

Fischbach
Land Company

HFO
INVESTMENTS



Fischbach Land Company | HFO INVESTMENTS
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

AVAILABLE: Big Bend Professional Park
2,700 SF to 5.400 SF | Customizable to Medical or Professional Offices
[FischbachLandCompany.com/BigBendLease](https://www.FischbachLandCompany.com/BigBendLease)

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Executive Summary



Tremendous Opportunity for Office Space In Dynamic Growth Area!

Shell buildings ranging in size from 2,700 SF to 5,400 SF are customizable to fit the needs of any medical or professional office configurations.

The site location offers excellent visibility and accessibility off of Big Bend Road and Summerfield Crossing Blvd. Abundant parking throughout the office park allows each tenant

to have multiple front parking spaces.

The buildings are located in the northeast quadrant of US 301 and Big Bend Road, along with Publix, WaWa, Starbucks and the new VA Medical Facility now under construction. Centrally located it is just one mile from St. Joseph Hospital and 1.5 miles from I-75.

- Dynamic Growth Area
- Strong business corridor
- Minutes to US 301 and I-75
- Population of 105,000 within 5 mile radius
- New VA Medical Facility beginning construction across the street

Property Highlights

Rent: \$14.00 per SF

Lease Type: NNN, CAM is \$6.00 per SF

Buildout Concession: \$40.00 per SF

Lease Term: 5-10 years

Property Address: 10700 Big Bend Road, Riverview, Florida 33579

Nearest Intersection: Big Bend Road & Summerfield Crossing Boulevard

Access Point(s): Big Bend Road and Summerfield Crossings Blvd.

Number of Buildings: 16

Parking Ratio: 5.5 vehicles per 1,000 SF; ample front parking and additional parking on the south side of the complex

Buildings Information: Customizable dark shell

Framing: Concrete block

Roof Structure: Wood truss

Roof Cover: Asphalt shingles

Style: Stucco with brick columns and feature

Landscaping: Professionally landscaped with shade trees and vegetation; tree lined parking areas

Electric: TECO

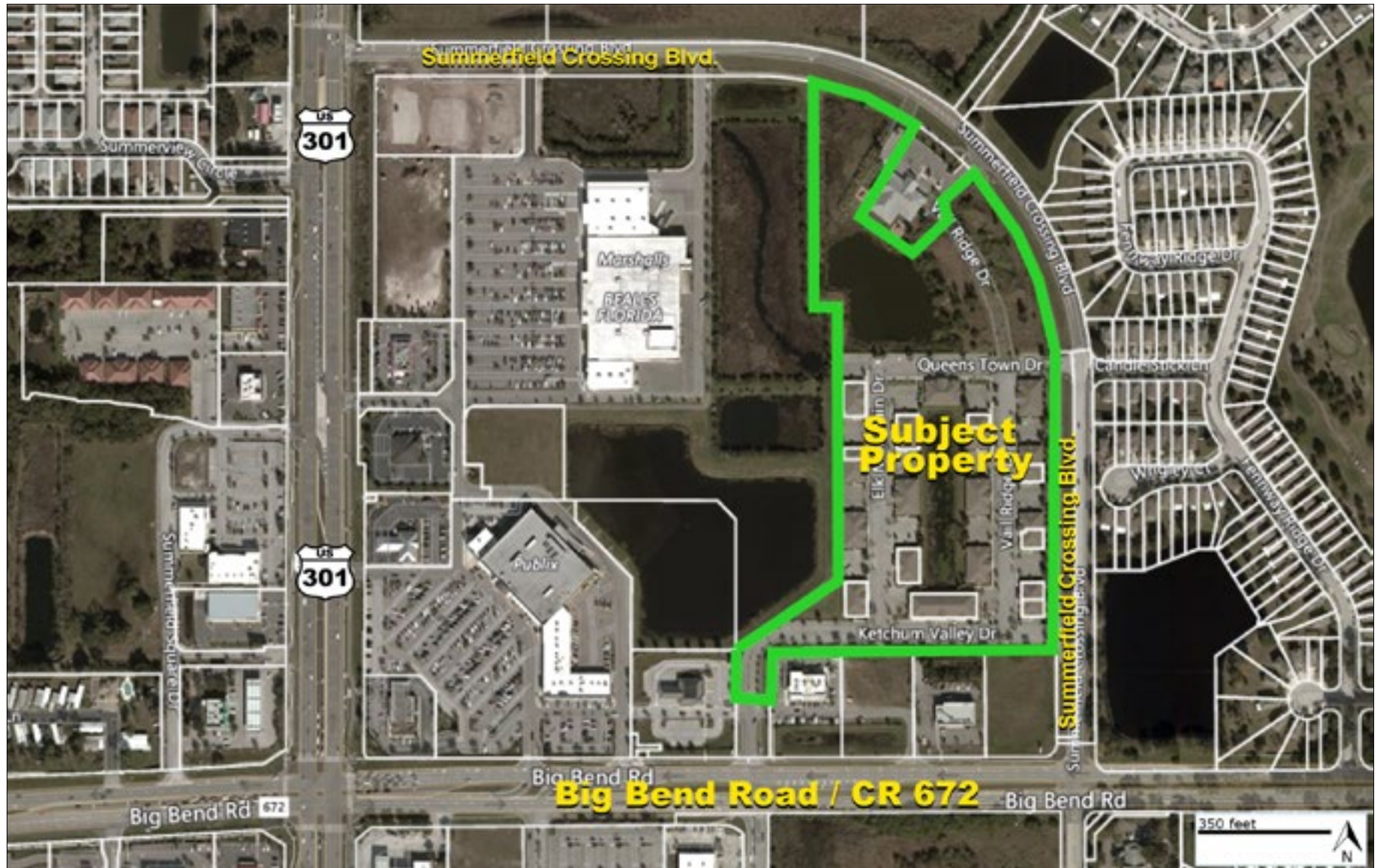
Water/Sewer: Hillsborough County

Common Expenses (Association Responsibility)

- Insurance for Building Shell and Roof
- Liability Insurance
- Property Taxes for Common Elements
- Exterior Building Maintenance/Repair, Including Roof
- Landscaping
- Irrigation
- Water
- Parking Lot Maintenance
- Pond Maintenance
- Garbage/Trash



Aerial



Trade Market Aerial



Office Interior Buildouts

Office Interior Buildouts Pricing: starting at \$67.00 per SF

Medical Interior Buildouts Pricing: starting at \$84.00 per SF

13120 Vail Ridge Drive (Unit 6)

Rent: \$14.00 per sf
Gross SF: 2,744
Heated SF: 2,700

13141 Vail Ridge Drive (Unit 9B)

Rent: \$14.00 per sf
Gross SF: 2,744 sf
Heated SF: 2,700 sf

13129 Vail Ridge Drive (Unit 10)

Rent: \$14.00 per sf
Gross SF: 5,488 sf
Heated SF: 5,400 sf

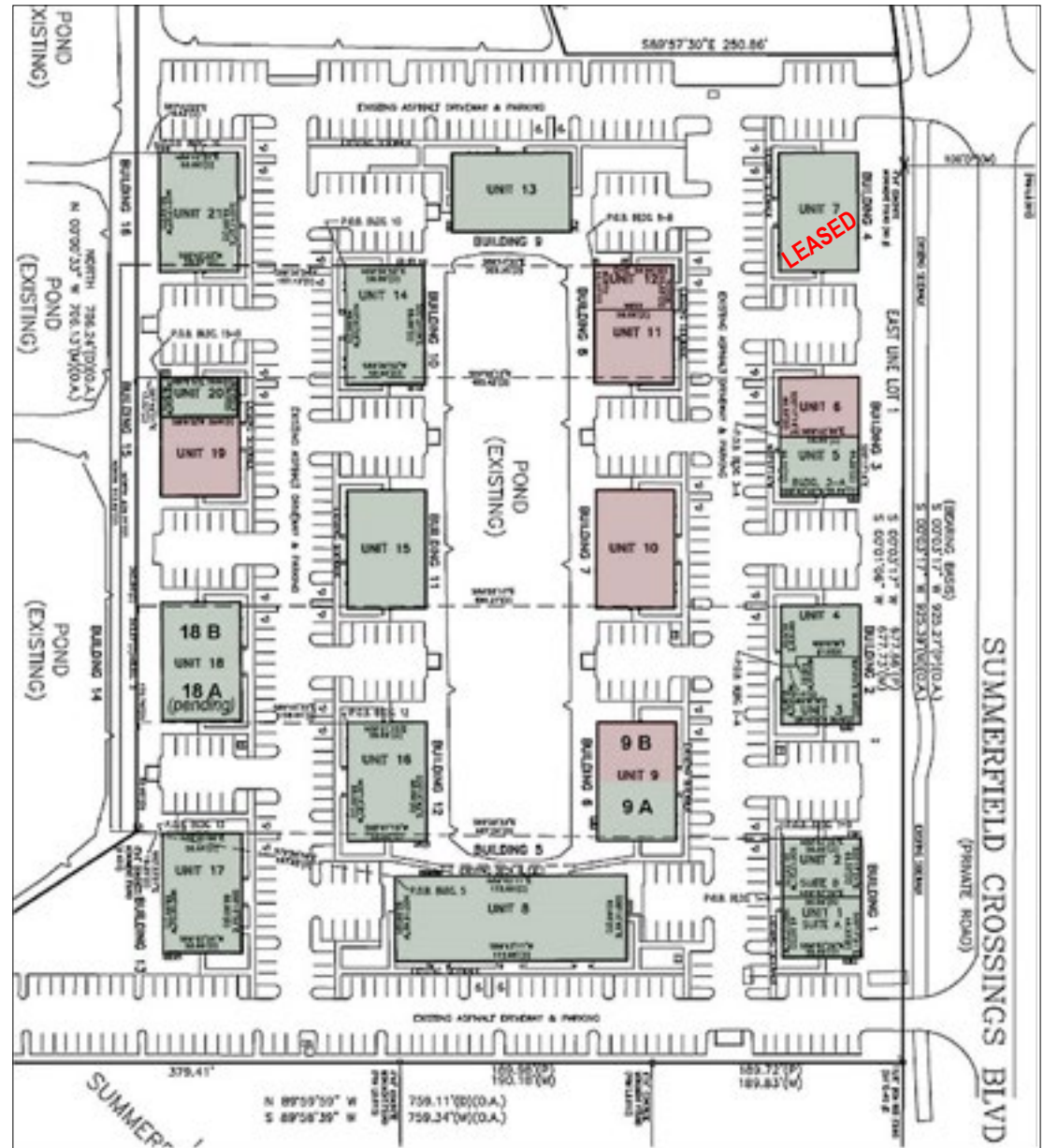
13115 Vail Ridge Drive (Unit 11)

Rent: \$14.00 per SF
Gross SF: 3,448
Heated SF: 3,360

13107 Elk Mountain Drive (Unit 19)

Rent: \$14.00 per SF
Gross SF: 3,688
Heated SF: 3,600

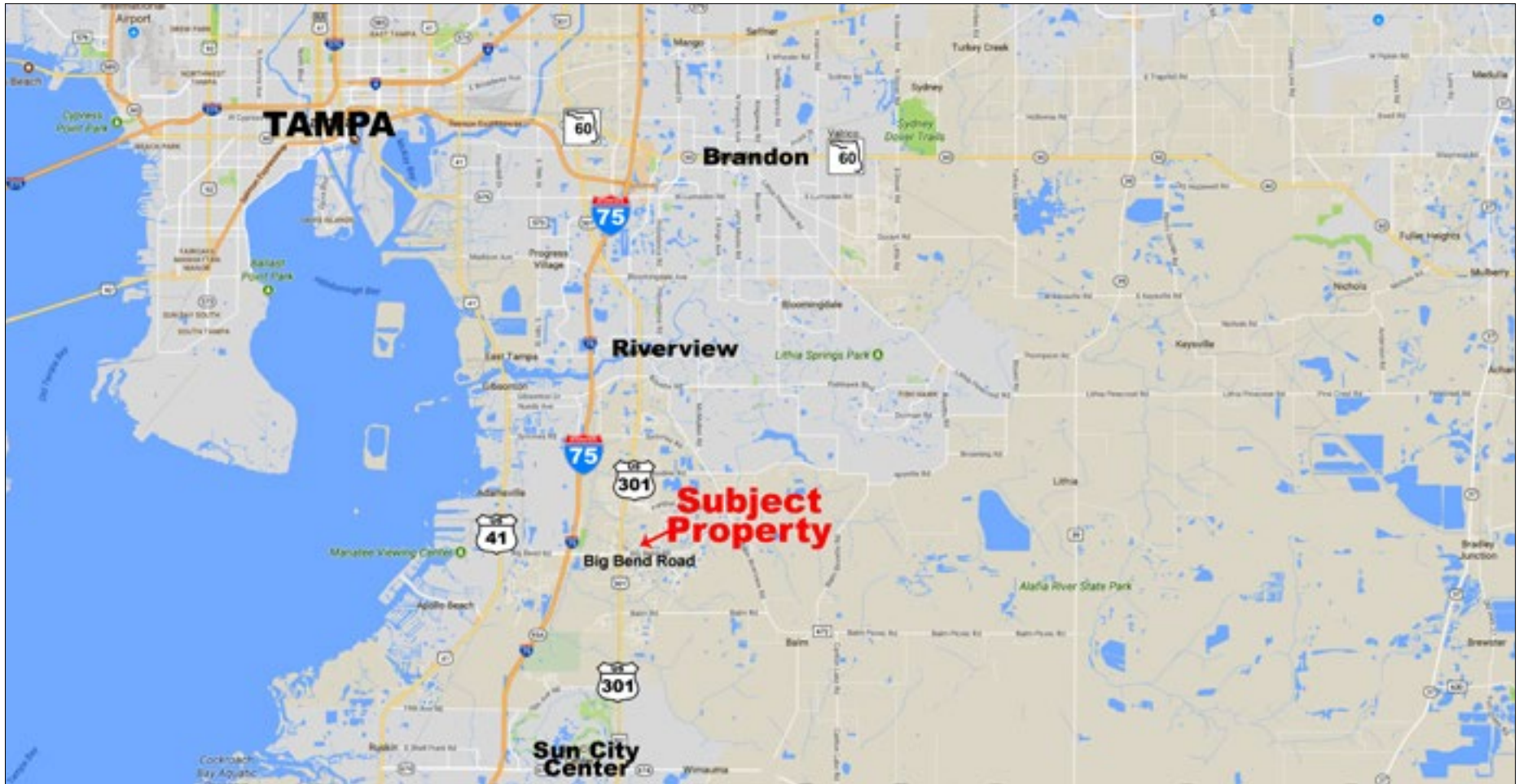
Preferred Contractor



Area Demographics
2017, 2022 Summaries, 2017-2022 Trends

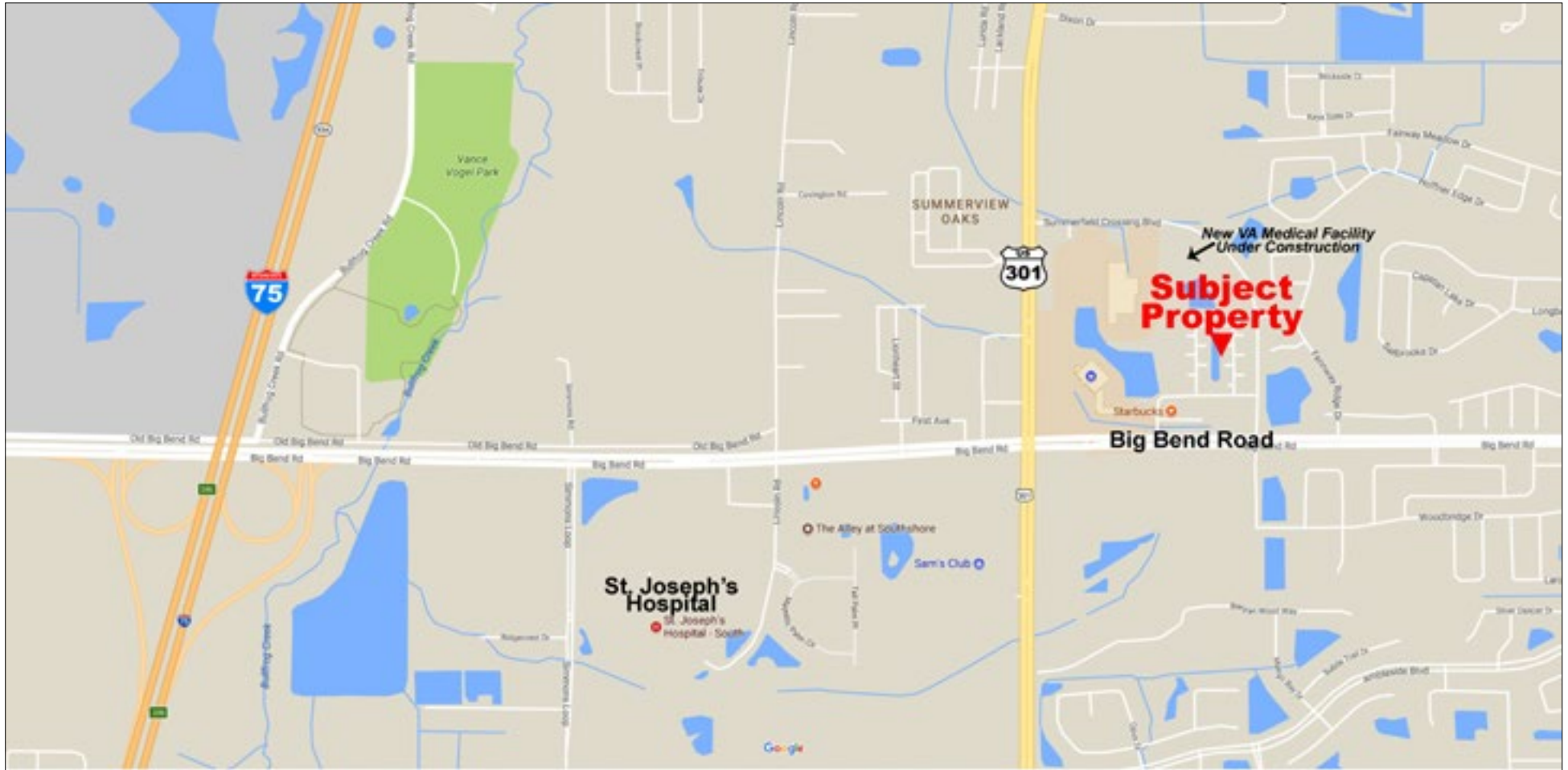
	1 Mile	3 Miles	5 Miles
2017 Summary			
Population	10,888	54,052	103,273
Households	3,569	17,166	35,267
Families	2,857	13,664	26,635
Average Household Size	3.01	3.12	2.91
Owner Occupied Housing Units	2,681	13,041	25,904
Renter Occupied Housing Units	888	4,125	9,362
Median Age	32.7	33.3	35.8
Median Household Income	\$76,851	\$71,895	\$62,145
Average Household Income	\$84,444	\$83,780	\$77,276
2022 Summary			
Population	12,922	63,634	119,770
Households	4,223	20,153	40,652
Families	3,370	15,989	30,679
Average Household Size	3.03	3.13	2.93
Owner Occupied Housing Units	3,134	15,199	29,709
Renter Occupied Housing Units	1,089	4,954	10,943
Median Age	31.7	32.0	34.7
Median Household Income	\$81,860	\$78,800	\$71,330
Average Household Income	\$95,534	\$95,659	\$88,841
Trends: 2017-2022 Annual Rate			
Population	3.48%	3.32%	3.01%
Households	3.42%	3.26%	2.88%
Families	3.36%	3.19%	2.87%
Owner Households	3.17%	3.11%	2.78%
Median Household Income	1.27%	1.85%	2.80%

Regional Location Map



*Conveniently Located Near Tampa, Brandon, and Sun City Center!
Close to Major Transportation Corridors: US 301, I-75, US 41*

Area Location Map



Adjacent to Shopping, Dining, Entertainment: Publix, Marshalls, Starbucks, Papa Johns, Tire Choice, Banks, and More!
Adjoins New VA Medical Facility Under Construction
Centrally Located Just One Mile From St. Joseph's Hospital And 1.5 Miles From I-75

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