

For Lease

Outpatient Medical Space

284 S. Moon Ave., Brandon, FL 33511

2,342 - 4,307 RSF **Available**



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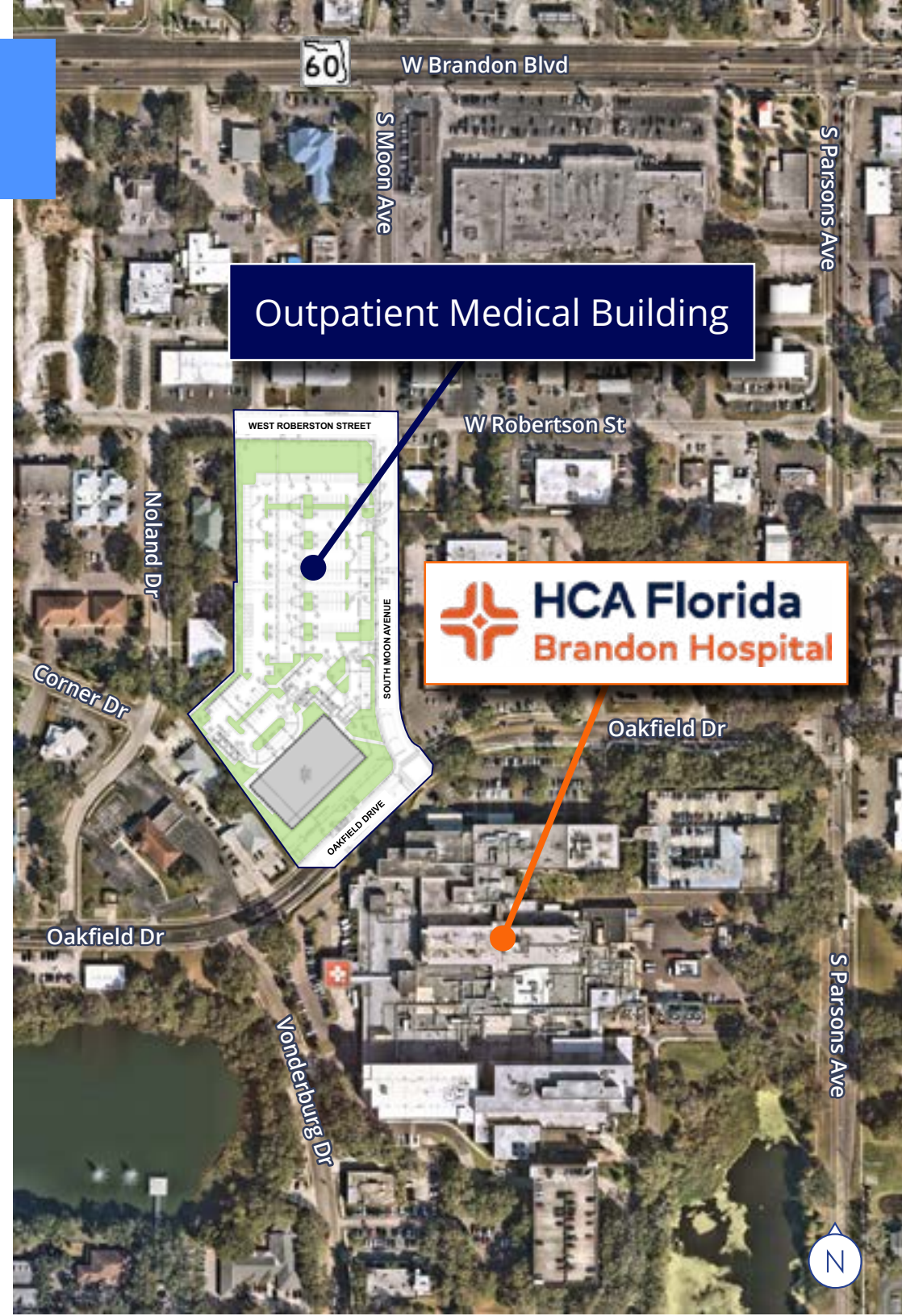
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Development Details

- 71,883 RSF of Class A new construction
- Delivery 3Q 2026
- Three floors
- Porte cochere drop off
- Adjacent to HCA Florida Brandon Hospital campus, a 479-bed full service hospital with 480 physicians and 2,360 employees
- The hospital's Graduate Education Program (GME) will be located on the third floor
- A state-of-the-art facility designed to meet the high physician demand projected in multiple specialties over the next five years
- Ideally positioned at the epicenter of a large existing population base that continues to experience robust growth



1st Floor



Market Demand

Physician Demand

Encompassing a 10-mile radius, Advisory Board's analytics show the projected additional providers needed per 100k population within the next five years for the following specialties.

Specialty Category	5-YR Pop Growth Implied Change
Advanced Practitioner	244.9
Cardiovascular	18.4
Dentistry	44.6
Emergency Medicine	24.1
Endocrinology, Diabetes & Metabolism	2.0
ENT	3.2
Gastroenterology	4.5
General Surgery	16.2
Hospitalist	14.3
Nephrology	3.2
Neurosciences	12.6
Obstetrics & Gynecology	17.4
Oncology & Hematology	5.2
Orthopedics	9.4
Other Specialties	70.5
Pathology & Laboratory Medicine	2.3
Pediatrics & Neonatology	20.5
Physical Medicine & Rehabilitation	70.0
Primary Care	54.3
Psychiatry, Psychology & Social Services	84.5
Pulmonology	6.2
Radiology	6.5
Rheumatology	1.4
Urology	6.5

Outpatient Demand

The following illustrates the 5- and 10-year estimate for patient volumes and growth rates within a 10-mile radius.

Service Line	5-YR Volume	10-YR Volume	5-YR Growth	10-YR Growth
Cardiology	164,055	206,062	29.3%	62.4%
Cosmetic Procedures	13,757	16,053	16.7%	36.2%
Dermatology	73,583	87,591	19.2%	41.9%
Endocrinology	4,369	5,698	40.9%	83.7%
ENT	59,268	72,472	24.2%	51.9%
Evaluation and Management	1,750,414	2,087,711	20.7%	43.9%
Gastroenterology	39,332	46,726	19.2%	41.6%
General Surgery	10,028	11,968	18.3%	41.2%
Gynecology	16,608	19,044	13.5%	30.2%
Lab	770,454	947,950	25.8%	54.7%
Miscellaneous Services	369,427	462,670	24.1%	55.5%
Nephrology	9,027	11,036	25.2%	53.1%
Neurology	29,891	35,792	19.5%	43.1%
Neurosurgery	1,592	1,969	19.1%	47.3%
Oncology	24,868	30,417	21.3%	48.3%
Ophthalmology	147,806	188,373	29.3%	64.8%
Orthopedics	52,895	67,941	26.5%	62.5%
Pain Management	19,578	24,482	27.0%	58.9%
Physical Therapy/Rehabilitation	487,295	652,164	28.4%	71.8%
Podiatry	24,231	31,269	27.4%	64.4%
Psychiatry	274,938	325,099	32.0%	56.1%
Pulmonology	22,159	23,907	10.8%	19.6%
Radiology	498,830	599,607	20.4%	44.7%
Spine	3,596	4,453	31.4%	62.7%
Thoracic Surgery	881	1,031	20.7%	41.2%
Trauma	12,394	15,052	21.3%	47.3%
Urology	15,281	18,487	18.0%	42.8%
Vascular	28,084	36,104	30.7%	68.0%

Market Overview



Current Population
508,080



5-Yr Projected Population
520,564



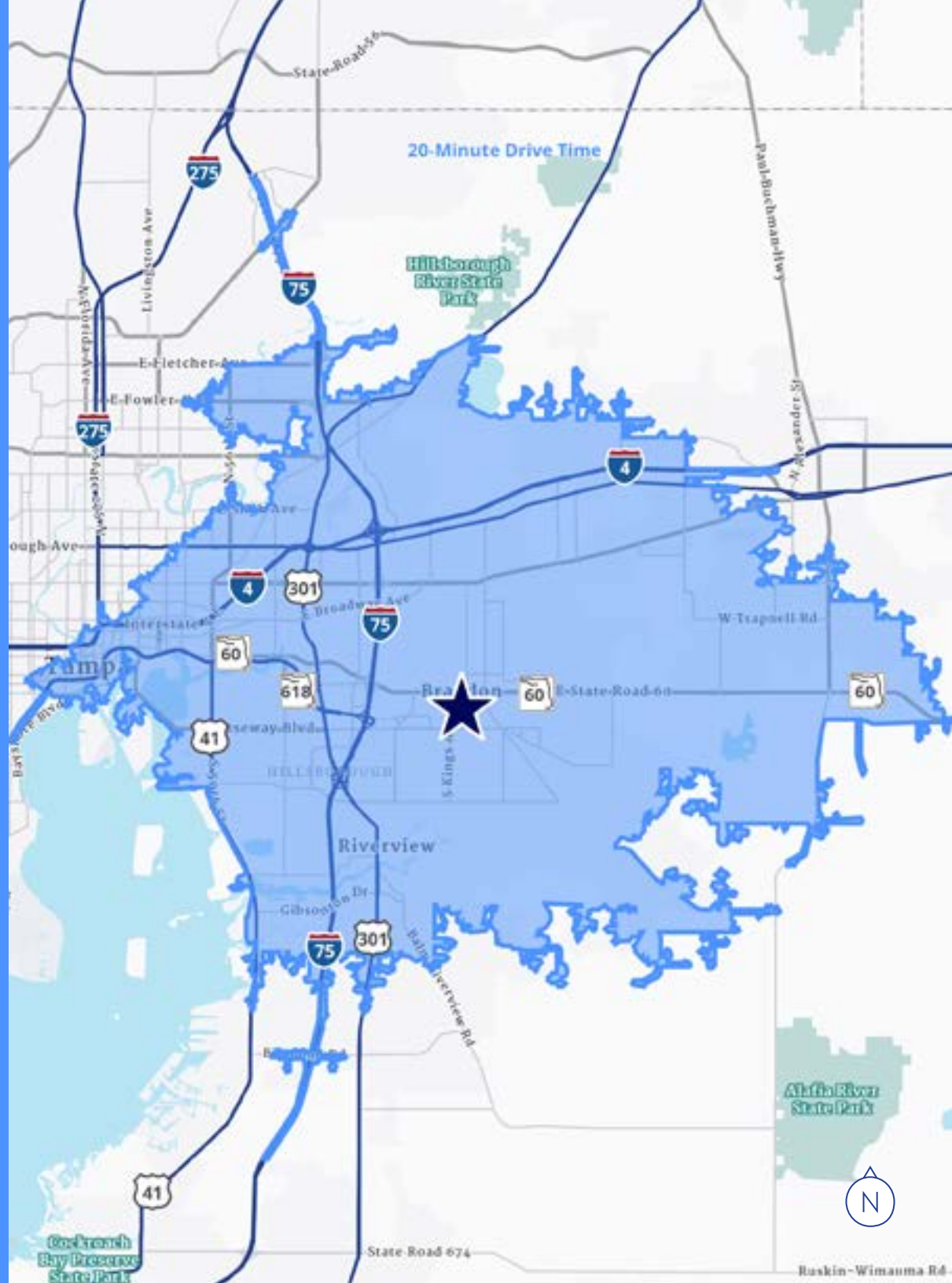
Median Home Value
\$309,387



Average HH Income
\$95,509



5-Yr Projected HH Income
\$110,646





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