

PANTHULU MEDICAL BUILDING

517 Eichenfeld Drive | Brandon, FL
FOR LEASE

SUNSHINE
RHEUMATOLOGY

gomerritt.com



THE SPACE

Location	517 Eichenfeld Drive Brandon, FL 33511
County	Hillsborough
APN	071487-1500
Size	1,305 SF
Space	Vacant
Rent Per SF (Annual)	\$27.00 PSF (Yearly)
Lease Type	NNN

Notes CAM \$7.00 psf

HIGHLIGHTS

- New Construction Class A Medical
- Turnkey 1,300 SF Suites
- Sustainable Infrastructure
- Prime Medical Corridor
- Excellent Accessibility & Parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,355	103,963	235,274

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,208	\$106,412	\$105,867

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,900	40,699	90,009

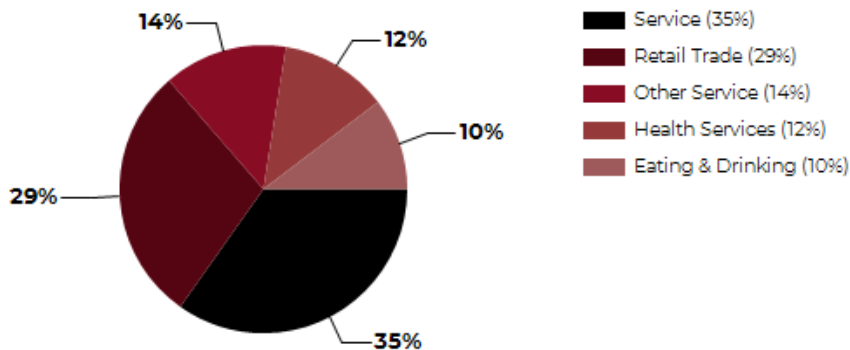
PROPERTY FEATURES	
CURRENT OCCUPANCY	54.21%
TOTAL TENANTS	4
BUILDING SF	8,550
GLA (SF)	8,550
LAND SF	30,191
LAND ACRES	.97
YEAR BUILT	2025
ZONING TYPE	PD
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	43
PARKING RATIO	5/1,000



Near Brandon Regional Hospital

- The property is strategically located at 517 Eichenfeld Drive in Brandon, within the core of the area's established medical corridor and just minutes from Brandon Regional Hospital, creating strong synergies with surrounding healthcare providers and referral networks. The location offers excellent accessibility to major arterial roadways, dense residential neighborhoods, and Brandon's primary commercial nodes, supporting consistent patient traffic and ease of access for staff. This proven medical submarket continues to benefit from sustained population growth and increasing demand for outpatient services, making it an ideal setting for medical practices seeking long-term stability in a well-established healthcare hub.

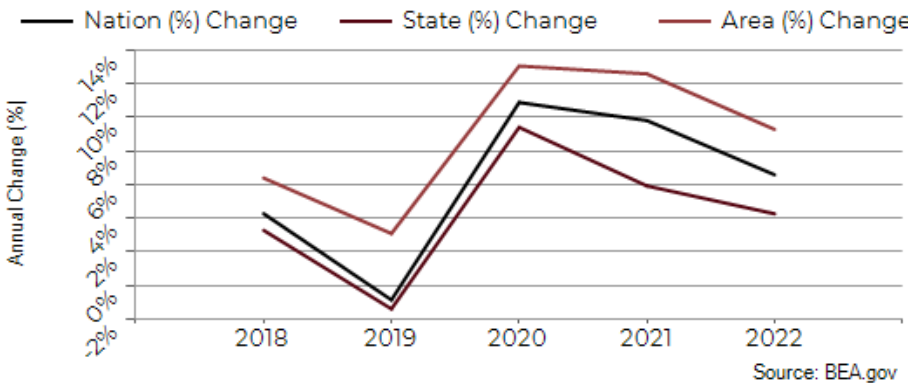
Major Industries by Employee Count

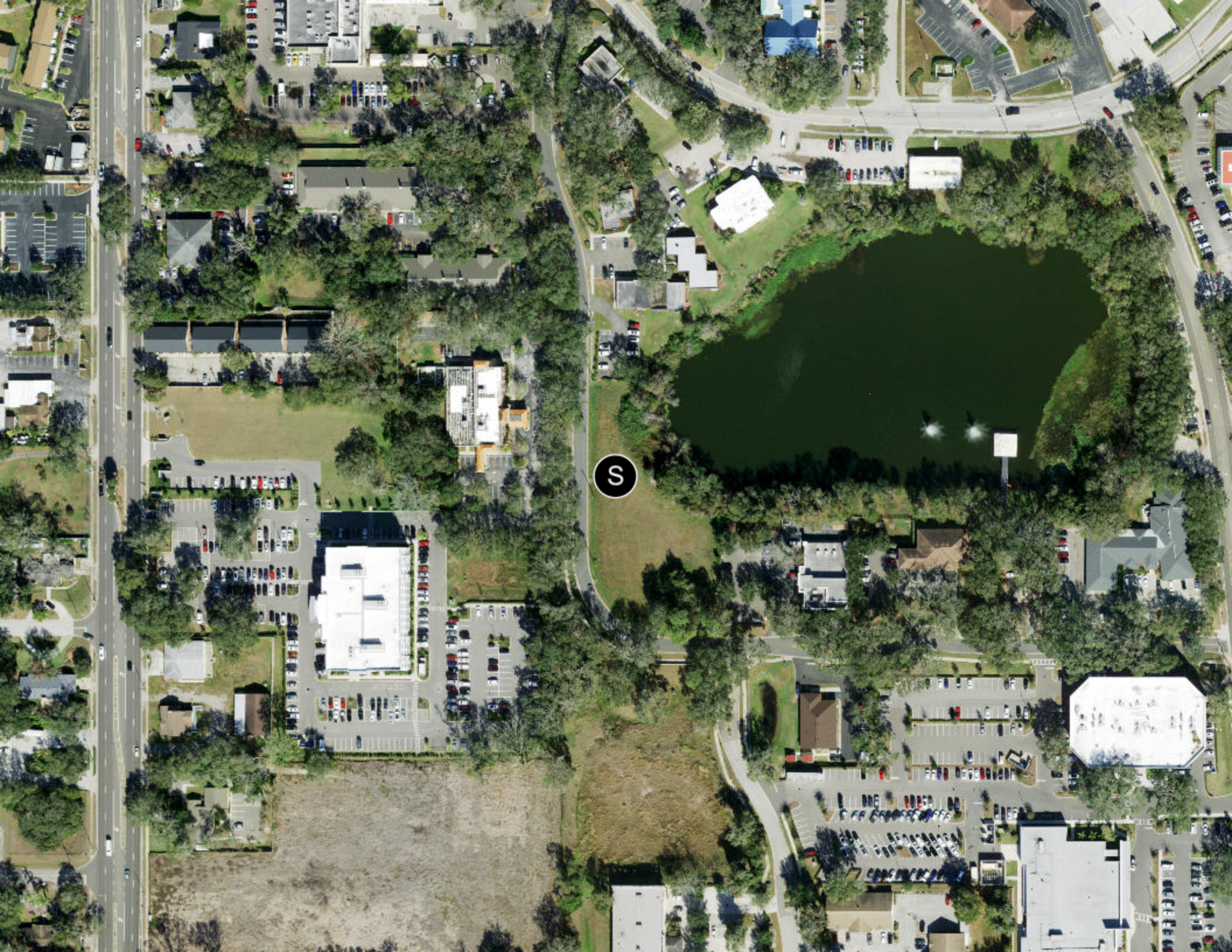


Largest Employers

Brandon Regional Hospital	1,000
Publix Super Markets	800
Walmart Supercenter	500
Target	400
Home Depot	350
Brandon High School	300
Brandon Town Center (Brandon Exchange)	250
Brandon Regional Library	150

Hillsborough County GDP Trend





S

Sunshine Rheumatology

TENANT A

TENANT C
120' 0"

TENANT D
100' 0" (NSF)

10' - 1.02"