

# FULL FLOOR MEDICAL OFFICE FOR LEASE

510 Vonderburg Drive | Brandon, FL 33511

10,000 - 22,947 SF



## PROPERTY HIGHLIGHTS:

- Available Soon
- Full floor availability or Demised for 2-3 tenants
- Convenient access to Brandon Regional Hospital (0.6 miles to the North). Adjacent to Brandon Surgery Center
- Ample covered parking available
- 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

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	71,000 AADT		
I-75	104,500 AADT		
Lumsden Rd W	30,500 AADT		



## FOR LEASING INFORMATION

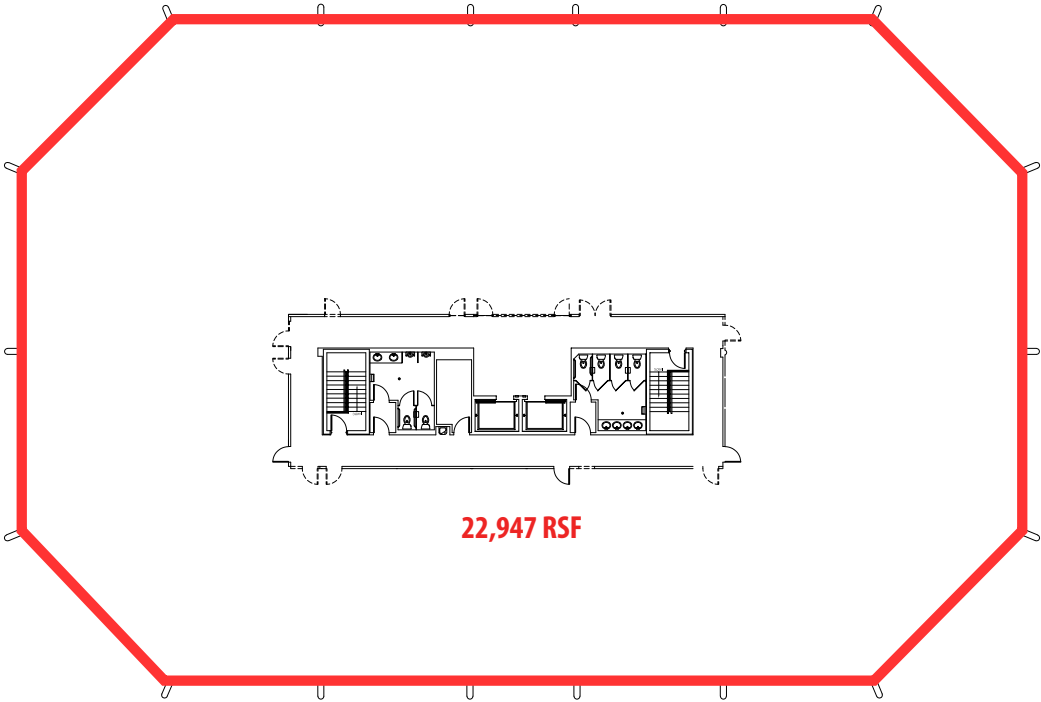
Luli Cannon  
813.712.3054  
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## Floor Plan - 1 Tenant (Third Floor)



## Conceptual Floor Plan - 2 Tenants (Third Floor)



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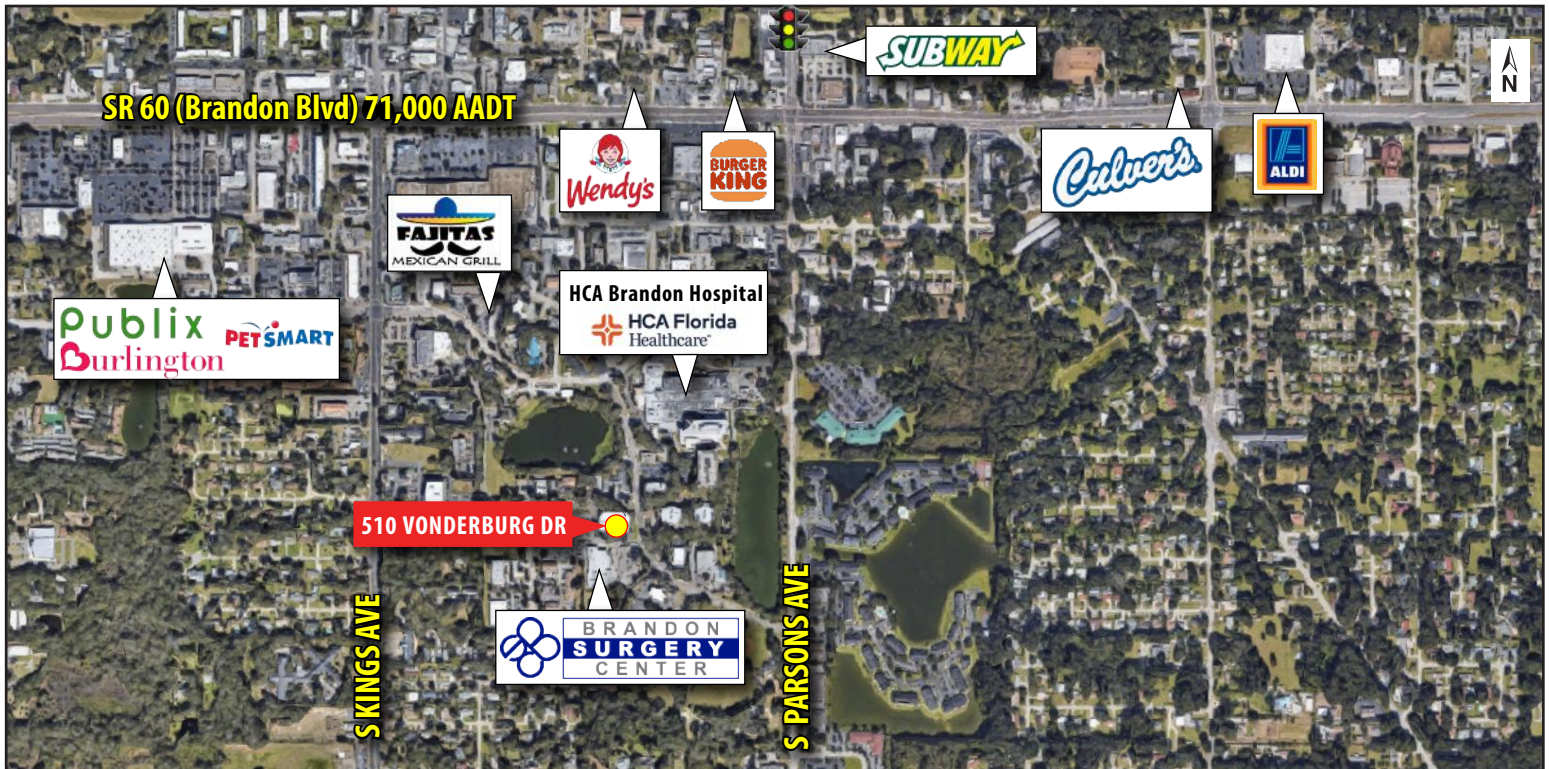
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