

For Lease

Outpatient Medical Space

284 S. Moon Ave., Brandon, FL 33511

4,842 - 21,561 RSF **Available**



Juan A. Vega, Jr. SIOR, CCIM

Executive Vice President

+1 813 871 8516

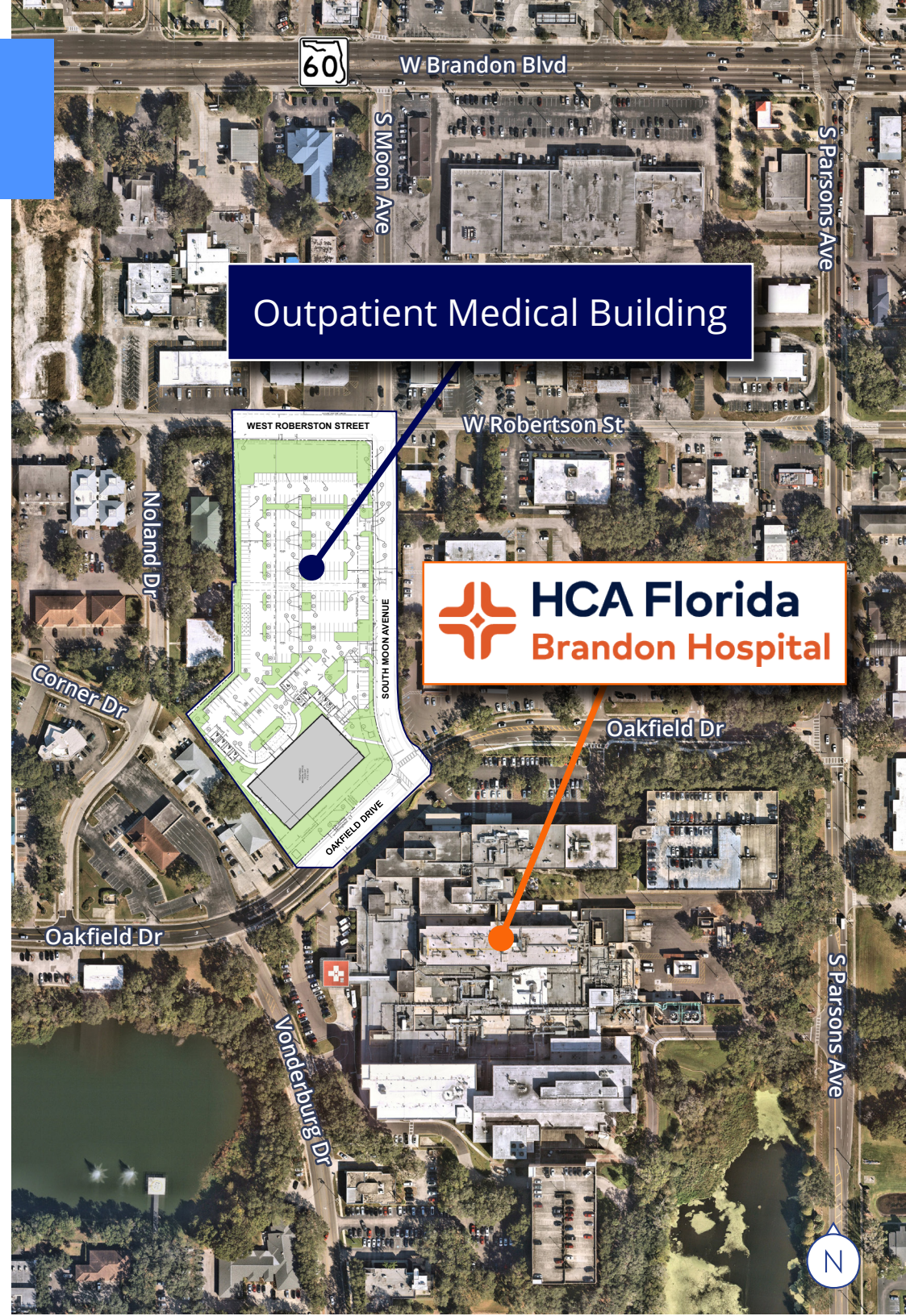
juan.vega@colliers.com



Healthpeak® | **DOC
LISTED
NYSE**

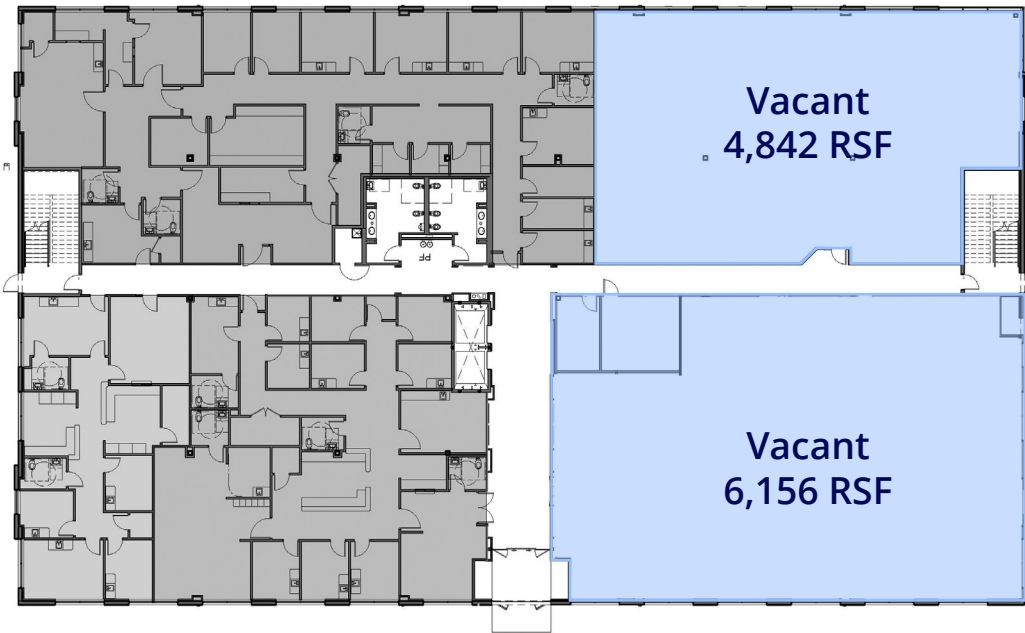
Development Details

- 71,700 RSF of Class A new construction
- Delivery 2Q 2025
- 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

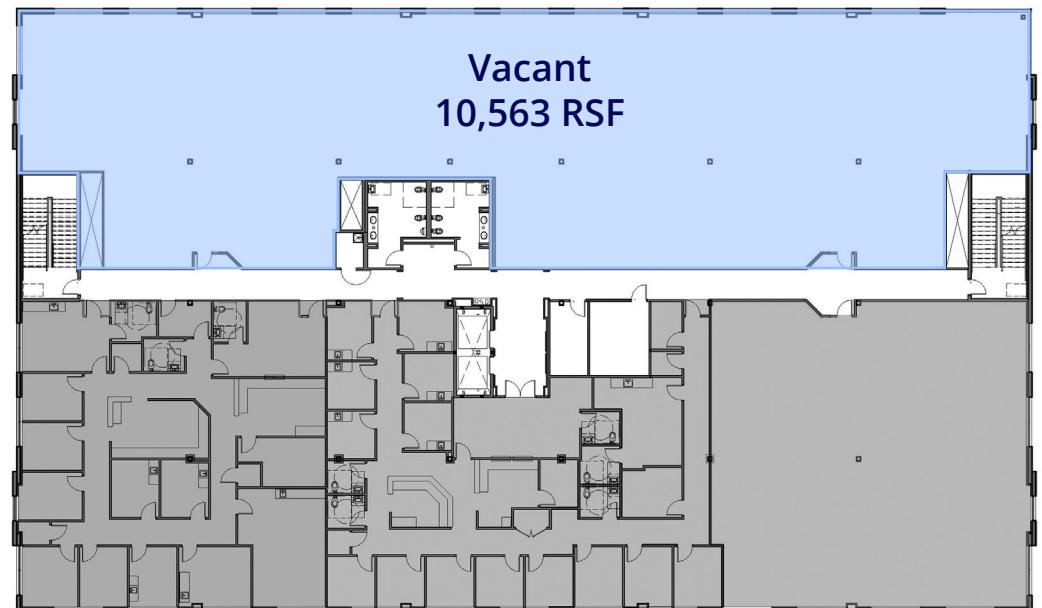


Available Spaces

1st Floor



2nd 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	110.6
Cardiovascular	8.0
Dentistry	20.9
Emergency Medicine	10.6
Endocrinology, Diabetes & Metabolism	0.6
ENT	1.1
Gastroenterology	1.8
General Surgery	8.0
Hospitalist	6.1
Nephrology	1.2
Neurosciences	4.8
Obstetrics & Gynecology	7.1
Oncology & Hematology	2.2
Orthopedics	3.0
Other Specialties	31.8
Pathology & Laboratory Medicine	1.7
Pediatrics & Neonatology	9.7
Physical Medicine & Rehabilitation	32.6
Primary Care	24.1
Psychiatry, Psychology & Social Services	36.1
Pulmonology	2.6
Radiology	1.6
Rheumatology	0.7
Urology	2.1

Outpatient Demand

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

Service Line	2028 Volume	2033 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



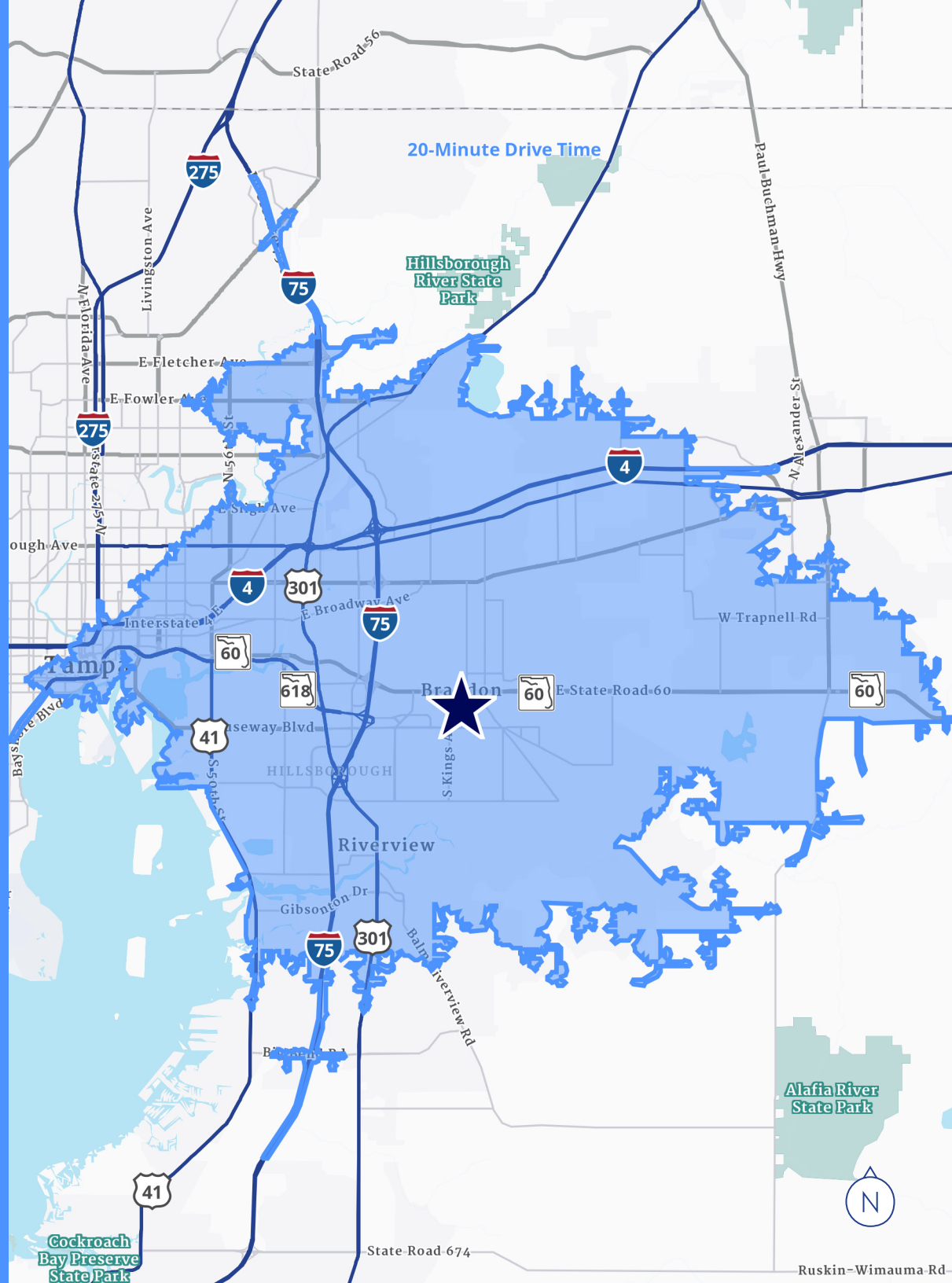
Median Home Value
\$309,387



Average HH Income
\$95,509



5-Yr Projected HH Income
\$110,646





Healthpeak® | **DOC**
LISTED
NYSE

Contact:

Juan A. Vega, Jr. SIOR, CCIM

Executive Vice President

+1 813 871 8516

juan.vega@colliers.com

Colliers

4830 W Kennedy Boulevard, Suite 300

Tampa, FL 33609

Main: +1 813 221 2290

colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida,