traffic Count:** Brandon Bv 46,000 cars/day
- **Demographics.** Strong area demographics

109 N Oakwood Ave



**Suite B—For Lease**

2,500 sf Gross  
Approx. 40.5' X 62'



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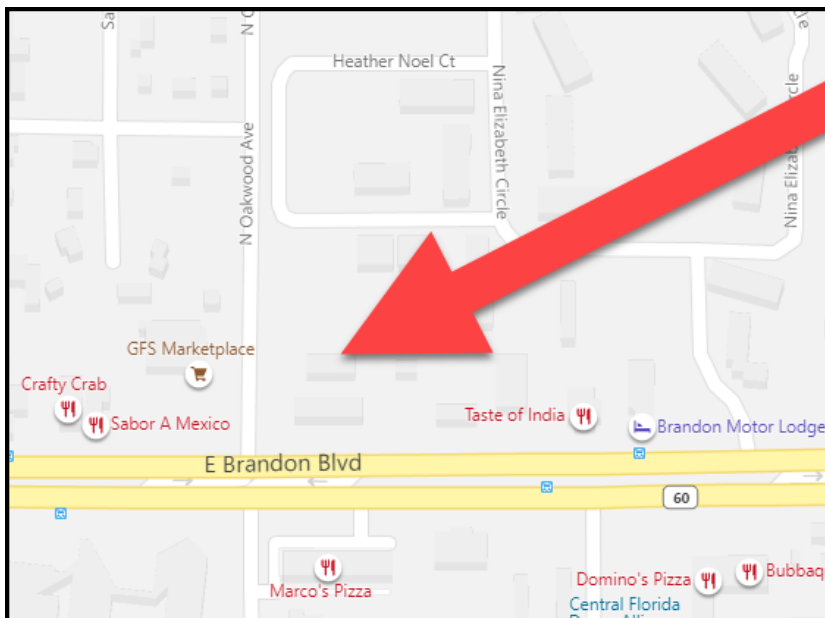
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109 N Oakwood Ave



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



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