



**ASK ABOUT SELLER FINANCING OPTIONS!**

**NEW TO MARKET! TAMPA BAY MEDICAL/PROFESSIONAL OFFICE W/ SELLER FINANCING!!**

1138-1140 Kyle Wood Lane, Brandon, FL 33511

SALE BROCHURE • NOVEMBER 19, 2024

**George William**

727.482.2818

george@grimaldicommercialrealty.com

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

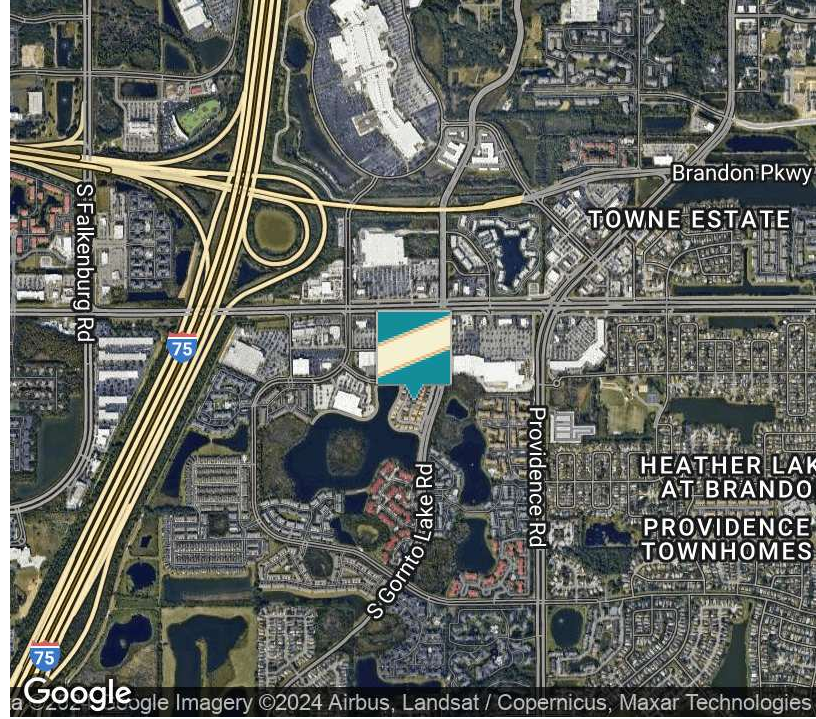
**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
grimaldicommercialrealty.com



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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$1,350,000

**Building Size:** 3,982 SF

**Zoning:** PD

**Market:** Tampa-St. Petersburg-Clearwater metro market

**Submarket:** BRANDON

**PROPERTY OVERVIEW**

This 3,982 square-foot freestanding office building offers a unique investment or owner-user opportunity in a prime location. Currently configured as a single office building equipped with 16 private rooms, two waiting areas, a spacious reception desk, two kitchen/break rooms, and four ADA restrooms, providing a flexible and functional layout for various business needs. Originally designed as a duplex, the property can easily be divided into two separate units, making it ideal for multi-tenant use or for an owner looking to occupy one side while leasing out the other. The building is available for immediate occupancy, allowing a new owner to move in or re-lease, but it also comes with the benefit of a dark lease. A Credit tenant has vacated the property but continues to pay rent, offering immediate cash flow for investors. This versatile property is perfect for a growing business or an investor seeking a reliable income stream and long-term potential. Don't miss this rare chance to secure a well-maintained, flexible office building in a highly desirable area!

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- SELLER FINANCING AVAILABLE!!
- FREE STANDING APX 4000 SF OFFICE BUILDING
- 16 PRIVATE ROOMS / MEDICAL OR PROFESSIONAL USE
- TWO ENTRANCES - POTENTIAL TO REVERT BACK TO DUPLEX
- NEW AC 2023
- FRONT DESK AND RECEPTION/WAITING ROOM
- FOUR ADA COMPLIANT RESTROOMS
- CURRENTLY SET UP AS CHILDREN AUTISM CENTER
- AVAILABLE FOR IMMEDIATE OCCUPANCY BY AN OWNER USER
- CREDIT TENANT VACATED THE PROPERTY BUT CONTINUES TO PAY RENT



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## LOCATION

### LOCATION DESCRIPTION

The area around Pro Park C in Brandon, Florida, is a prime location for office investors and businesses due to its strategic proximity to major highways, including I-75 and State Road 60, offering seamless connectivity to Tampa, downtown Brandon, and the broader Hillsborough County region. This high-traffic area attracts both locals and visitors, thanks to its blend of retail, dining, and entertainment options, particularly around the Westfield Brandon Mall, a key commercial hub with a variety of shopping outlets, restaurants, and a movie theater. Nearby big-box stores like Costco and Home Depot, as well as medical facilities, corporate offices, and financial institutions, further enhance the area's commercial appeal. With strong residential growth, there is a steady demand for office space to support local businesses and professionals, making it an attractive option for investors. The district also offers a range of convenient amenities, including hotels, gyms, and dining options, while nearby green spaces like Brandon Regional Park and Limona Park provide opportunities for outdoor recreation, creating an ideal balance of urban and suburban living. Pro Park C itself is a well-maintained facility with ample parking, clear signage, and easy access, making it a popular choice for visitors attending events or running errands in the surrounding commercial area. The continued expansion and development in Brandon, driven by both residential and commercial growth, further solidifies the area as a key investment opportunity.



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**PROPERTY DETAILS**

Sale Price	<b>\$1,350,000</b>
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**PROPERTY INFORMATION**

Property Type	Office
Property Subtype	Medical
Zoning	PD
Lot Size	4,137 SF

**LOCATION INFORMATION**

Building Name	NEW TO MARKET! TAMPA BAY MEDICAL/PROFESSIONAL OFFICE W/ SELLER FINANCING!!
Street Address	1138-1140 Kyle Wood Lane
City, State, Zip	Brandon, FL 33511
County	Hillsborough
Market	Tampa-St. Petersburg-Clearwater metro market
Sub-market	BRANDON

**BUILDING INFORMATION**

Building Size	3,982 SF
Building Class	B

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**ADDITIONAL PHOTOS**



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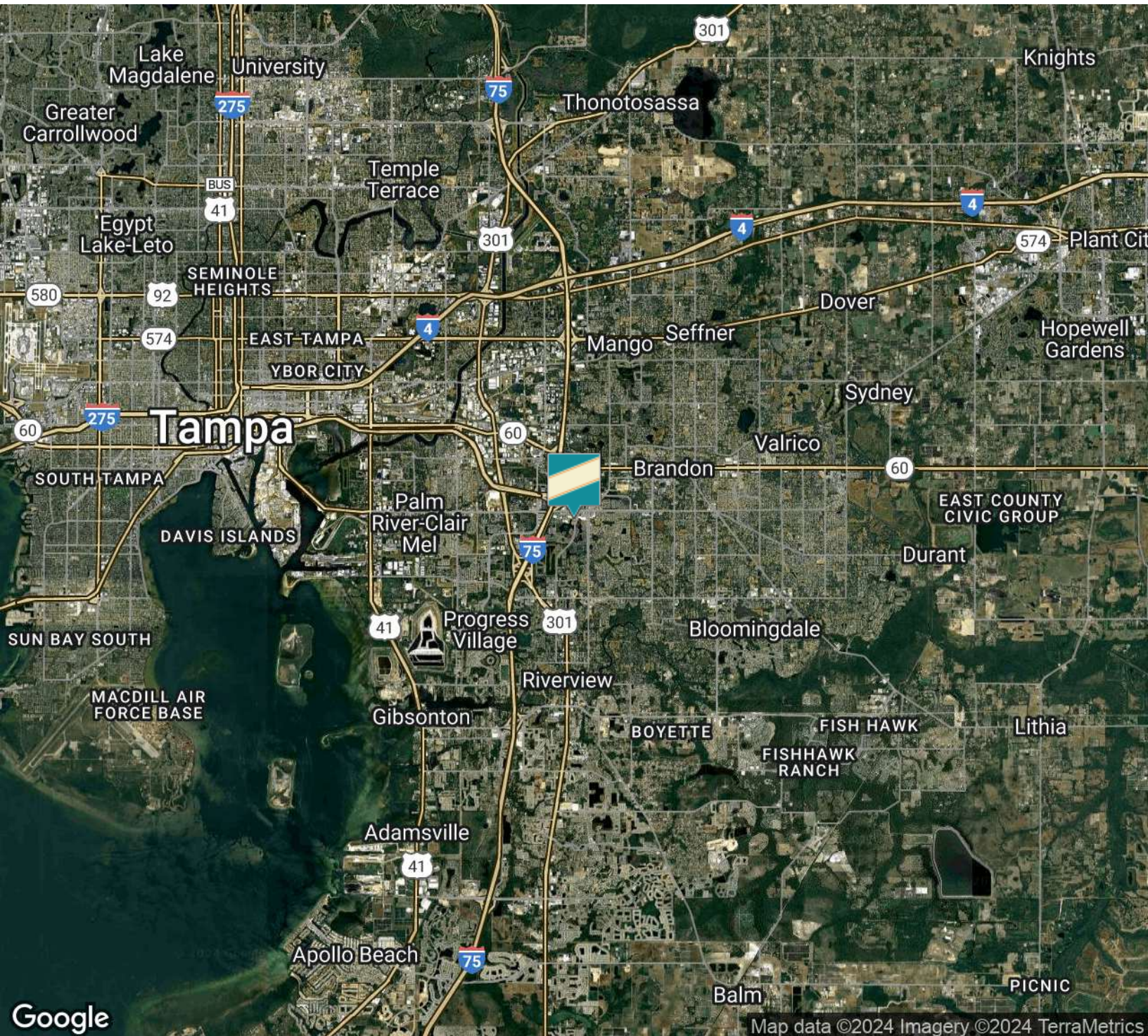
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**LOCATION MAP**



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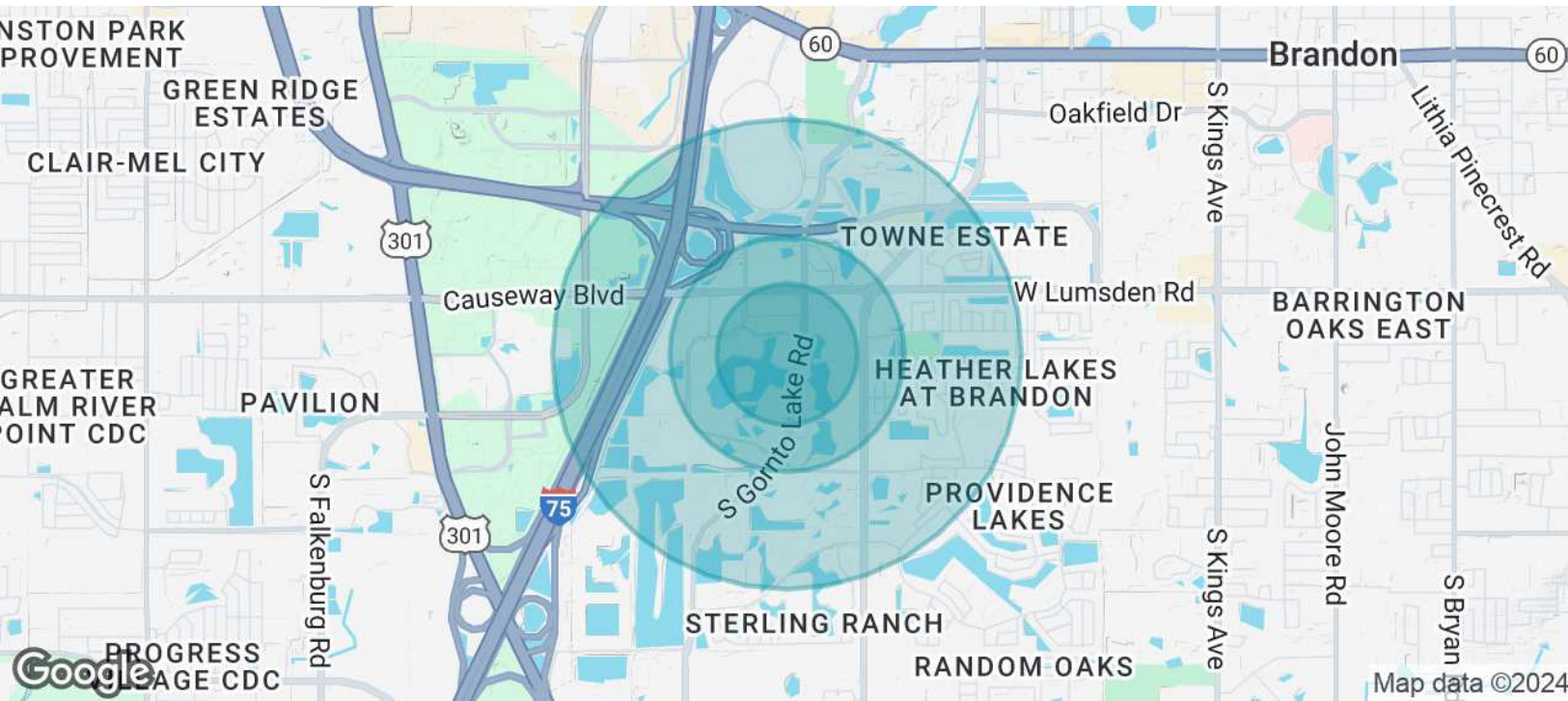
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,628	4,589	16,799
Average Age	34	34	36
Average Age (Male)	33	34	35
Average Age (Female)	34	35	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	698	1,973	7,130
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$79,359	\$80,974	\$84,474
Average House Value	\$184,363	\$216,721	\$267,972

*Demographics data derived from AlphaMap*

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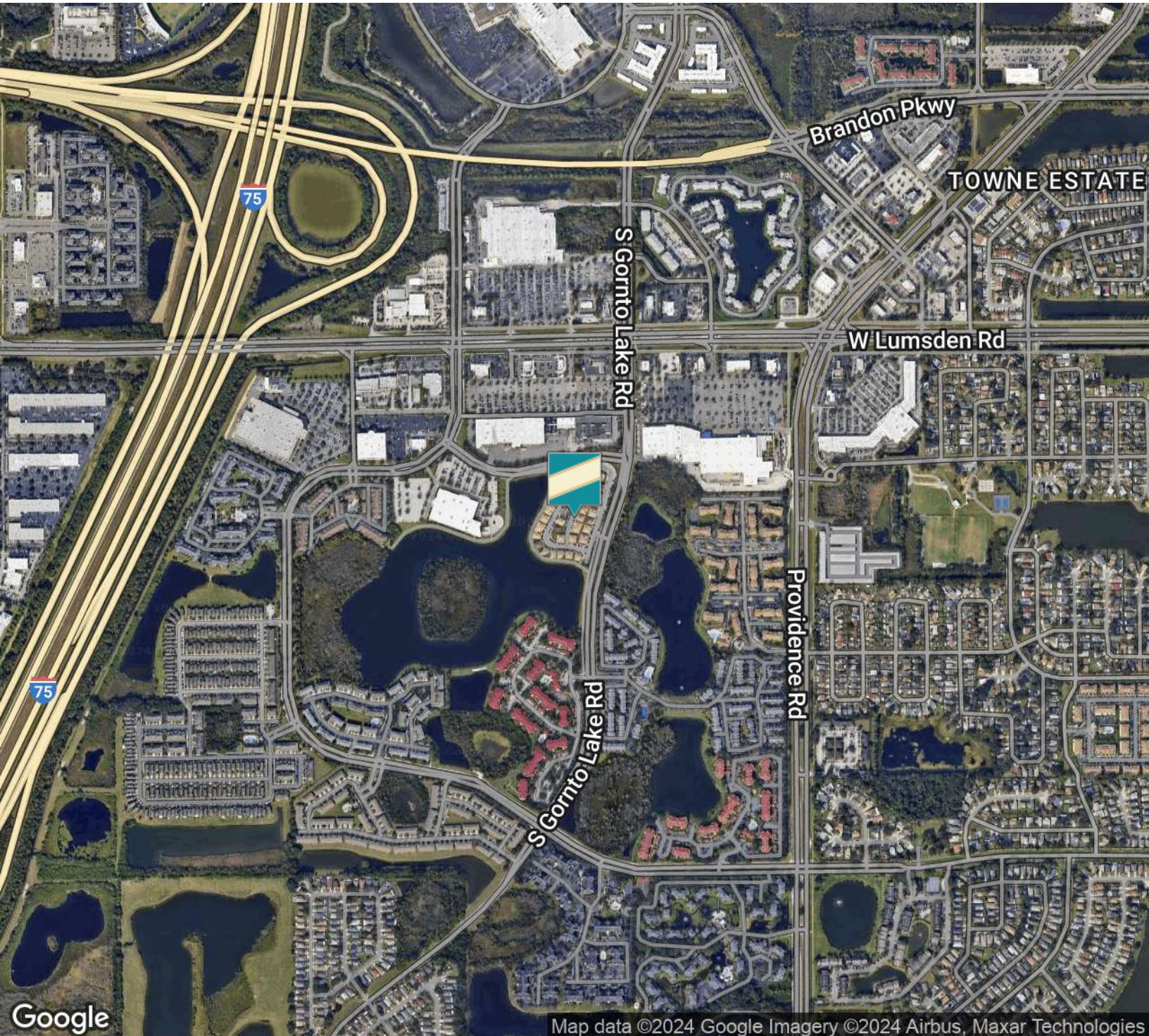


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**AERIAL MAP**



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## ADVISOR BIO & CONTACT 1

### GEORGE WILLIAM

Senior Broker Associate



115 W Bearss Ave  
Tampa, FL 33613  
T 727.482.2818  
george@grimaldicommercialrealty.com

### PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

#### Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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