

# 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 West of Bayfront Hospital Brooksville
- Competitively Priced for the Area at a 7.5% Cap Rate (@ 100% Occupancy)
- List Price \$2,050,000

**KIM LOHRY**  
Senior Director  
727-488-5421  
klohry@bhhsflg.com

**DAVE RABON**  
Senior Director  
813-951-3190  
drabon@bhhsflpg.com

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

PH 813.739.5700 | bhhsflpcommercial.com

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# REGAL OAKS PLAZA WEST

6475 OREGON JAY ROAD | SPRING HILL, FL

This Confidential Memorandum is furnished to provide select buyers with preliminary information to determine their initial interest in 6463 Oregon Jay Road, Spring Hill, FL 34613 ("Property"). In preparing this Review, Berkshire Hathaway HomeServices Florida Properties Group has relied on financial statements, material and forward-looking estimates supplied by the Owner and makes no representation of its accuracy, completeness or consistency with Generally Accepted Accounting Practices.

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If you receive this as a professional to review and advise a client on the merits of this opportunity, or as a lending institution involved as part of the financing process, your professional ethics should require you to respect the obligations entered into by your client. We ask that you make every effort to keep this information confidential and that you comply with all client requests to assist them in meeting their obligations.

All recipients of this information recognize that it will be incumbent upon any buyer to perform its own due diligence at its own expense prior to acquisition of the Property.

In furnishing this document, Berkshire Hathaway HomeServices Florida Properties Group does not undertake any obligation to provide prospective buyers with access to any additional or updated information or to conduct any further discussions or negotiations unless it elects to do so. Berkshire Hathaway HomeServices Florida Properties Group reserves the right to negotiate with one or more prospective buyers at any time. Further, the Owner may enter into a definitive agreement to sell at any time without prior notice to other prospective buyers. Both Berkshire Hathaway HomeServices Florida Properties Group and the Owner reserve the right to terminate discussions with any prospective buyer at any time. Each prospective buyer's acceptance of this Confidential Memorandum constitutes its acknowledgement of an agreement to the foregoing.

# DESCRIPTION

## PROPERTY

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Regal Oaks Plaza West  
6475 Oregon Jay Road

## SALE PRICE

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\$2,050,000

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.

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- List Price \$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.

# EXECUTIVE SUMMARY

|                      |  |
|----------------------|--|
| SITE ADDRESS         | 6475 OREGON JAY ROAD, SPRING HILL, FL 34613  |
| PARCEL NO. (APN)     | R36 422 17 0000 0440 0010  |
| PROPERTY USE         | COMMERCIAL OFFICE  |
| USE CODE             | PROFESSIONAL BUILDING  |
| LAND SIZE (TOTAL)    | 1.50 ACRES; 65,340 SF  |
| PARCEL DIMENSIONS    | 235' X 250'  |
| ZONING               | C-2  |
| FUTURE LAND USE      | RESIDENTIAL  |
| BUILDING SIZE        | 11,370± SF   |
| YEAR BUILT           | 2007   |
| TOTAL ASSESSED VALUE | N/A  |
| TAXES & ASSESSMENTS  | N/A  |
| FEMA ZONE            | X  |
| TRAFFIC COUNT        | 27,500 AADT ON SR 50 (CORTEZ BLVD.)  |
| LEGAL DESCRIPTION    | E272 FT OF A TR 235X1100 FT IN S1/2 AS DES IN ORB 492 PG 1371 ORB 837 PG 977 ORB 1022 PG 391 |



# DEMOGRAPHICS

Demographics are based on a 5-mile radius from subject property.

## KEY FACTS

|                      |                    |                               |                                 |
|----------------------|--------------------|-------------------------------|---------------------------------|
| 92,328<br>Population | 52.4<br>Median Age | 2.4<br>Average Household Size | 1.05%<br>Population Growth Rate |
|----------------------|--------------------|-------------------------------|---------------------------------|

## ANNUAL HOUSEHOLD SPENDING

|  |
|--|
|  \$1,393<br>Apparel & Services |
|  \$3,795<br>Groceries          |
|  \$2,520<br>Dining Out         |
|  \$105<br>Computers            |
|  \$4,403<br>Health Care        |

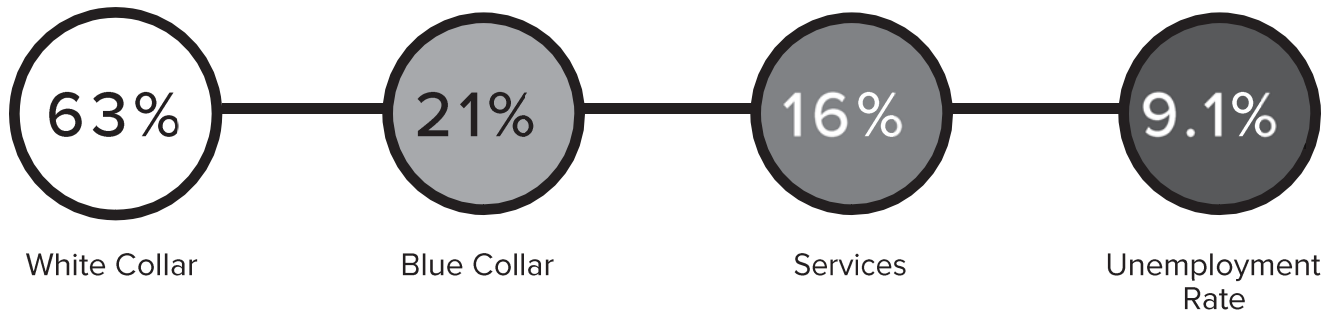
## BUSINESS & INCOME

|                                     |                               |
|-------------------------------------|-------------------------------|
| 2,596<br>Total Businesses           | 20,529<br>Total Employees     |
| \$46,490<br>Median Household Income | \$112,790<br>Median Net Worth |



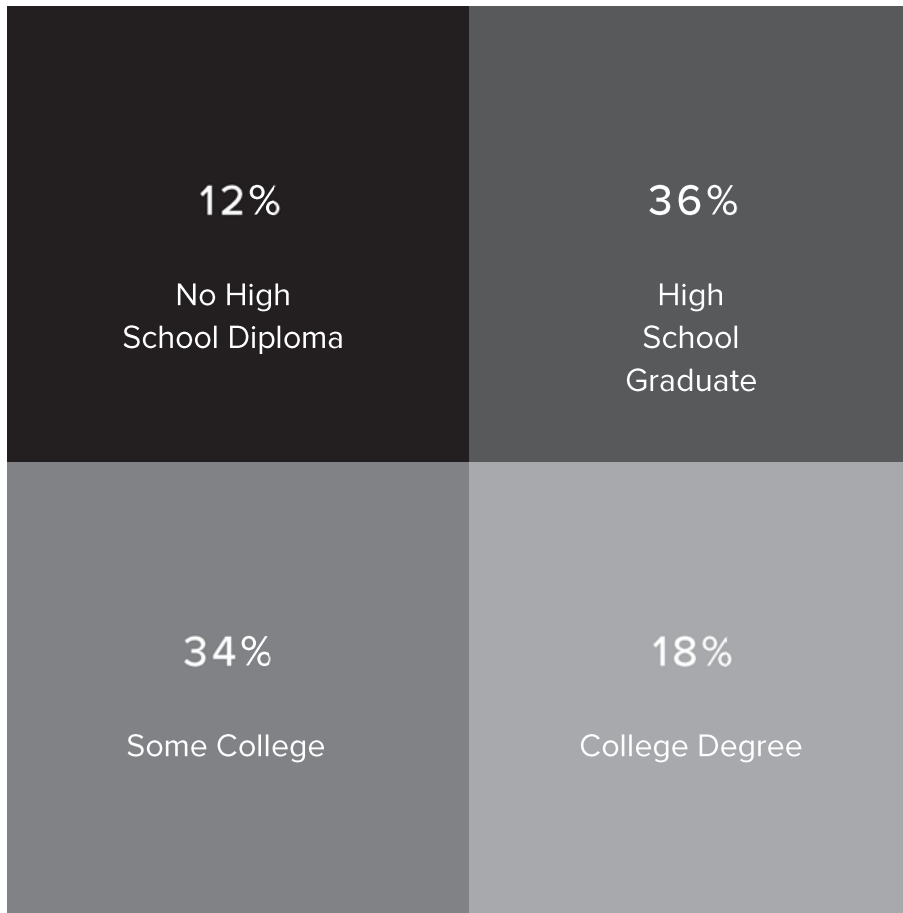
## EMPLOYMENT

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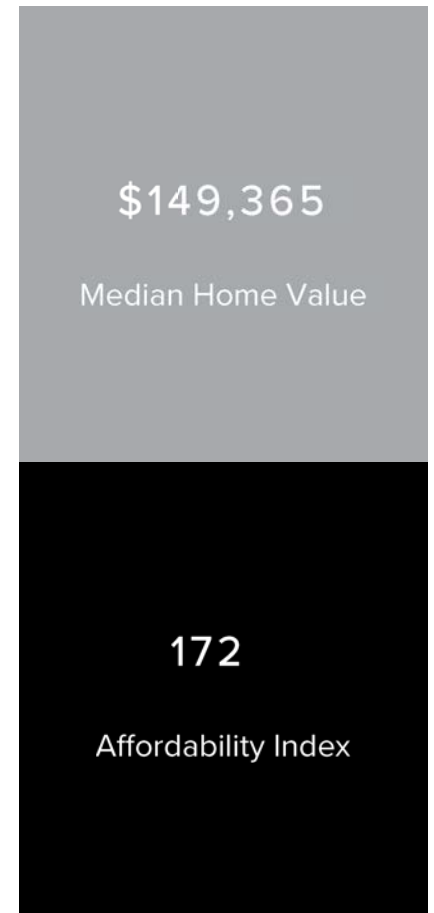
## EDUCATION

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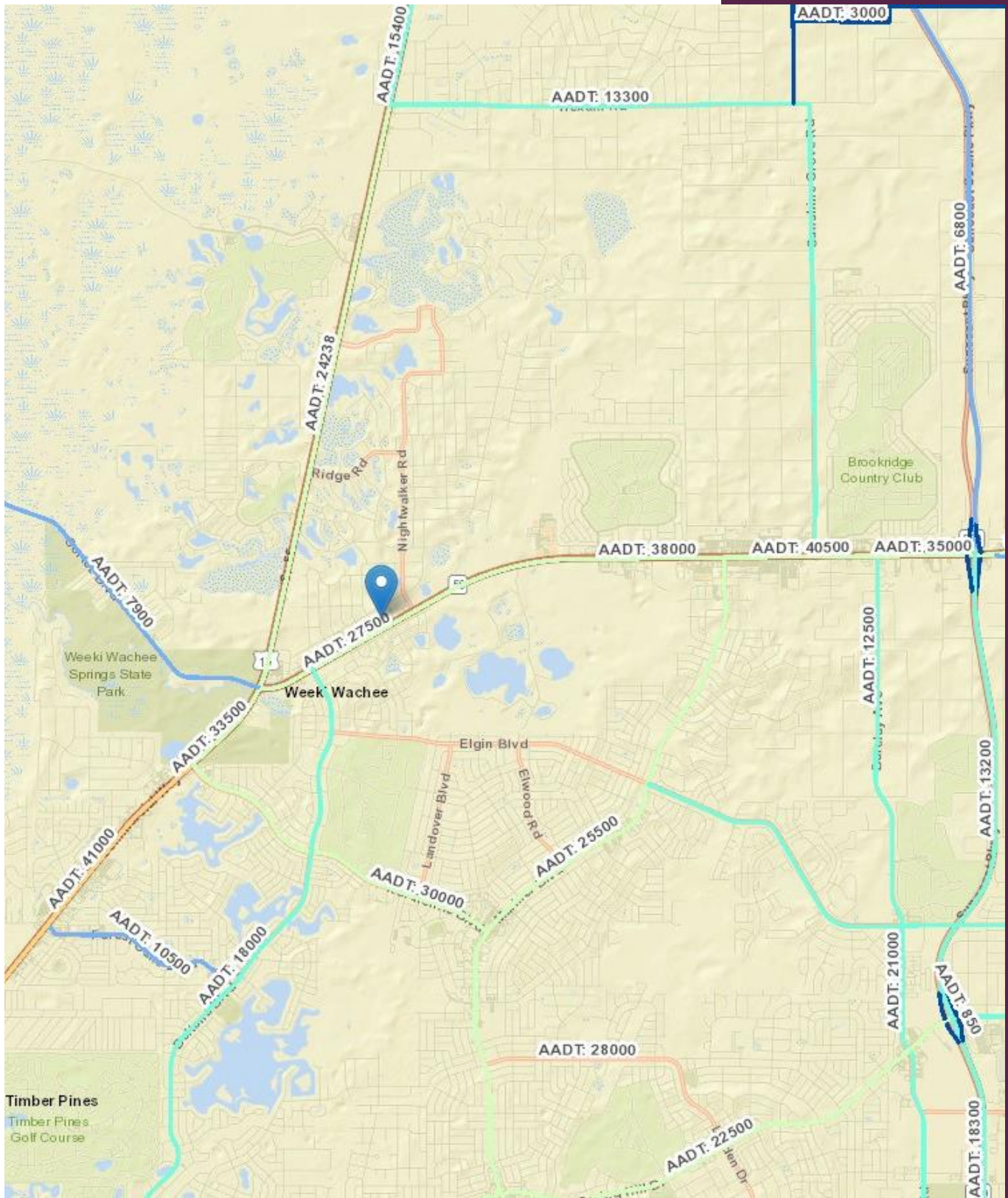


## HOUSING

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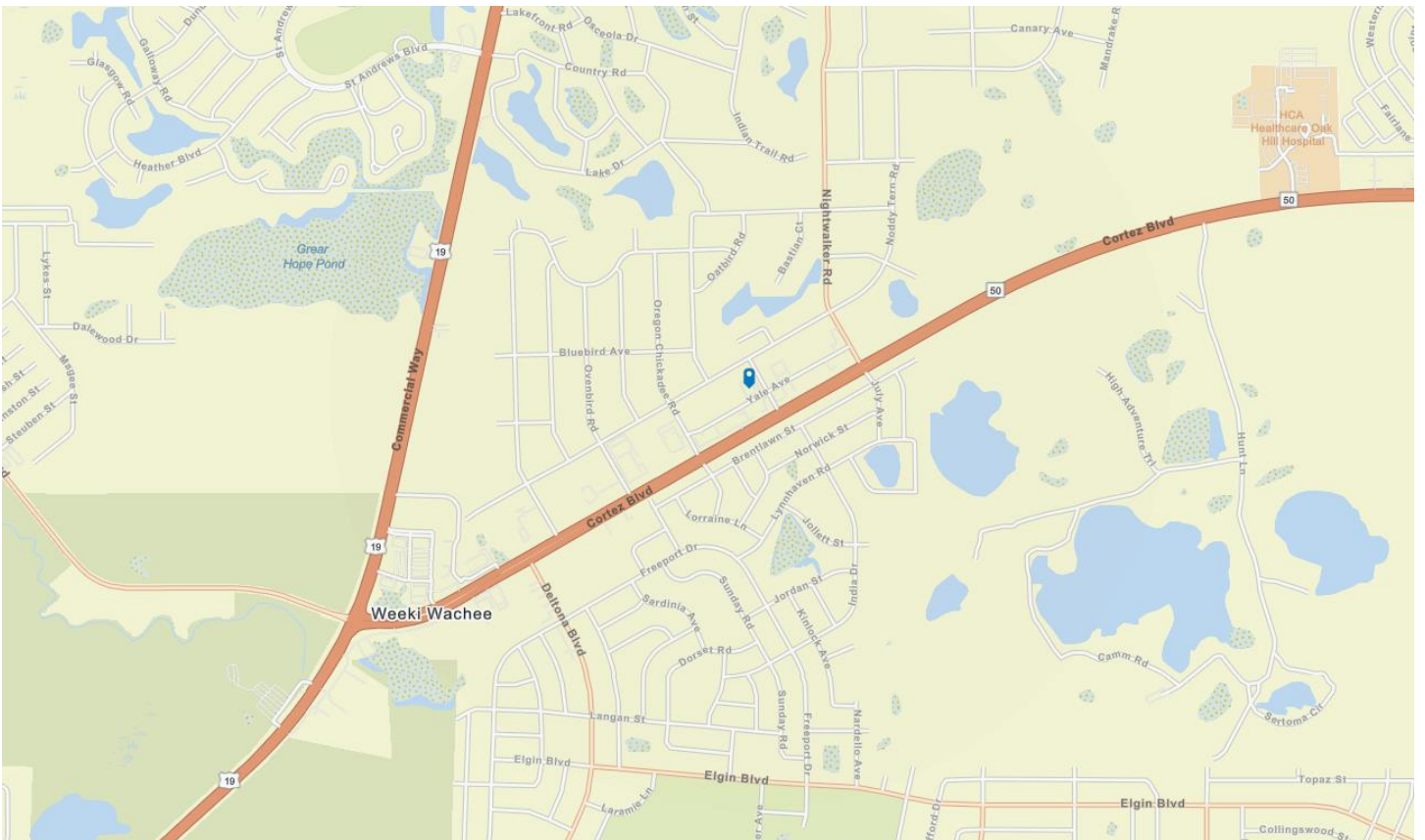
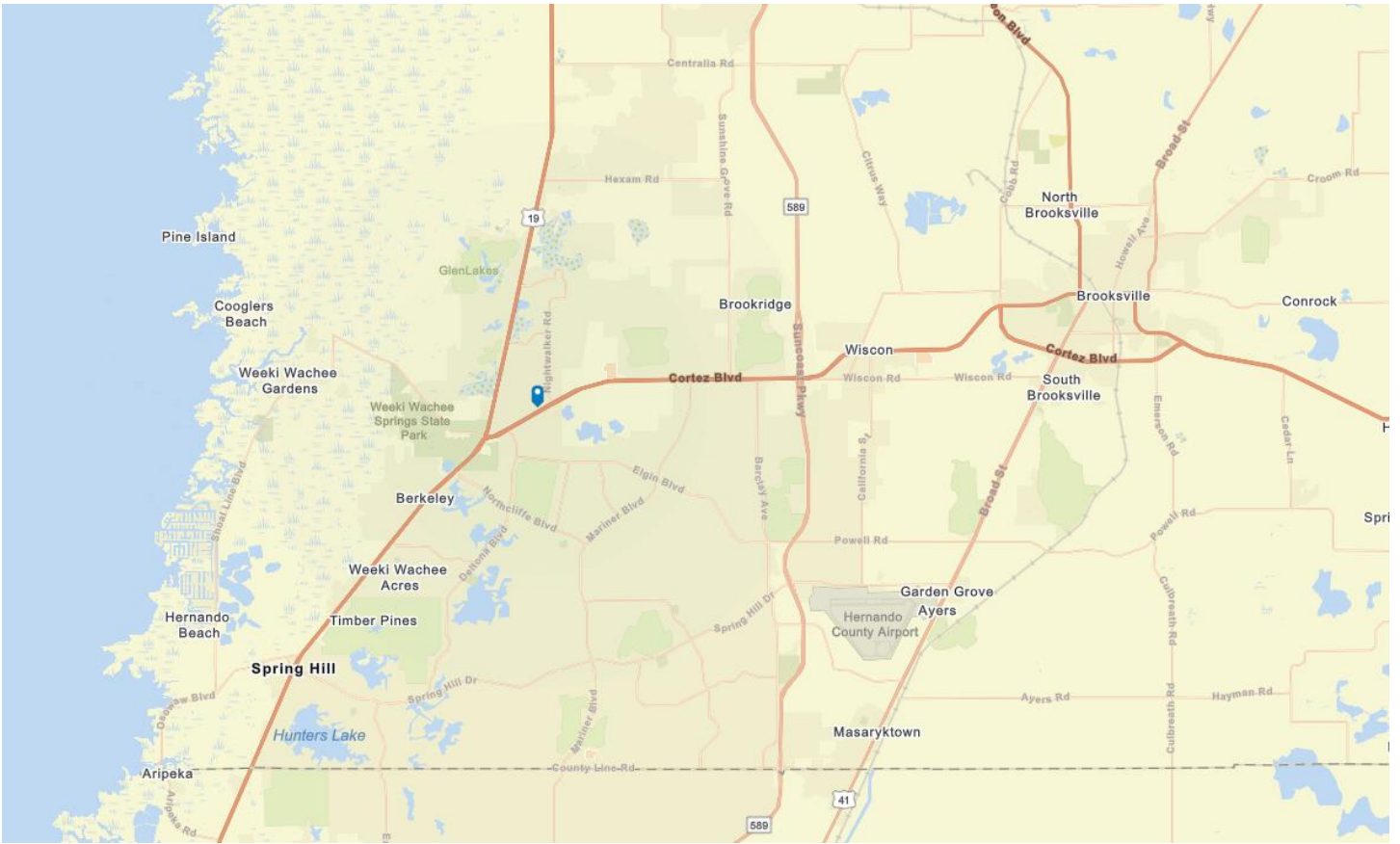


# TRAFFIC COUNTS

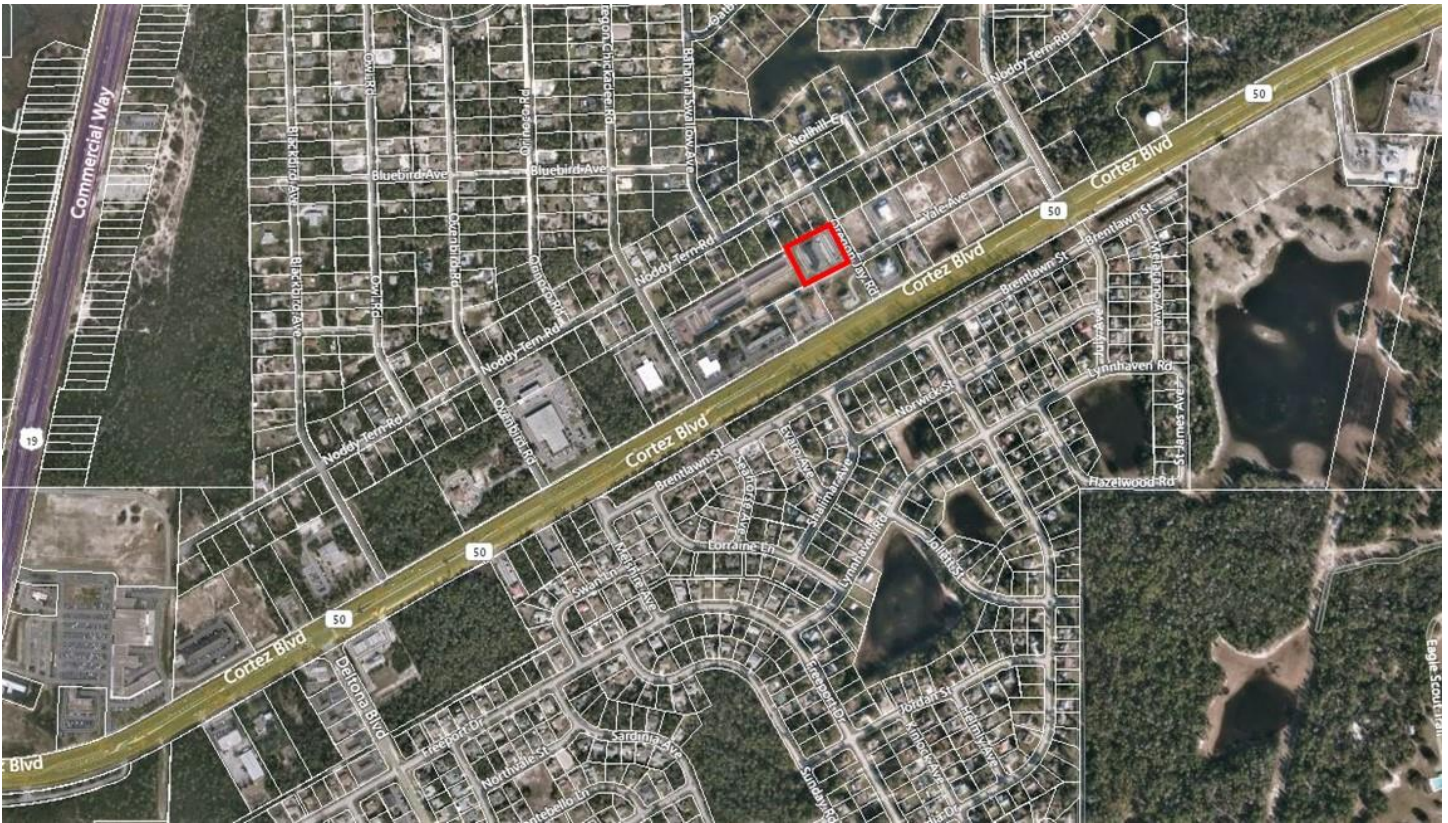




# STREET MAP



# PARCEL MAP



# SUBJECT PHOTOS



# SUBJECT PHOTOS



  
**BERKSHIRE HATHAWAY**  
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 Florida Properties Group  
 COMMERCIAL DIVISION

**GLEN LAKES**  
 Golf Community  
 1300+ homes

**CORTEZ OAKS**  
 980 Residential  
 units planned

**HIGH POINT**  
 55+ Golf Community  
 1600+ homes

**OAK HILL  
 SENIOR LIVING  
 COMMUNITY**

 **Oak Hill  
 Hospital**  
 West Florida



**BROOKRIDGE**  
 55+ Golf Community  
 2400+ homes

**HEATHER**  
 Golf Community

**CORTEZ OAKS**  
 Commercial  
 & Mixed-Use

**REGAL OAKS  
 PLAZA WEST**  
 6475 OREGON  
 JAY ROAD

**REGAL OAKS  
 PLAZA EAST**  
 16332 CORTEZ  
 BOULEVARD

**Weeki Wachee  
 Springs State Park**  
 420,000 visitors  
 per year

**Sand Hill Scout  
 Reservation**  
 1,200 acres







589

19

19

50

50

589

50

19

Suncoast Pkwy.

Cortez Blvd.

Wiscon Rd.

Cortez Blvd.

Mariner Blvd.

Suncoast Pkwy.





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[www.bhhsflcommercial.com](http://www.bhhsflcommercial.com) | 813-739-5700