

PROVIDENCE LAKES EXECUTIVE PARK MEDICAL OFFICE FOR SALE

OWNER-USER | INVESTMENT OPPORTUNITY

 1383 Providence Road
Brandon, Florida 33511



ASKING PRICE
\$1,999,000



BUILDING SIZE
5,992 SF



EXAM ROOMS
15



PRIVATE PARKING
11 SPACES



YEAR BUILT
2010



PRICE PER SF
\$334/SF



EXECUTIVE SUMMARY

This turnkey 5,992 SF medical office is ideally suited for an owner-user seeking immediate occupancy in one of Brandon's most established medical corridors.

The building is configured as two separate medical suites, allowing an owner-user to occupy one suite while leasing the other to offset occupancy costs and generate income.

With 15 fully built-out exam and procedure rooms, dedicated lab and nurse stations, and recent capital improvements, this property offers a rare opportunity to acquire a fully functional medical office without the delays and costs of new construction.

KEY HIGHLIGHTS

- ✓ Two separate medical suites
- ✓ 15 exam/procedure rooms with sinks and cabinetry
- ✓ Two reception and waiting areas
- ✓ Dedicated lab and nurse stations
- ✓ CLIA-waived lab and equipment included
- ✓ New network infrastructure and security camera systems
- ✓ Upgraded HVAC systems (2025)
- ✓ LED lighting and updated flooring
- ✓ 11 private, staff-only parking spaces
- ✓ High-demand office park with low vacancy
- ✓ Built by McCullagh & Scott (2010)



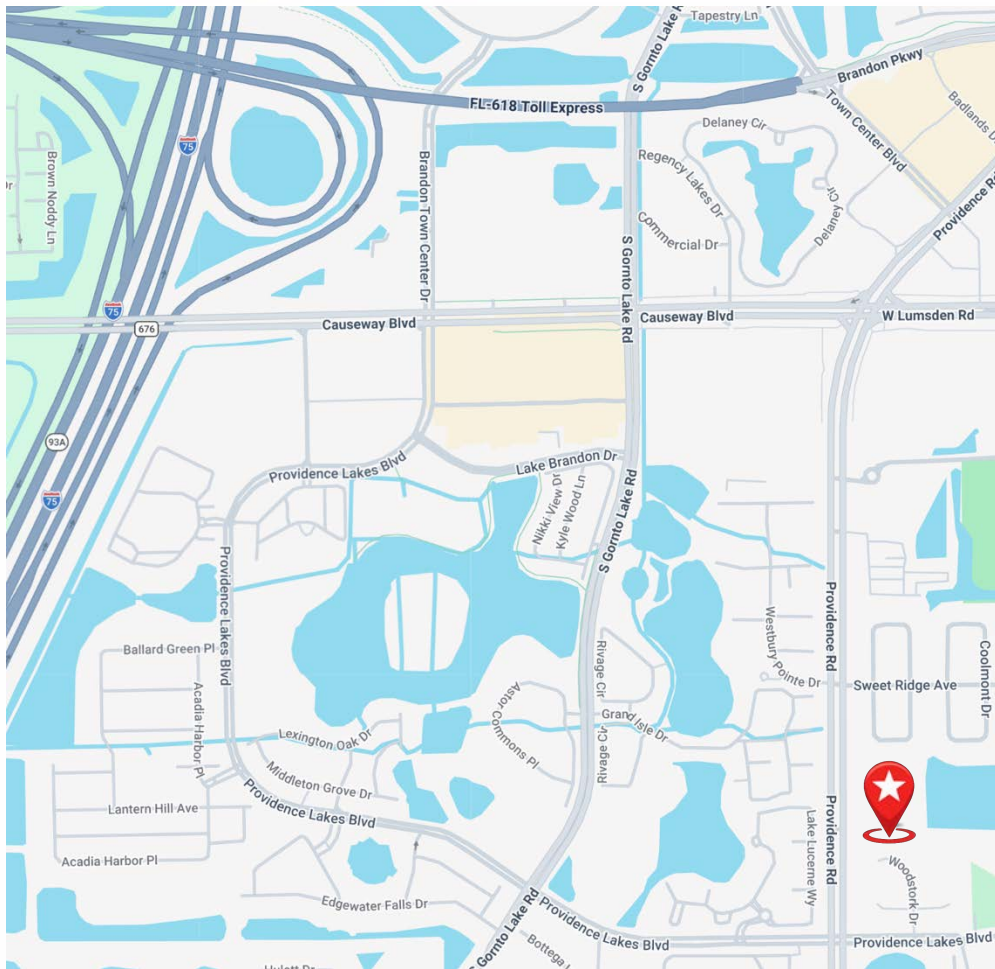
FOR MORE INFORMATION
CONTACT
Carl Stickeler
(813) 390-1951

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LOCATION MAP / AERIAL



LOCATION

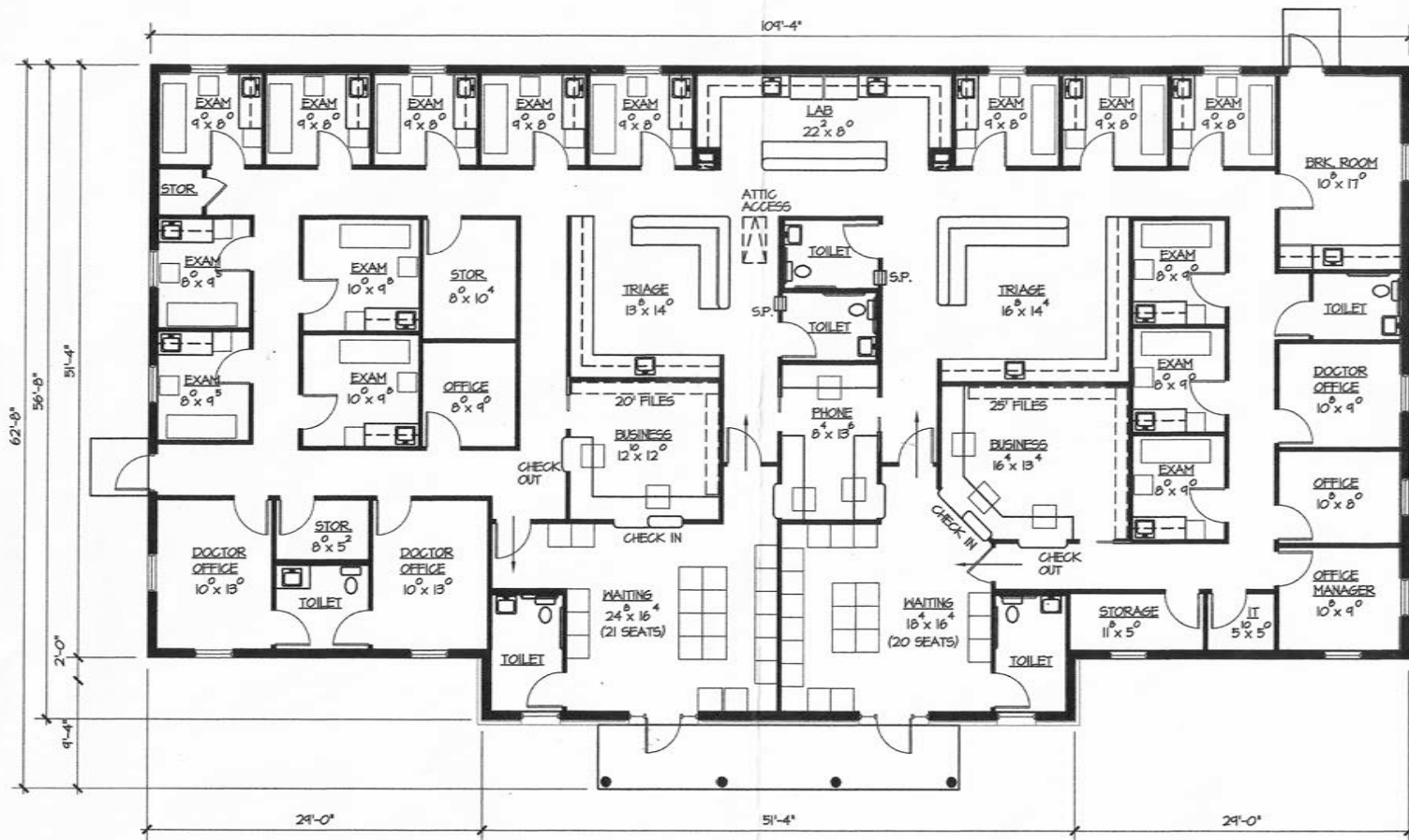
Providence Lakes Executive Park is a thriving business park located in the West side of Brandon.

Located just 3.2 miles from HCA Florida Brandon Hospital, the property is positioned within one of Brandon's most established medical and retail corridors.

With immediate access to the Selmon Expressway, I-75, and US-301, the location provides convenient regional access for both patients and staff.



BUILDING FLOOR PLAN



CONSTRUCTION HIGHLIGHTS

	BUILDING SIZE	5,922 RSF
	YEAR BUILT	2010
	CONSTRUCTION	Concrete Block
	ROOF SYSTEM	Wood Truss, Tile Roof
	ZONING	PD – BPO Planned Development for Business Professional Office
	HILLSBOROUGH COUNTY FOLIO	072309-2502

MEDICAL FACILITY FEATURES

	15 EXAM / PROCEDURE ROOMS		11 PRIVATE STAFF PARKING SPACES
	TWO SEPARATE MEDICAL SUITES		IMMEDIATE OCCUPANCY
	TWO RECEPTION / WAITING AREAS		UPDATED HVAC SYSTEMS (2025)
	TWO NURSE STATIONS		LED LIGHTING
	DEDICATED LAB AREAS		NEW NETWORK INFRASTRUCTURE



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BRANDON MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Estimated Population	12,400	78,900	192,500
 Average Household Income	\$109,800	\$104,600	\$99,200
 Median Household Income	\$94,100	\$90,300	\$85,400
 Total Households	4,700	30,100	72,800
 Daytime Population	10,500	61,300	149,800
 Bachelor's Degree or Higher	35%	37%	36%
 Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

STRONG MEDICAL MARKET



Surrounded by established medical providers and healthcare facilities



High concentration of healthcare employment within 5 miles

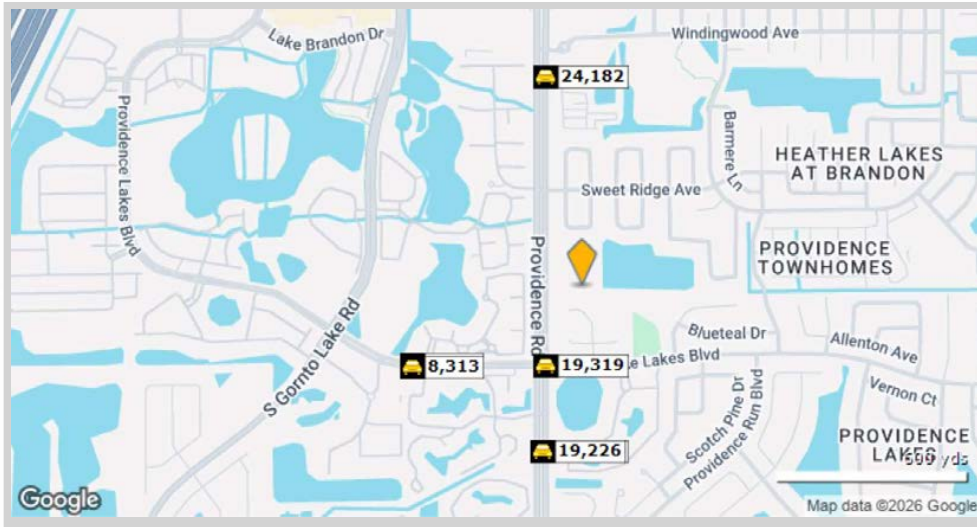


Excellent demographics support medical office demand



Affluent and growing trade area

TRAFFIC STUDY – PROVIDENCE ROAD AREA



HIGH VISIBILITY EASY ACCESS STRONG TRAFFIC COUNTS

Located in the heart of Brandon with excellent access to major thoroughfares and I-75, providing convenient access for patients and staff throughout the Tampa Bay area.

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Providence Road	Providence Rd	0.00 NW	2024	20,173	MPSI	.15
2	Providence Rd	Princeton Lakes Dr	0.07 N	2023	21,856	MPSI	.15
3	Providence Road	Providence Rd	0.00 NW	2025	19,319	MPSI	.15
4	Providence Rd	Princeton Lakes Dr	0.07 N	2025	21,802	MPSI	.30
5	Providence Rd	Princeton Lakes Dr	0.07 N	2024	19,226	MPSI	.30
6	Providence Lakes Blvd	Ladora Dr	0.05 W	2025	8,281	MPSI	.33
7	Providence Lakes Blvd	Ladora Dr	0.05 W	2024	8,282	MPSI	.33
8	Providence Lakes Blvd	Ladora Dr	0.05 W	2024	8,313	MPSI	.33
9	Providence Rd	Windingwood Ave	0.05 N	2025	24,257	MPSI	.39
10	Providence Rd	Windingwood Ave	0.05 N	2022	24,182	MPSI	.39