



203 RIDGEWOOD AVE
BRANDON, FL 33510

MEDICAL/ PROFESSIONAL OFFICE

FOR LEASE

**PRIME BRANDON LOCATION WITH EXCELLENT ACCESS TO MAJOR ROADWAYS
AND HIGH DAILY TRAFFIC COUNTS**

Brokerage Done Differently

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EXECUTIVE SUMMARY

203 RIDGEWOOD AVE
BRANDON, FL 33510

PRICE PSF: \$23.00/ PSF/ NNN + S.T.

LEASE TERM MINIMUM 1 YEAR LEASE

COMMERCIAL TENANT LEASE EXPENSE PROPERTY TAXES, INSURANCE, UTILITIES, ALARM, LAWN/ MAINTENANCE, PEST CONTROL, ETC

PROPERTY FEATURES

Located in the heart of Brandon, this move-in-ready medical or professional office offers a polished lobby and reception area, four private offices, two conference rooms, a bullpen, copy/mail room, kitchen/breakroom, storage, and dedicated data rooms, along with two ADA-compliant restrooms. Ten assigned parking spaces and thoughtful 2021 upgrades—fresh interior paint and updated landscaping—create a modern, professional setting ready for immediate use.

Just two blocks north of SR 60/E Brandon Blvd., the property benefits from strong area visibility and proximity to the SR 60/Kingsway Road intersection, which sees over 65,000 vehicles daily. The location provides quick, convenient access to SR 60, I-75, the Selmon Expressway, and US 41, ensuring an easy commute for clients and staff.

With a population of more than 205,000 within five miles, this growing market supports a wide range of uses, including professional office, retail, mixed-use, and community-focused services. Ideal for service providers, wellness and fitness concepts, beauty professionals, creative studios, or meeting and training functions, this versatile space is positioned to elevate your business presence in Brandon. Schedule your showing today to secure this prime opportunity.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **Move-In Ready Office Space** – Fully updated in 2021 with fresh paint and new landscaping, offering a professional and polished environment.
- **Functional Layout** – Features four private offices, two conference rooms, a bullpen area, copy/mail room, kitchen/breakroom, storage, and data rooms—ideal for medical or professional use.
- **Tenant-Friendly Features** – Provides two ADA-complaint restrooms and ten assigned parking spaces to support daily operations.
- **Prime Location** – Just two blocks north of SR 60/E. Brandon Blvd., near major roadways, dining, shopping, schools, and public transportation.
- **Professional Setting** – Perfectly suited for medical, dental, or general office operations within the thriving Brandon business community.



LISTING DETAILS

FINANCIAL TERMS

PRICE PSF **\$23.00/ PSF/ NNN + S.T.**

LEASE TERMS **MINIMUM 1 YEAR**

LOCATION

STREET ADDRESS 203 RIDGEWOOD AVENUE

CITY/MARKET TAMPA-ST. PETERSBURG-CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET NORTH BRANDON AREA

UTILITIES

ELECTRICITY TECO

WATER/WASTE HILLSBOROUGH COUNTY

COMMUNICATION FRONTIER

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** KINGSWAY HEIGHTS

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0385H

TAXES

TAX YEAR 2024

TAXES \$11,166.93

THE PROPERTY

FOLIO NUMBER 069469-000

ZONING PD (PLANNED DEVELOPMENT)

CURRENT USE VACANT

LEASABLE SPACE 2,400 SF

LOT DIMENSION (APPROX.) 144' X 140'

LOT SIZE 20,160 SF :: TOTAL ACREAGE: .46 ACRE

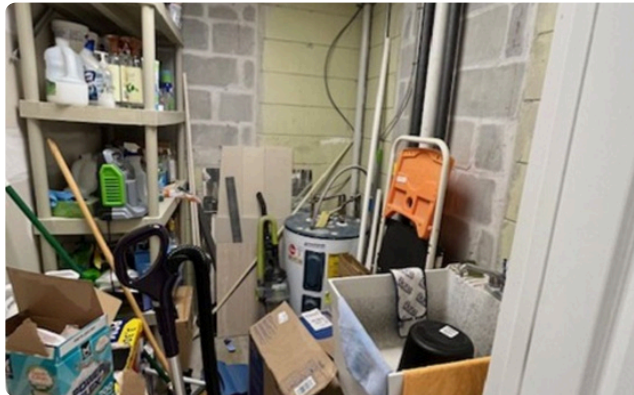
PARKING ONSITE, ASSIGNED SPOTS



FLOOR PLAN



PROPERTY PHOTOS



ZONING INFORMATION

Zoned PD (Planned Development), this property benefits from a flexible zoning designation that allows a variety of commercial and professional office uses. The PD district supports development tailored to the surrounding Brandon community, offering opportunities for businesses seeking visibility, accessibility, and compatibility within an established commercial corridor.

DRIVING DIRECTIONS

Downtown Tampa: from E. Harrison Street, turn right onto N. Nebraska Avenue and merge onto FL-618 Toll E/Selmon Expwy. Continue East on FL-618 Toll E/Selmon Expwy for 10 miles to Brandon. Take exit 15B from FL-618 Toll E/Selmon Expwy to merge onto S. Lakewood Drive. Head north to West Brandon Blvd. Turn right and head east. Just after the Kingsway Road intersection, turn left onto Ridgewood Avenue. Head north. Arrive at the property on the right 203 Ridgewood Avenue- Brandon.



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