

Fischbach

LAND COMPANY



**SHELL
BUILDING
OPPORTUNITY**

BRANDON, FL

Property Overview

Excellent opportunity to finish out a 4,150 SF shell building in the convenient medical district of Brandon, FL. Positioned just one block from both Highway 60 and Brandon Regional Hospital, surrounded by a network of established medical practices and retail users. This building sustained hurricane damage but will be delivered with a new roof and has great potential for a new vision in a location with easy access to Tampa, I-75, and I-4.



www.FischbachLandCompany.com/ShellBuildingOpportunity

Property Highlights



18' Ceiling

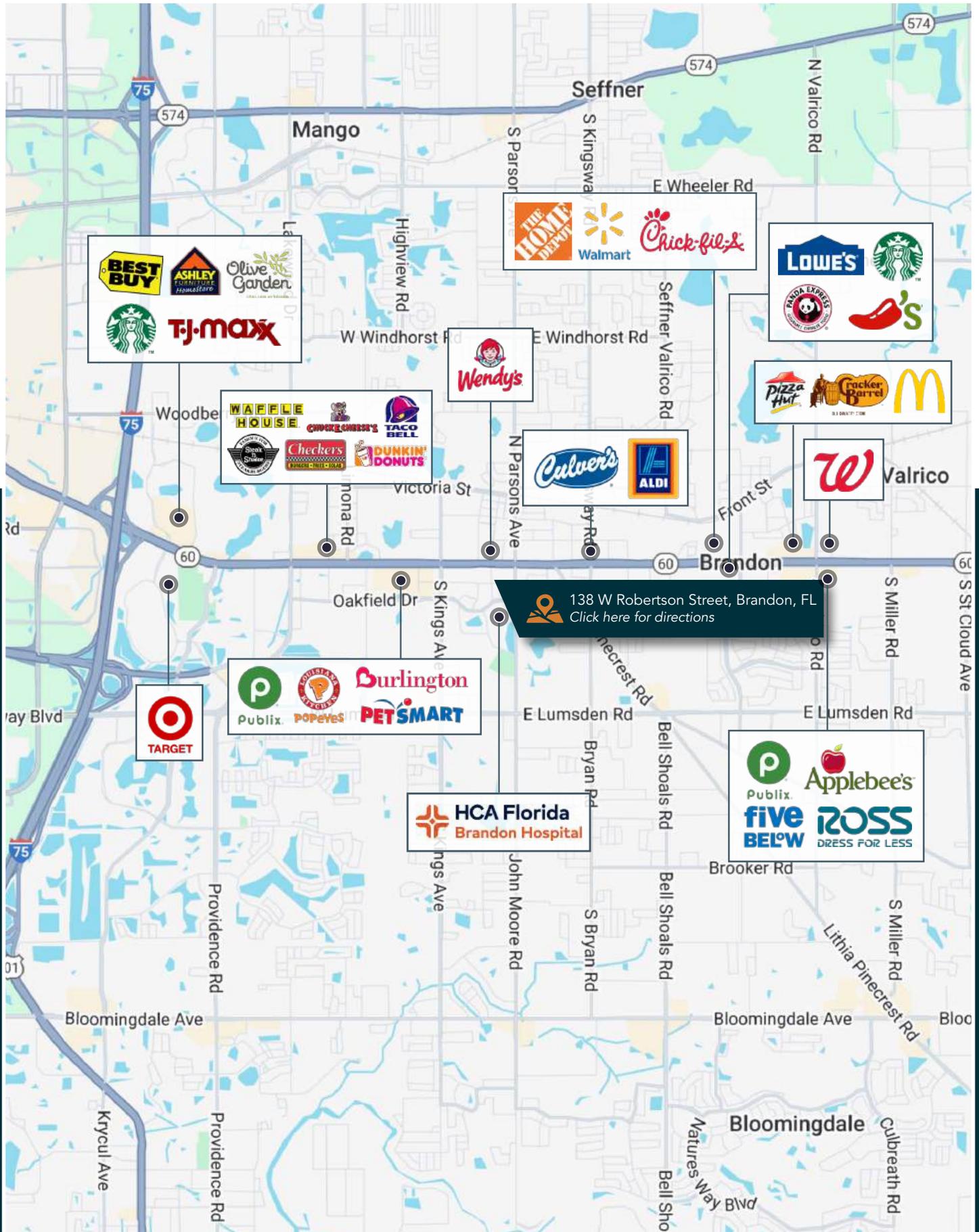


Under 3 miles to I-75



Price	\$425,000	Utilities:	Hillsborough County
Property Type	Commercial Buildings	Road Frontage	55± feet on W Robertson Street
Size	0.26± Acres	Property Taxes	\$8,596.60 (2024 - pre hurricane damage)
Zoning	CG	Building Age	1970
Future Land Use	UMU-20	Type of Construction	Concrete Block
Property Address	138 W Robertson Street, Brandon, FL 33511	Building Size	4,150 SF
County	Hillsborough	Parking	19 Spaces
Folio/Parcel ID	071707-0000	Tenancy	Vacant

Retail Map



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Brandon Hospital



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