

Regal Oaks Plaza East

Multi-Tenant Medical Office Building
16332 Cortez Boulevard, Brooksville, FL 34601



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Florida Properties Group

COMMERCIAL DIVISION



For Sale

- 11,370± SF Block Construction w/Truss Roof, Office Built in 2007
- 100% Leased to a Mix of General and Medical Tenants
- Premier Location, Signage, Visibility & Access with Ample Parking
- Just East of the Suncoast Pkwy in Brooksville
- Less Than 1 Mile from Bayfront Health Brooksville
- About 5 Miles from Oak Hill Hospital
- Competitively Priced for the Area at a 7.5% Cap Rate
- List Price \$2,150,000

For Information
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This 11,370± SF single-story office building is conveniently located just east of the Suncoast Pkwy. in Brooksville, less than a mile from Bayfront Health Brooksville Hospital. Oak Hill Hospital is only 5± miles west of the property, just past a well-developed section of Cortez Blvd. with many national brand retailers and restaurants. The building has 6 units 100% leased to a mix of Medical and General office tenants. Further details on the tenants and leases as well as P&L statements are available upon request with an NDA from a qualified Buyer/Investor.

The building is block construction with a truss roof built in 2007. The roof, mechanicals, electrical and plumbing are original but in good condition. The property is an excellent investment competitively listed for the area at a 7.5% capitalization rate, \$2,150,000.

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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

49,548
Population

49.5
Median Age

2.4
Average Household Size

54,083
Daytime Population

ANNUAL HOUSEHOLD SPENDING

\$1,399
Apparel & Services

\$105
Computers

\$2,528
Eating Out

\$3,766
Groceries

\$4,300
Health Care

INCOME

\$42,669
Median Household Income

\$24,077
Per Capita Income

\$83,155
Median Net Worth

EMPLOYMENT

63%
White Collar

22%
Blue Collar

15%
Services

9.5%
Unemployment Rate



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