

# *Regal Oaks Plaza West*

## *Medical Office Space For Lease*

6475 Oregon Jay Rd - Unit D, Brooksville, FL 34601

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



## *For Lease*

- 1,802± SF, Medical Office Space
- Regal Oaks Plaza West Professional Center, Brooksville, FL
- LL Will Paint & Replace or Clean Flooring, TIA Negotiable for Medical
- Just Off the Suncoast Pkwy & SR50
- Less Than One Mile West of (HCA) Oak Hill Hospital, Brooksville
- About Six Miles West of Tampa General Hospital (TGH) Brooksville
- Well-Maintained and Landscaped - Excellent Curb Appeal
- List Price \$18.00/SF/YR NNN
- NNN Estimated @ \$4.00/SF/YR

For Information  
Contact:

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7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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Premier 1,802 ± SF Office Space in the Regal Oaks Plaza East Professional Center, Brooksville, FL. Located just east of Suncoast Pkwy, this office building offers excellent visibility and access.

This well-maintained and landscaped Professional Center has excellent curb appeal with a highly visible location and 250 FT of frontage along Cortez Blvd (SR50). The professional office space provides a typical open office floorplan set up for cubicles or easy addition of internal walls for conversion to medical. LL will paint and install new flooring. A Tenant Improvement Allowance (TIA) can be negotiated.

Built in 2007, the 11,370 SF Regal Oaks Plaza East Professional Center is zoned C1. The new LL has recently cleaned the roof, provided new Exterior Paint, new HVAC systems and new Landscaping.

The Regal Oaks Plaza East Professional Center is conveniently located less than six miles from Tampa General Hospital (TGH) Brooksville and less than one miles west of Oak Hill Hospital (HCA). In addition, the building is situated just west of a well-developed section of Cortez Blvd, with many national brand retailers and restaurants nearby as noted on the included aerial.

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### AREA DEMOGRAPHICS (5 MILE RADIUS)

#### KEY FACTS

99,489

Population



Average  
Household Size

51.2

Median Age

\$63,326

Median Household  
Income

#### ANNUAL HOUSEHOLD SPENDING



\$1,642

Apparel &  
Services



\$185

Computers &  
Hardware



\$2,804

Eating Out



\$5,437

Groceries



\$6,340

Health Care

#### INCOME



\$63,326

Median Household  
Income



\$34,245

Per Capita Income



\$272,664

Median Net Worth

#### EMPLOYMENT



60.1%

White Collar



21.1%

Blue Collar



18.9%

Services

5.5%

Unemployment  
Rate



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*Regal Oaks Plaza West*

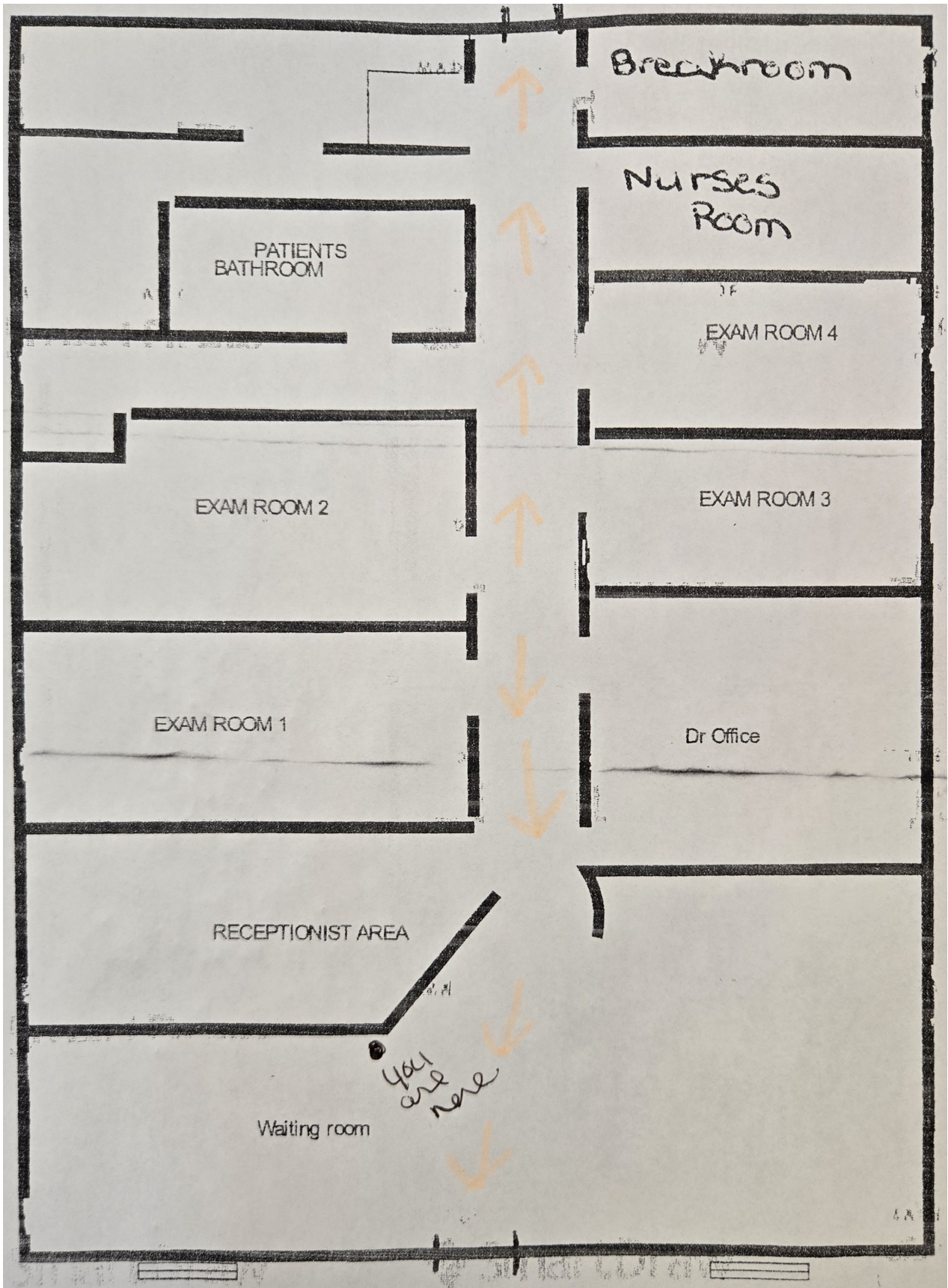
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