

# Regal Oaks Plaza West

Multi-Tenant Medical Office Building  
6475 Oregon Jay Road, Spring Hill, FL 34613



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



## ***For Sale***

- 11,370± SF Block Construction w/Truss Roof, Office Built in 2007
- 80% Leased to a Mix of General and Medical Tenants
- Premier Location, Signage, Visibility & Access with Ample Parking
- Just West of the Suncoast Pkwy in Spring Hill
- Less Than Two Miles from Oak Hill Hospital
- About 7 Miles East of Bayfront Hospital Brooksville
- Competitively Priced for the Area at a 7.5% Cap Rate (@ 100% Occupancy)
- List Price \$2,050,000

For Information  
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This 11,370± SF single-story office building is conveniently located less than 5 miles west of the Suncoast Pkwy. in Spring Hill, less than 2 miles west of Oak Hill Hospital and about 3 miles west of a well-developed section of Cortez Blvd. with many national brand retailers and restaurants. The building has 6 units 80% leased to a mix of Medical and General office tenants. Further details on the tenants and leases as well as P&L statements are available upon request with an NDA from a qualified Buyer/Investor.

The building is block construction with a truss roof built in 2007. The roof, mechanicals, electrical and plumbing are original but in good condition. The property is an excellent investment competitively listed for the area at a 7.5% capitalization rate, \$2,050,000.

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 should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.



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## AREA DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

**49,548**  
Population

**49.5**  
Median Age

**2.4**  
Average Household Size

**54,083**  
Daytime Population

### ANNUAL HOUSEHOLD SPENDING

**\$1,399**  
Apparel & Services

**\$2,528**  
Eating Out

**\$105**  
Computers

**\$3,766**  
Groceries

**\$4,300**  
Health Care

### INCOME

**\$42,669**  
Median Household Income

**\$24,077**  
Per Capita Income

**\$83,155**  
Median Net Worth

### EMPLOYMENT

**63%**  
White Collar

**22%**  
Blue Collar

**15%**  
Services

**9.5%**  
Unemployment Rate



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