



BROKERAGE DONE DIFFERENTLY

live
work
& play

IN TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

205 RIDGEWOOD AVE
BRANDON, FL 33510

FOR LEASE
\$20 PSF / NNN

Highest & Best Use: **Medical or Professional Office**
2,232 SQ FT just off of E Brandon Blvd/SR 60
Updated and Move In Ready!



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

DETAILS

FINANCIAL & TERMS

Status: ACTIVE

Price PSF: \$20 PSF / NNN

NNN Expenses: (Property Taxes, Insurance, Utilities, Alarm, Lawn/Maintenance, Pest Control, etc.)

LOCATION

County: Hillsborough

Street Number: 205

Street Name: Ridgewood

Street Suffix: Avenue

City: Brandon

Traffic Count: 59,000 at E. Brandon Blvd (SR 60) & Kingsway Rd

Market: Tampa-St. Petersburg-Clearwater

Sub-Market: Brandon

THE COMMUNITY

Neighborhood: Parson, MLK, Seffner-Valrico, Hwy 60

Subdivision Name: KINGSWAY HEIGHTS SUB

Flood Zone: X

Flood Zone Panel: 12057C0385H

THE PROPERTY

Folio #: 069469-0000

Taxes: \$4402 (2023 for S)

Zoning: PD

Improvement Size: 4,464 SF

Current Use: Pediatric Therapy Office

Future Use: Medical or Professional Office

Property Style: Duplex

Leasable Space: 2,232 SF

AYB: 1954

Lot Size: 20,160 SF

Front Footage: 144'

Total Acreage: .46

Parking: 10 Assigned Spaces

Utilities: Connected to Public Utilities (provided by Hillsborough County and TECO), and Frontier Fiber

LEGAL DESCRIPTION

KINGSWAY HEIGHTS SUB LOT 8 AND S 20 FT OF LOT 9



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

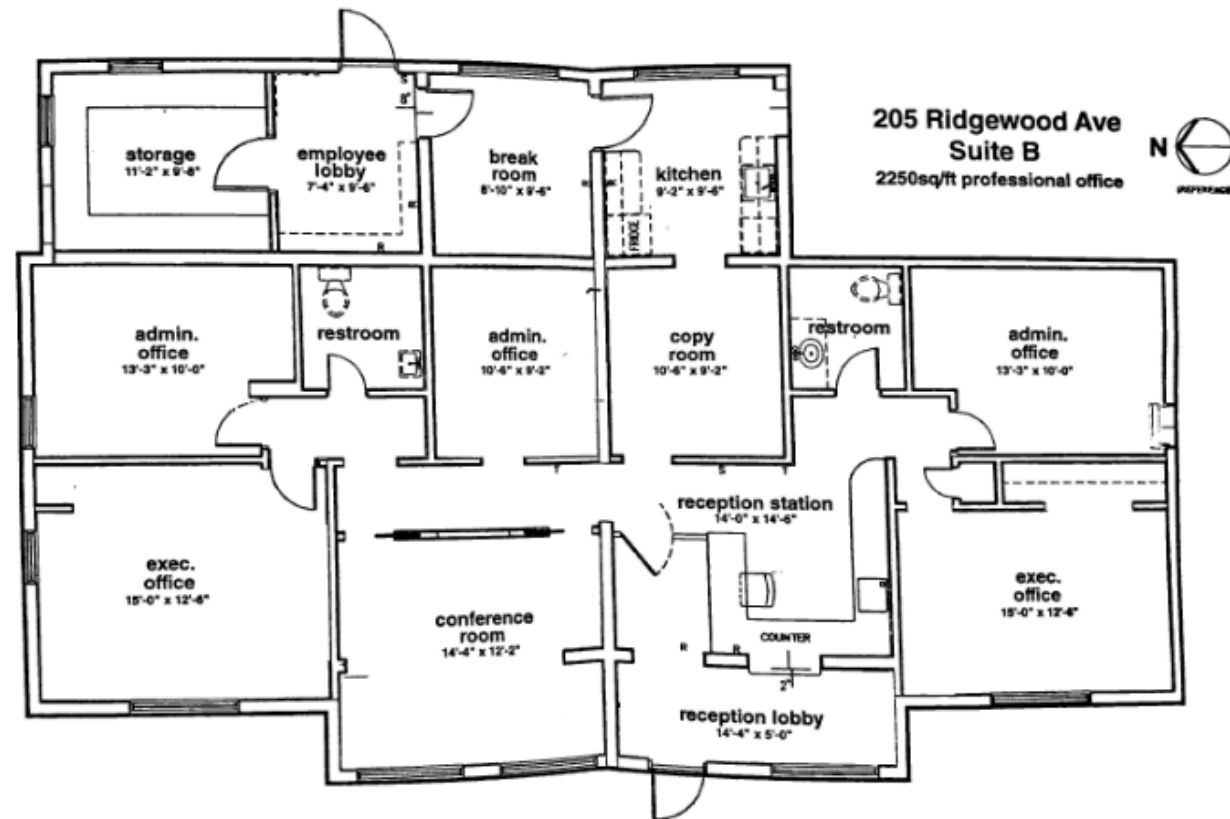
401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



SPACE FEATURES

Move In Ready, Updated 2,232 SF Functional Floor Plan

- Medical/Professional Office Space
- Lobby and Front Reception Desk
- Six Private Offices/Treatment Rooms
- Copy/Mail Room
- Kitchen and Break Room
- Interior Storage Room
- 2 Accessible Restrooms - One Includes a Shower
- 10 Assigned Parking Spaces
- Major Renovation in 2008 with Updates in 2021
- Just Repainted and Landscaped
- Just North of SR 60/E Brandon Blvd
- 59,000 Cars Passing Daily (SR 60 & Kingsway)
- Densely Populated Suburban Location
- Convenient to SR60, I-4, I-75, Selmon Expressway, and US 41 for an Easy Commute



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

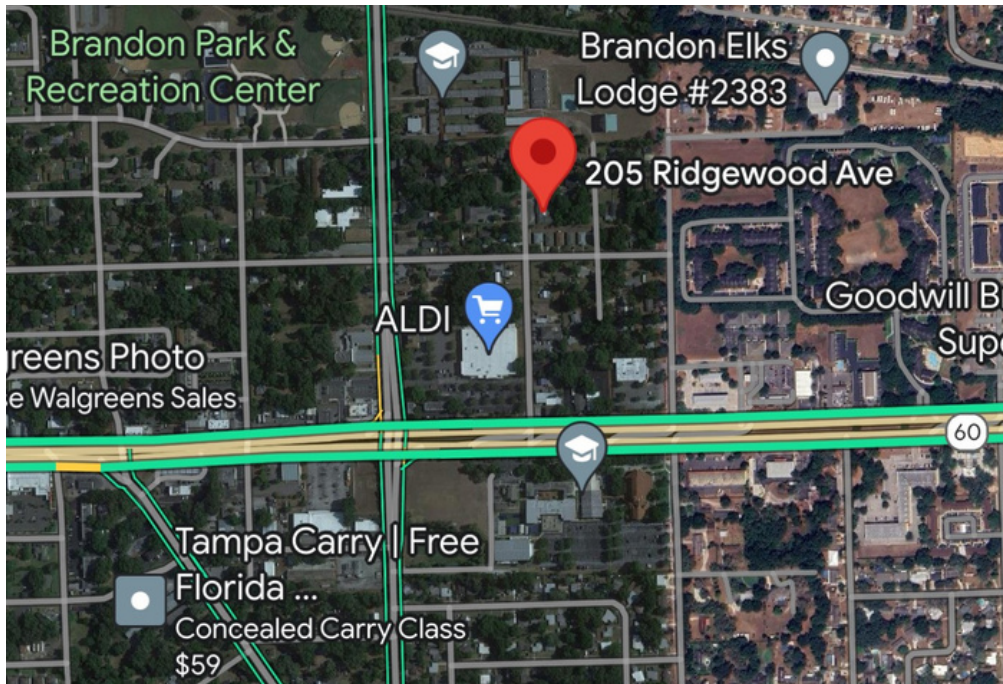
401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

AREA & DIRECTIONS

Located in Brandon, a suburb of Tampa, FL

Located just north of SR 60, and just east of Kingsway Rd

Strong surrounding population of 30,181



DRIVING DIRECTIONS TO 205 RIDGEWOOD AVE

FROM FL-60 E/ BRANDON BLVD, HEAD EAST TO RIDGEWOOD AVENUE. TURN LEFT ONTO RIDGEWOOD AVENUE. HEAD NORTH 2/10THS OF A MILE. PROPERTY IS ON THE RIGHT.

CALL TO SCHEDULE YOUR SHOWING TODAY! 813.935.9600

Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



BROKERAGE DONE DIFFERENTLY
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

CALL OUR TEAM TODAY! 813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!

CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

