

# OFFICE/MEDICAL SPACES FOR LEASE

## 510 Vonderburg Dr Brandon, FL 33511



### PROPERTY HIGHLIGHTS

- Suite 300 & 301 Available - 7,825 RSF
- Suite 302 Available - 1,336 RSF
- Suite 306 Available - 1,935 RSF
- Future Availability from 10,000 - 22,947 SF
- Convenient access to Brandon Regional Hospital (0.6 miles to the North)
- 65 surface parking spaces, 50 covered parking spaces
- The property features a large atrium, 2 elevators, 24 hour access, minutes to I-75 and the Crosstown Expressway
- Area retailers include: Publix, Burlington, Petsmart, Walmart Neighborhood Market, Aldi, Burger King, Subway, Wendys, Pizza Rock
- Building Size: 48,922 SF
- Typical floor size: 16,307 SF

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	9,017	104,256	232,837
2025 Estimated Households	3,746	41,198	90,220
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$84,544	\$112,008	\$112,430
<b>AGE</b>			
Median Age	38	38	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,635	6,417	13,027
Number of Employees	10,990	38,362	87,707
Total Daytime Population	13,901	67,930	153,685
<b>TRAFFIC COUNTS</b>			
W Brandon Blvd	67,000 AADT		
I-75	109,500 AADT		
Lumsden Rd W	34,500 AADT		



8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

**FOR LEASING INFORMATION:**

**Luli Cannon**  
813.712-3054  
lcannon@rmcpg.com

# OFFICE/MEDICAL SPACES FOR LEASE

## 510 Vonderburg Dr Brandon, FL 33511



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 060426



8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

**FOR LEASING INFORMATION:**

Luli Cannon  
813.712-3054  
lcannon@rmcpg.com