OFFICE/MEDICAL SPACES FOR LEASE

510 Vonderburg Dr
Brandon, FL 33511



PROPERTY HIGHLIGHTS

SUITE	SF	AVAILABILITY
214	3,877	Available Soon
300/301	7,825	Available
302	1,336	Available

SUITE	SF	AVAILABILITY
303	1,012	Available Soon
306	1,935	Available
308/310	4,275	Available Soon

- **Future Availability from 10,000 - 22,947 SF**
- Adjacent to Brandon Surgical Center
- 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
POPULATION			
2025 Estimated Population	9,017	104,256	232,837
2025 Estimated Households	3,746	41,198	90,220
INCOME			
2025 Estimated Avg HH Income	$84,544	$112,008	$112,430
AGE			
Median Age	38	38	38
DAYTIME DEMOS			
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
TRAFFIC COUNTS			
W Brandon Blvd	67,000 AADT		
I-75	109,500 AADT		
Lumsden Rd W	34,500 AADT		

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