

DIVINE DESIGN OFFICE

1602 Oakfield Drive | Brandon, FL

FOR LEASE



gomerritt.com



THE SPACE

Location	1602 Oakfield Drive Brandon, FL 33511
County	Hillsborough
Cross Street	Lakewood Drive
Size	1,750 SF
Space	Unit 109
Lease Rate	\$21.00 PSF (Yearly)
Lease Type	NNN

Notes CAM is \$6.70 psf

HIGHLIGHTS

- 1,750 Sf first-floor medical/professional office
- Located within an established health and wellness campus
- In the heart of Brandon
- Easy access to I-75 and Selmon Expressway



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,554	100,819	235,478

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,314	\$99,116	\$100,884

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,162	40,130	89,677

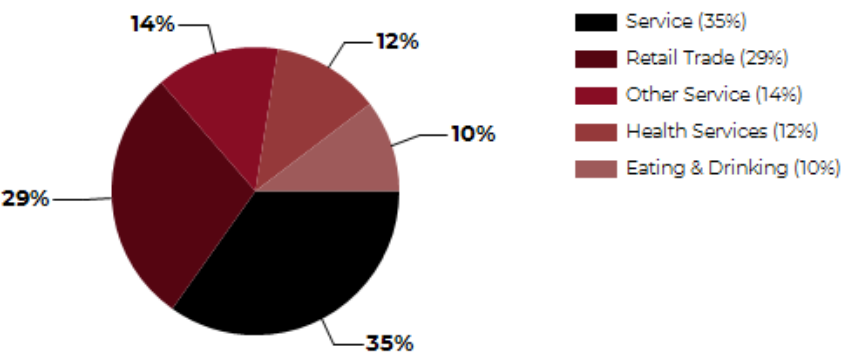
PROPERTY FEATURES	
CURRENT OCCUPANCY	87.17%
TOTAL TENANTS	4
BUILDING SF	16,320
GLA (SF)	13,640
YEAR BUILT	2003
YEAR RENOVATED	2020
ZONING TYPE	PD
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2



Location

- The campus is ideally situated in the heart of Brandon, just one block south of Brandon Boulevard on S. Lakewood Drive. This central location offers excellent accessibility, with convenient access to I-75 and the Selmon Expressway just minutes away. Surrounded by established residential neighborhoods, retail centers, and medical facilities, the property benefits from strong traffic flow and high visibility in one of Brandon's most desirable professional corridors.

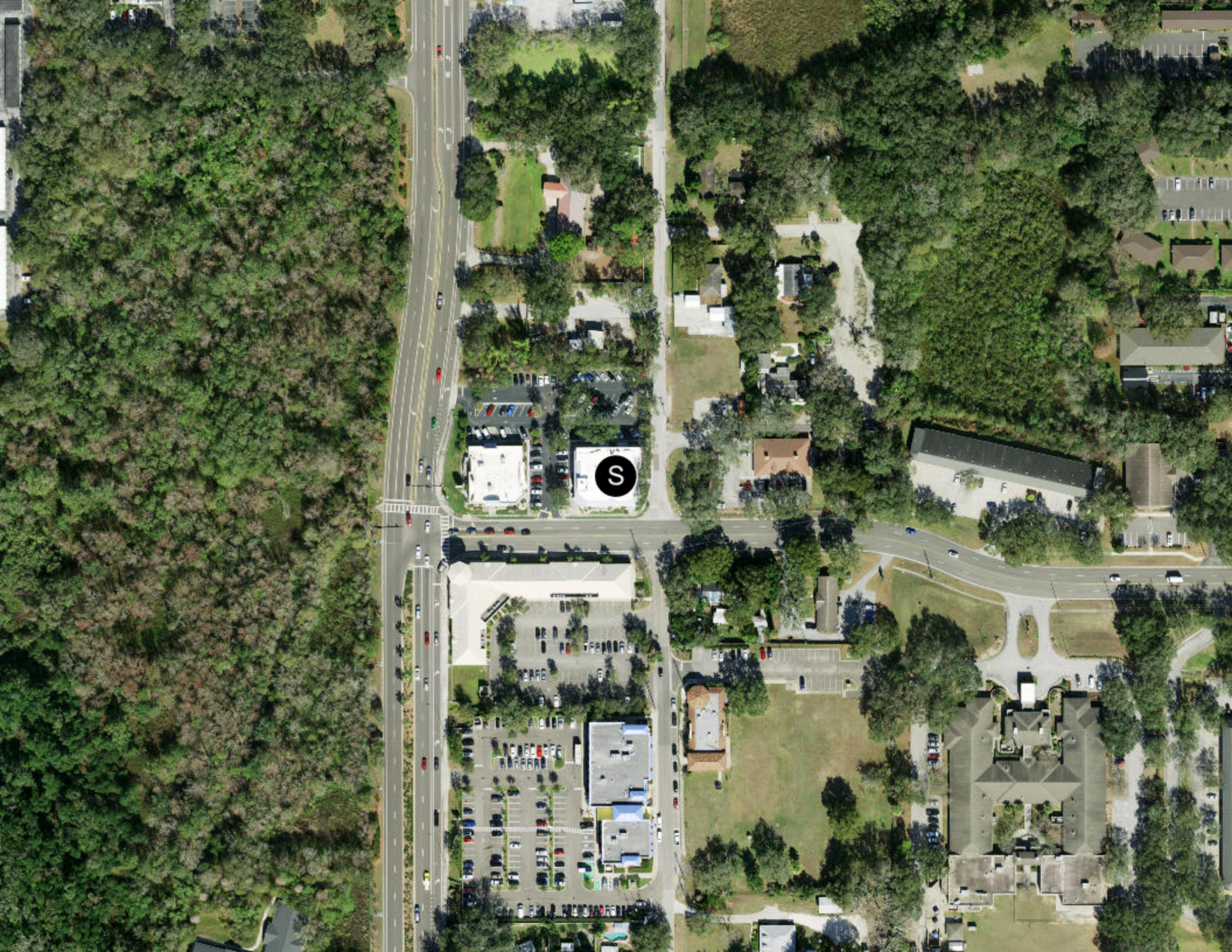
Major Industries by Employee Count

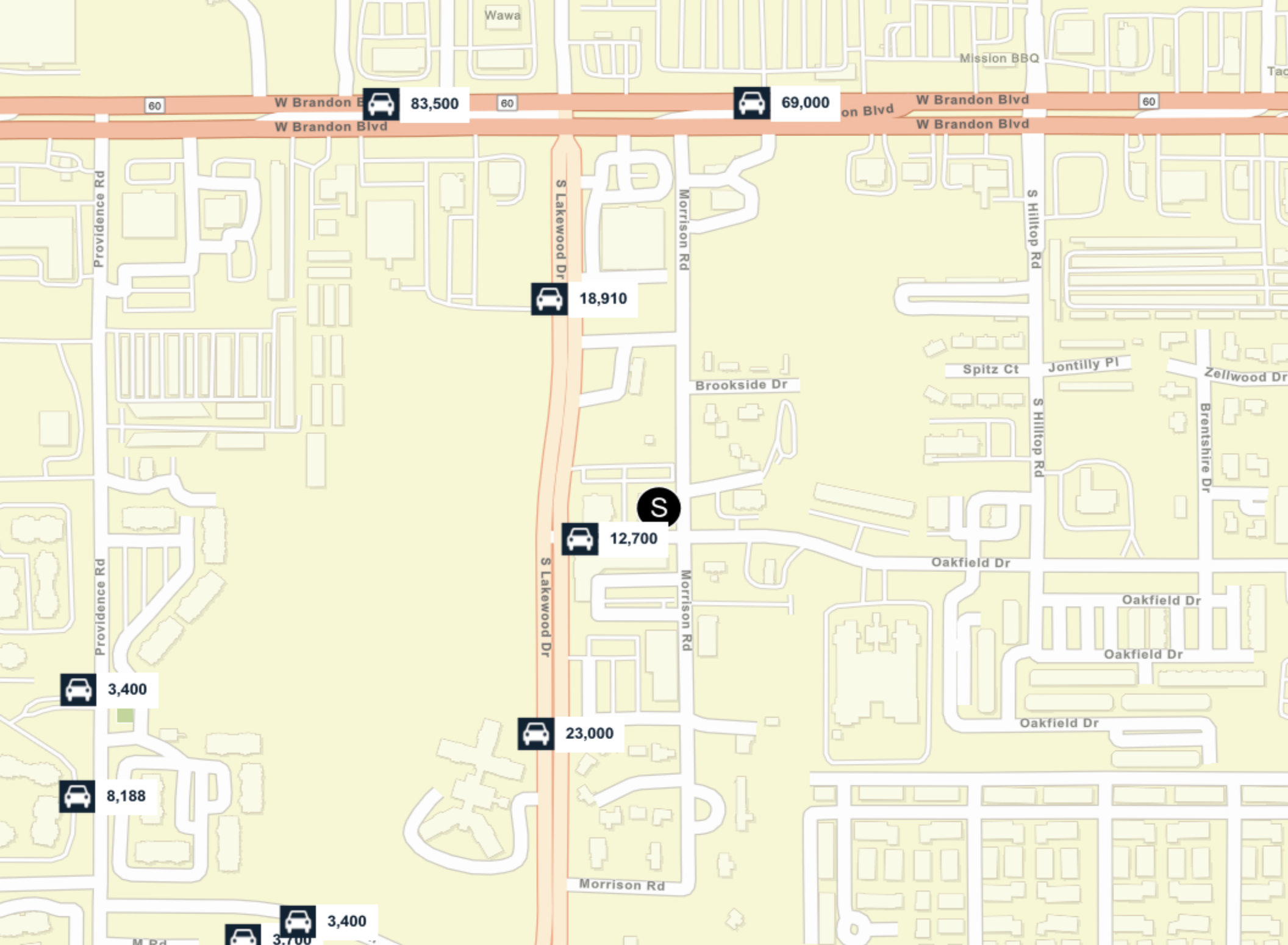


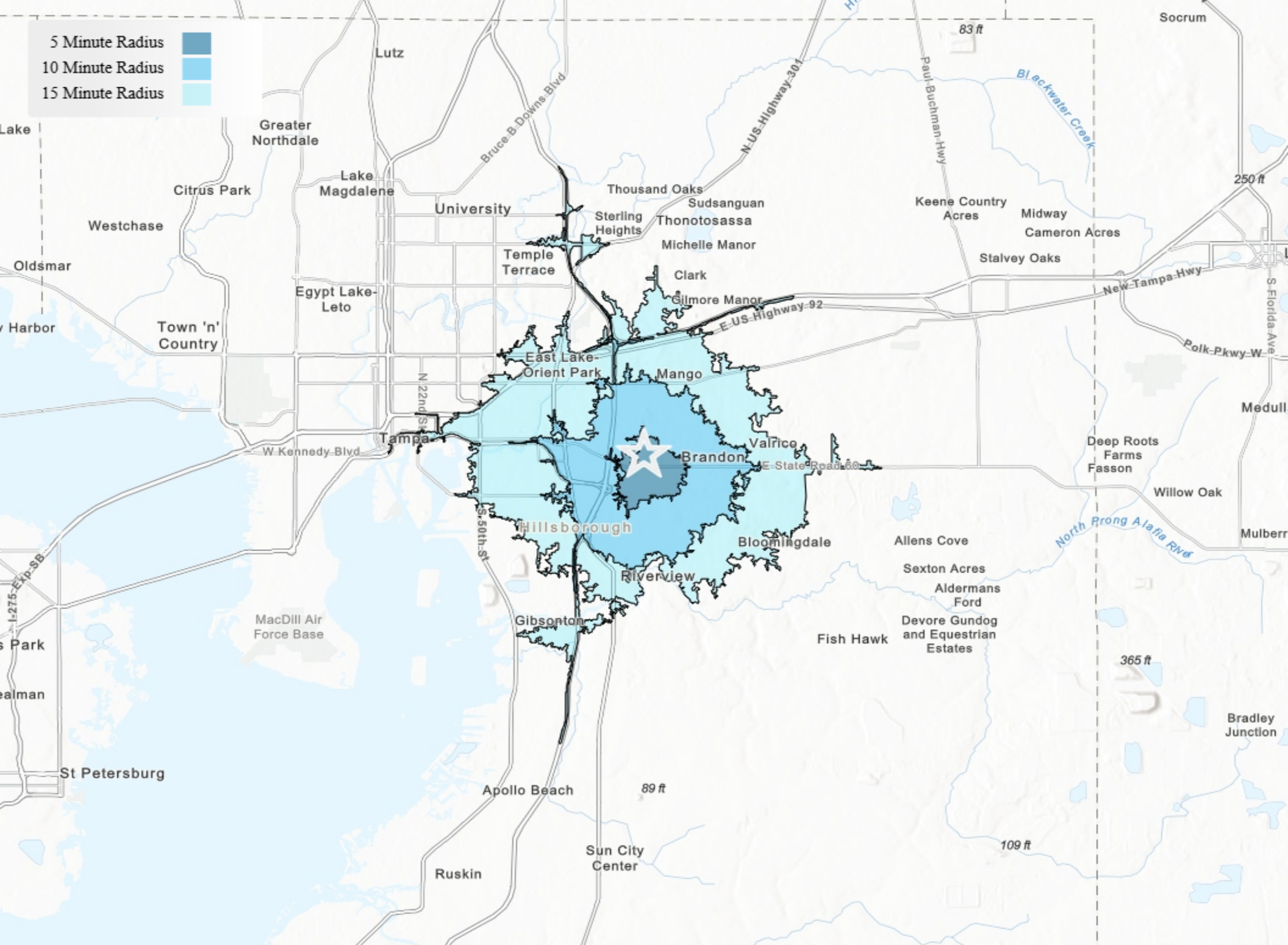
Largest Employers

Brandon Regional Medical Center	1,000
Brandon Exchange	1,000
Brandon Regional Hospital	800
Brandon High School	200
Brandon Middle School	150
Brandon Police Department	100
Brandon Fire Department	80
Brandon Public Library	50









5 Minute Radius
10 Minute Radius
15 Minute Radius





