205 S MOON AVE

Brandon, FL 33511

Multi-Tenant Medical Office Investment Opportunity

Offering Memorandum

Exclusively Listed By

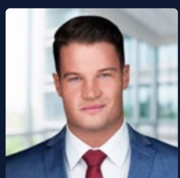

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Table of Contents

04 | EXECUTIVE OVERVIEW
13 | FINANCIAL OVERVIEW
21 | TENANT OVERVIEWS
27 | MARKET OVERVIEW

EXECUTIVE OVERVIEW

Multi-Tenant Medical Office
205 S Moon Ave | Brandon, FL 33511

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Executive Overview

Offering Summary

Matthews™ is pleased to exclusively present 205 S Moon Avenue, a 100%-occupied, 17,085-square-foot multi-tenant medical office investment strategically positioned within Brandon's established healthcare corridor. The property features a diversified roster of healthcare providers, including AdventHealth, HCA-affiliated Greater Tampa Bay Physician Specialists, Upperline Health, Bay Area Surgical Associates and Sage Infusion. This tenant mix provides exposure to multiple healthcare specialties, nationally recognized health systems and growing outpatient platforms.

All five tenants reimburse their applicable pro rata share of operating expenses, including real estate taxes, insurance and common-area expenses, helping offset ownership's exposure to increases in routine property-level costs. Four of the five tenants feature 3% annual rental increases, while AdventHealth currently provides 2.5% annual increases with additional increases during the renewal periods. The landlord remains responsible for the roof, structure and certain base-building systems.

The property's single-story configuration and direct parking-to-suite access provide convenient patient accessibility and functional space for outpatient medical users. The property is further differentiated by fee-simple ownership and an approximately two-acre site, providing investors control of both the improvements and underlying land.

Located within Brandon's established medical district, the property benefits from proximity to the 479-bed HCA Florida Brandon Hospital and convenient connectivity to Interstate 75, State Road 60 and the Selmon Expressway. The five-mile trade area includes approximately 232,688 residents and 91,428 households, representing growth of approximately 4.3% and 8.1%, respectively, since 2020. Average household income within five miles is approximately $118,796. Combined with limited availability of well-located medical properties and rising replacement costs, these fundamentals position 205 S Moon Avenue as a highly functional outpatient medical investment within one of Tampa Bay's established healthcare corridors.

The Opportunity

Name
Multi-Tenant Medical Office

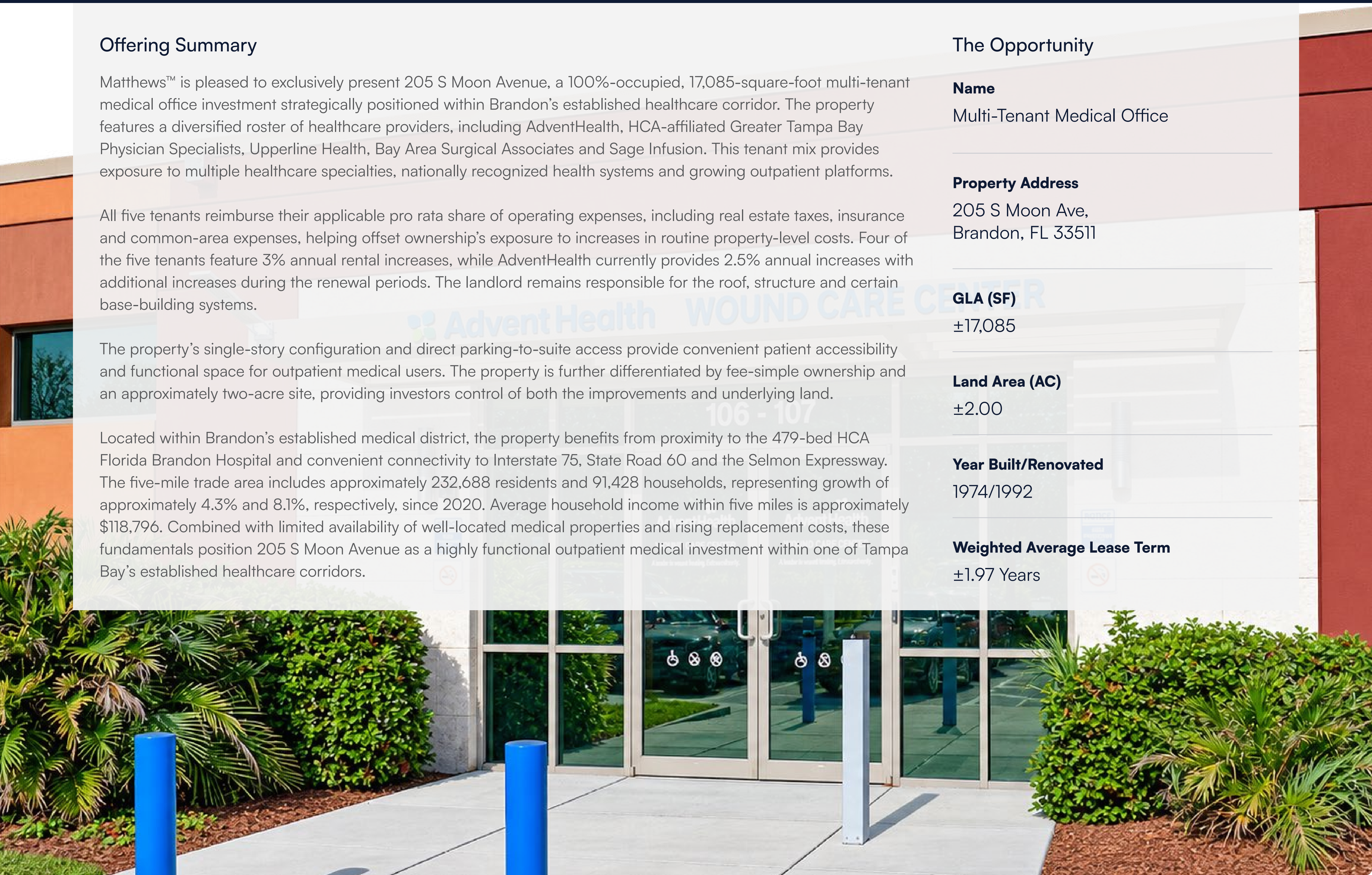
Property Address
205 S Moon Ave,
Brandon, FL 33511

GLA (SF)
±17,085

Land Area (AC)
±2.00

Year Built/Renovated
1974/1992

Weighted Average Lease Term
±1.97 Years



Property Highlights

Strong Expense-Reimbursement Structure

- All five tenants reimburse their pro rata share of applicable operating expenses, including real estate taxes, insurance and common-area expenses, reducing ownership's exposure to increases in property-level expenses.

Contracted Rent Growth

- Every tenant has contractual rental increases, with all five suites featuring 3% annual increases and AdventHealth providing additional step-ups at the beginning of each renewal option.

Patient-Friendly Access

- All suites are located on the first floor with direct exterior access, creating convenient parking-to-suite accessibility for patients while providing healthcare operators with highly functional outpatient space.

Strategic Hospital Proximity

- Positioned within Brandon's established medical district near HCA Florida Brandon Hospital (479-bed), the property benefits from a dense concentration of healthcare services, physicians and complementary medical uses that support patient traffic and referral activity.

Unrestricted Fee-Simple Ownership

- The property is offered fee simple, providing investors full control of both the improvements and underlying land without hospital-imposed restrictions, ground lease limitations or third-party control.

Generous Two-Acre Site

- The 17,085-square-foot building sits on approximately two acres, providing a substantial land footprint for a relatively compact outpatient medical facility.

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Tenant Highlights

Diversified Healthcare Tenant Base

- The property combines major healthcare systems and established specialty platforms, including AdventHealth, an HCA-affiliated physician group and Upperline Health, alongside Bay Area Surgical Associates and Sage Infusion.

Specialized Medical Buildouts

- Purpose-built outpatient medical suites support each provider's specialized operations and create additional friction and expense associated with relocation, strengthening the operational importance of the location.

Long-Term Location Commitment

- Multiple tenants have operated at the property for nearly two decades. Upperline Health's predecessor, AdventHealth and Bay Area Surgical Associates each established their locations at the property in 2007. Their continued renewals demonstrate long-term commitment to the property and established patient bases at the location.

Diversified Medical Services

- The tenant mix spans hospital-affiliated physician services, podiatry/lower-extremity care, surgery and outpatient infusion, reducing reliance on any single healthcare specialty while creating complementary medical uses.

Location Highlights

Established Medical Corridor

- The property sits within one of Brandon's mature healthcare clusters, surrounded by outpatient facilities, physician practices, pharmacies and other complementary medical uses.

Strong Patient Demographics

- The five-mile trade area contains approximately 232,688 residents and 91,428 households, representing population growth of 4.8% and household growth of 8.79% from the 2020 Census to the current estimate. Average household income within five miles is approximately $118,796.

Regional Healthcare Access

- Immediate connectivity to I-75, State Road 60 and the Selmon Expressway expands the property's patient draw across Brandon and the broader Tampa Bay region.

Constrained Future Supply

- Limited infill land and elevated replacement costs create meaningful barriers to new medical office development, supporting the competitive position of existing, well-located outpatient facilities.

Growing Tampa Suburb

- Brandon serves as an established healthcare hub for Eastern Hillsborough County, drawing from surrounding communities including Riverview, Valrico and Lithia and benefiting from continued residential expansion and demand for outpatient healthcare services closer to where patients live.

Property Photos

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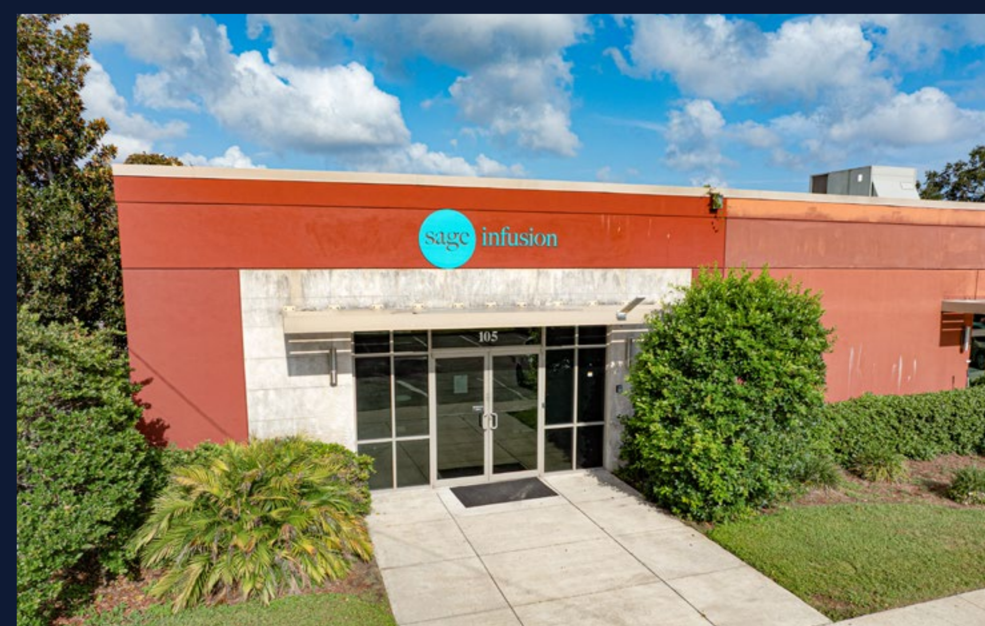


Interior Photos


S
JOHNS HOPKINS
MEDICINE
JOHNS HOPKINS
ALL CHILDREN'S HOSPITAL
PHYSICIANS CARE
Walk-in Clinic
PEDIATRIC HEALTH
CARE ALLIANCE, P.A.
Lakeside Central
±228 Units
FLORIDA EYE
SPECIALISTS
Excellence in Eye Care
WILLIAMS
FAMILY AND COSMETIC DENTISTRY
TAMPA BAY
REFLUX CENTER
FRESENIUS
MEDICAL CARE
TAMPA
LUNG
SPECIALISTS
ADVANCED
endodontics
OF TAMPA BAY
HCA Florida
Brandon Hospital
±479 Beds
Floridacentral
CREDIT UNION
Oakfield Dr ± 13,100 VPD
New Construction
HCA Florida
Physicians
HCA Florida Vascular Specialists
Subject Property
S Moon Ave
W Robertson St


N
The Hamptons
±204 Units
Brandon Family Dental
Walgreens
Florida Pain Medicine
Brandon Periodontics
Scooter's Coffee
Wendy's
Circle K
Burger King
Take 5 Oil Change
W Brandon Blvd ± 69,500 VPD
Excel Pain and Spine
Pure Skiin Medspa
AutoZone
UPS
After Hours Pediatrics Urgent Care
Subject Property
S Moon Ave
New Construction
HCA Florida Physicians
HCA Florida Vascular Specialists
Thai Chilli Pepper
Quickly
GreatFlorida Insurance
Oakfield Dr ± 13,100 VPD

FINANCIAL OVERVIEW

Multi-Tenant Medical Office
205 S Moon Ave | Brandon, FL 33511

Financial Overview

Investment Summary

List Price	$6,423,185
NOI	$417,507
Cap Rate	6.50%
Price PSF	$375.95

Property Overview

Property Name	205 S Moon Ave
Address	205 S Moon Ave, Brandon, FL 33511
Property Size	±17,085 SF
Lot Size	±2.00 AC
Year Built/Renovated	1974/1992
Occupancy	100%
Property Type	Muti-Tenant Medical Office Building
Ownership Type	Fee Simple

Financial Overview

INCOME	TOTAL
Rental Income	$417,507
Operating Expense Reimbursements	$193,683
EFFECTIVE GROSS REVENUE	**$611,190**
EXPENSES	
Property Tax	$86,384
Insurance	$32,000
Utilities	$23,000
Landscaping	$12,000
Building Maintenance & Repairs	$22,000
Management Fee (3% of EGR)	$18,299
TOTAL OPERATING EXPENSES	**$193,683**
NET OPERATING INCOME	**$417,507**

Rent Roll

Suite #	Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate – Annual	Contract Rental Rate – Monthly	Rent PSF	Rental Increases	Options Remaining	Term Remaining	Lease Structure
106	AdventHealth	06/05/07	12/01/27	6,498	38%	$136,358*	$11,363 *	$20.98*	3% annual increases during the next renewal term with a 5% increase at the beginning of each renewal option	Two, 5-Year Options	±1.26 Years	NNN
101	Upperline Health	02/05/07	02/29/32	2,004	12%	$50,100*	$4,175*	$25.00 *	3% Annual	Two, 3-Year (FMV)	±5.51 Years	NNN
105	Sage Infusion	08/11/23	08/10/28	1,890	11%	$47,496	$3,958	$25.13	3% Annual	One, 5-Year Option	±1.96 Years	NNN
102	Bay Area Surgical Associates PA	01/01/07	07/31/28	3,950	23%	$104,445	$8,704	$26.44	3% Annual	None	±1.93 Years	NNN
103	HCA - Greater Tampa Bay Physician Specialists	08/18/25	08/31/27	2,743	16%	$79,108	$6,592	$29.00	3% Annual Increases	None	±1.01 Years	NNN
Totals				**17,085**	**100%**	**$417,507**	**$34,792**	**$24.44**				
WALT				**±1.97 Years**								

Lease Abstract

AdventHealth

Tenant Name	AdventHealth
Tenant Entity	University Community Hospital Inc.
Lease Type	NNN
SF Leased	±6,498
Initial Term	10 Years
Rent Commencement	6/5/07
Renewal Commencement	11/30/22
Lease Expiration	12/1/27
Lease Term Remaining	±1.26 Years
Base Rent	$136,358
Rental Increases	3% annual increases during the next renewal term, with a 5% increase at the beginning of each renewal option.
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Cap on CAM	None
Landlord Responsibilities	Maintenance and replacement of the roof, foundation, exterior walls, structural components and base-building systems.
Tenant Responsibilities	Maintenance, repair, and replacement of all systems exclusively serving the premises, including HVAC, plumbing, electrical, doors, ceilings, and windows. Tenant pays the landlord $500 per extraordinary HVAC repair or replacement occurrence.
Operating Expense Reimbursement	Tenant reimburses its pro rata share of CAM, real estate taxes, insurance, and common-area utilities.
Insurance	Tenant
Taxes	Tenant
Property Management	Yes
ROFR/ROFO	None

*Based On Next Upcoming Rental Increase

Lease Abstract

Upperline Health

Tenant Name	Upperline Health
Tenant Entity	Upperline Health Inc.
Lease Type	NNN
SF Leased	±2,004
Initial Term	5 Years
Rent Commencement	2/5/07
Current Renewal Commencement	3/1/25
Lease Expiration	2/29/32
Lease Term Remaining	±5.51 Years
Base Rent	$50,100
Rental Increases	3% Annual
Renewal Options	Two, 3-Years (FMV)
Expense Structure	NNN
Cap on CAM	None
Landlord Responsibilities	Maintenance and replacement of the roof, foundation, exterior walls, structural components and base-building systems.
Tenant Responsibilities	Maintenance, repair, and replacement of the premises and all systems exclusively serving the premises, including HVAC, plumbing, electrical systems, water and sewer lines, fire sprinklers, entrances, doors, ceilings, and windows.
Operating Expense Reimbursement	Tenant reimburses its pro rata share of CAM, real estate taxes, insurance, and common-area utilities.
Insurance	Tenant
Taxes	Tenant
Property Management	Yes
ROFR/ROFO	Lease ROFR Tenant has 10 days to lease contiguous vacant space at then-current market terms

Lease Abstract

Sage Infusion

Tenant Name	Sage Infusion
Tenant Entity	Sage Infusion LLC
Lease Type	NNN
SF Leased	±1,890
Initial Term	5 Years
Rent Commencement	8/11/23
Lease Expiration	8/10/28
Lease Term Remaining	±1.96 Years
Base Rent	$47,496
Rental Increases	3% Annual
Renewal Options	One, 5-Year Option
Expense Structure	NNN
Cap on CAM	Controllable operating expenses are capped at a 5% cumulative annual increase. Taxes, insurance, utilities, and HVAC replacement costs are excluded from the cap.
Landlord Responsibilities	Maintenance and replacement of the roof, foundation, exterior walls, structural components and base-building systems.
Tenant Responsibilities	Maintenance, repair, and replacement of the premises and all systems exclusively serving the premises, including plumbing, electrical, water and sewer lines, fire-protection systems, entrances, doors, ceilings and windows.
Operating Expense Reimbursement	Tenant reimburses its pro rata share of CAM, real estate taxes, insurance and common-area utilities.
Insurance	Tenant
Taxes	Tenant
Property Management	Yes
ROFR/ROFO	None

Lease Abstract

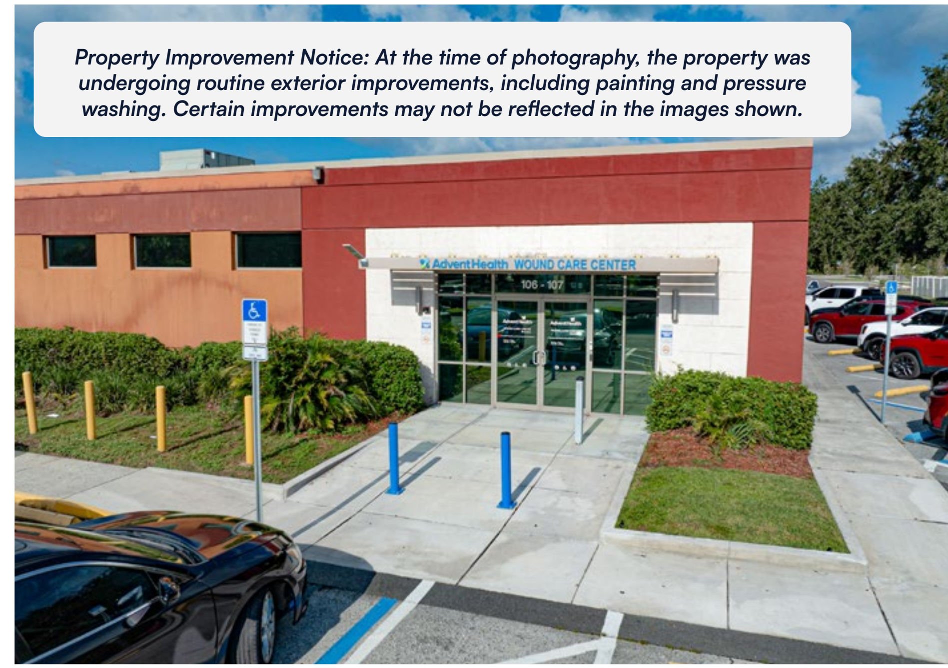
Bay Area Surgical Associates PA dba AdventHealth

Tenant Name	Bay Area Surgical Associates PA dba AdventHealth
Tenant Entity	Bay Area Surgical Associates PA
Lease Type	NNN
SF Leased	±3,950
Initial Term	6 Years
Rent Commencement	1/1/07
Lease Expiration	7/31/28
Lease Term Remaining	±1.93 Years
Base Rent	$104,445
Rental Increases	3% Annual Increases
Renewal Options	None Remaining
Expense Structure	NNN
Cap on CAM	Controllable operating expenses are capped at a 5% cumulative annual increase. Taxes, insurance, utilities, and HVAC replacement costs are excluded from the cap.
Landlord Responsibilities	Maintenance, repair, and replacement of the roof, foundation, exterior walls, structural components and base-building systems.
Tenant Responsibilities	Maintenance, repair, and replacement of the premises and all systems exclusively serving the premises, including HVAC, plumbing, electrical, water and sewer lines, fire-protection systems, entrances, doors, ceilings, and windows.
Operating Expense Reimbursement	Tenant reimburses its pro rata share of CAM, real estate taxes, insurance, and common-area utilities.
Insurance	Tenant
Taxes	Tenant
Property Management	Yes
ROFR/ROFO	None

Lease Abstract

HCA - Greater Tampa Bay Physician Specialists

Tenant Name	HCA - Greater Tampa Bay Physician Specialists
Tenant Entity	Greater Tampa Bay Physician Specialists, LLC
Lease Type	NNN
SF Leased	±2,743
Initial Term	2 Years
Rent Commencement	8/18/25
Lease Expiration	8/31/27
Lease Term Remaining	±1.01 Years
Base Rent	$79,108
Rental Increases	3% Annual Increases
Renewal Options	None Remaining
Expense Structure	NNN
Cap on CAM	Controllable operating expenses are capped at a 5% cumulative annual increase. Taxes, insurance, utilities, and HVAC replacement costs are excluded from the cap.
Landlord Responsibilities	Maintenance, repair and replacement of the roof, foundation, exterior walls, structural components and base-building systems.
Tenant Responsibilities	Maintenance, repair, and replacement of the premises and all systems exclusively serving the premises, including HVAC, plumbing, electrical, water and sewer lines, fire-protection systems, entrances, doors, ceilings, and windows.
Operating Expense Reimbursement	Tenant reimburses its pro rata share of CAM, real estate taxes, insurance, and common-area utilities.
Insurance	Tenant
Taxes	Tenant
Property Management	Yes
ROFR/ROFO	None



Tenant Overview

AdventHealth

Year Founded
1973

Headquarters
Altamonte Springs, FL

Ownership Status
Nonprofit

Locations
2,000+

Tenant Overview

AdventHealth is one of the largest faith-based, nonprofit health care systems in the United States, operating an extensive network of hospitals, physician practices, outpatient facilities and other care sites across nine states. Headquartered in Altamonte Springs, Florida, the organization combines significant operating scale, investment-grade credit quality and a nationally recognized health care brand. AdventHealth's broad continuum of care, substantial patient volumes and established presence in major markets—particularly throughout Florida—support its profile as an attractive health care tenant for institutional real estate investors.

Tenant Highlights

- **Whole-Person Care:** Promotes AdventHealth's signature body, mind and spirit approach to strengthen patient loyalty and brand differentiation.
- **Campus Expansion:** Invests in new patient towers, additional beds and expanded cardiovascular and surgical services to meet growing local demand.
- **Community Engagement:** Builds brand awareness through health education, screenings, wellness programs and local partnerships.
- **Digital Access:** Expands online scheduling, virtual visits and digital patient tools to improve convenience and accessibility.
- **Patient Experience:** Uses patient feedback to improve service, communication and continuity of care.

Tenant Overview

Year Founded
2017

Headquarters
Nashville, TN

Ownership Status
Private

Locations
300+

Tenant Overview

Upperline Health is a privately held, Nashville-based healthcare company focused on coordinated, value-based specialty care. Founded in 2017, the company has rapidly expanded into a nationwide multispecialty platform encompassing podiatry, endocrinology, primary care and related specialties. Upperline currently operates 300+ clinics across 20 states with more than 600 clinicians and providers, while its Upperline Plus platform extends coordinated care through more than 800 participating clinics nationwide. The company's strategy centers on acquiring and partnering with established physician practices, improving care coordination and leveraging technology to create a scalable specialty-care network.

Tenant Highlights

- **Network Expansion:** Continues growing through partnerships with established specialty practices.
- **Digital Patient Acquisition:** Uses targeted search advertising and location-specific digital campaigns to attract new patients.
- **Value-Based Care:** Expands Upperline Plus to provide coordinated care beyond traditional office visits.
- **Technology Integration:** Uses healthcare technology and AI-supported tools to improve clinical workflows and patient outcomes.
- **Brand Strategy:** Positions Upperline as a coordinated, whole-patient alternative to fragmented specialty care.

Tenant Overview

Year Founded
2019

Headquarters
Tampa, FL

Ownership Status
Private

Locations
15+

Tenant Overview

Sage Infusion is a privately held, Tampa-based healthcare company specializing in outpatient infusion and injection therapy for patients with chronic and autoimmune conditions. Founded in 2019, the company has expanded rapidly throughout Florida and currently operates 15+ clinics, with additional locations planned. Sage differentiates itself from traditional hospital-based infusion care through convenient community locations, transparent pricing, financial assistance and a boutique, patient-focused experience. The company's continued clinic expansion, recurring healthcare demand and strategy of providing lower-cost care outside the hospital setting support its profile as a growing healthcare real estate tenant.

Tenant Highlights

- **Florida Expansion:** Continues opening clinics in high-growth markets, with plans for additional Florida locations.
- **Lower-Cost Care:** Markets outpatient infusion as an affordable alternative to hospital-based treatment.
- **Patient Experience:** Differentiates through private treatment spaces, flexible scheduling and spa-like environments.
- **Price Transparency:** Promotes upfront cost estimates, financial assistance and reduced out-of-pocket expenses.
- **Provider Partnerships:** Builds referral relationships with physicians to increase patient access and care coordination.
- **Brand Positioning:** Focuses on clinical excellence, convenience, comfort, compassion and affordability.

Tenant Overview

AdventHealth
Surgery Center

Year Founded
1989

Headquarters
Tampa, FL

Ownership Status
Private

Locations
1

Tenant Overview

Bay Area Surgical Associates, P.A. operates at the property as AdventHealth Medical Group Surgical Specialists at Brandon, an established multispecialty surgical practice located in Suite 102. The location is part of AdventHealth Medical Group's regional physician network and provides patients with access to specialized surgical care backed by the visibility and referral network of one of Florida's largest healthcare systems.

The Brandon practice currently includes three experienced surgeons with specialties spanning bariatric, breast, general and vascular surgery, weight management, and undersea and hyperbaric medicine. Its broad range of surgical services, established patient base and integration into AdventHealth's broader network make the location an important outpatient access point serving Brandon and the surrounding Eastern Hillsborough County communities.

Tenant Highlights

- **AdventHealth Medical Group Affiliation:** Operates under the AdventHealth Medical Group Surgical Specialists at Brandon name, providing strong brand recognition and connectivity to AdventHealth's regional network.
- **Multispecialty Surgical Care:** Provides bariatric, breast, general and vascular surgery, along with weight-management and hyperbaric-medicine services.
- **Experienced Provider Base:** The Brandon location currently features three surgeons with complementary specialties and advanced surgical capabilities.
- **Established Location:** The practice has operated at 205 S Moon Avenue since 2007, demonstrating a longstanding commitment to the property and surrounding patient base.
- **Regional Patient Access:** Serves Brandon and the surrounding Riverview, Valrico, Lithia and Eastern Hillsborough County communities.

Tenant Overview

Year Founded
1968

Headquarters
Nashville, TN

Ownership Status
NYSE: HCA

Healthcare Network
190 Hospitals & 2,600 Sites

Geographic Presence
19 States & The U.K.

Tenant Overview

Greater Tampa Bay Physician Specialists, LLC is the lease tenant operating from Suite 103 at 205 S Moon Avenue. The lease identifies the tenant as an entity owned directly or indirectly by HCA Healthcare, one of the nation's largest healthcare systems. HCA Healthcare is not the named lease tenant, and the ownership relationship should not be interpreted as a parent-company guaranty of the lease obligations.

The practice benefits from its affiliation with HCA Healthcare's extensive network of hospitals, physician clinics and outpatient facilities throughout Florida and across the country. This broader platform supports physician recruitment, patient referrals, care coordination and access to HCA's established healthcare infrastructure. Its location near the 479-bed HCA Florida Brandon Hospital further connects the practice to HCA's regional network while providing patients with convenient access to physician services outside the hospital campus.

The location strengthens HCA's outpatient presence within Brandon's established medical corridor and surrounding Eastern Hillsborough County communities.

Tenant Highlights

- **HCA-Affiliated Lease Entity:** The executed lease identifies Greater Tampa Bay Physician Specialists, LLC as the tenant and recognizes that the entity is owned directly or indirectly by HCA Healthcare. HCA Healthcare is not identified as a guarantor under the lease.
- **National Healthcare Platform:** As of June 30, 2026, HCA Healthcare operated 190 hospitals and approximately 2,600 ambulatory sites of care, including physician clinics, surgery centers, urgent care centers and freestanding emergency rooms.
- **Strategic Hospital Proximity:** The practice is located near the 479-bed HCA Florida Brandon Hospital, connecting the location to HCA's broader regional healthcare network.
- **Established Medical Corridor:** The location supports HCA's outpatient physician presence within Brandon's established medical district.

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-Year Population 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	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.

Specialty Line	5-Year Volume	10-Year Volume	5-Year Growth	10-Year 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

Brandon, FL

Market Overview

Strategic Tampa Bay Hub

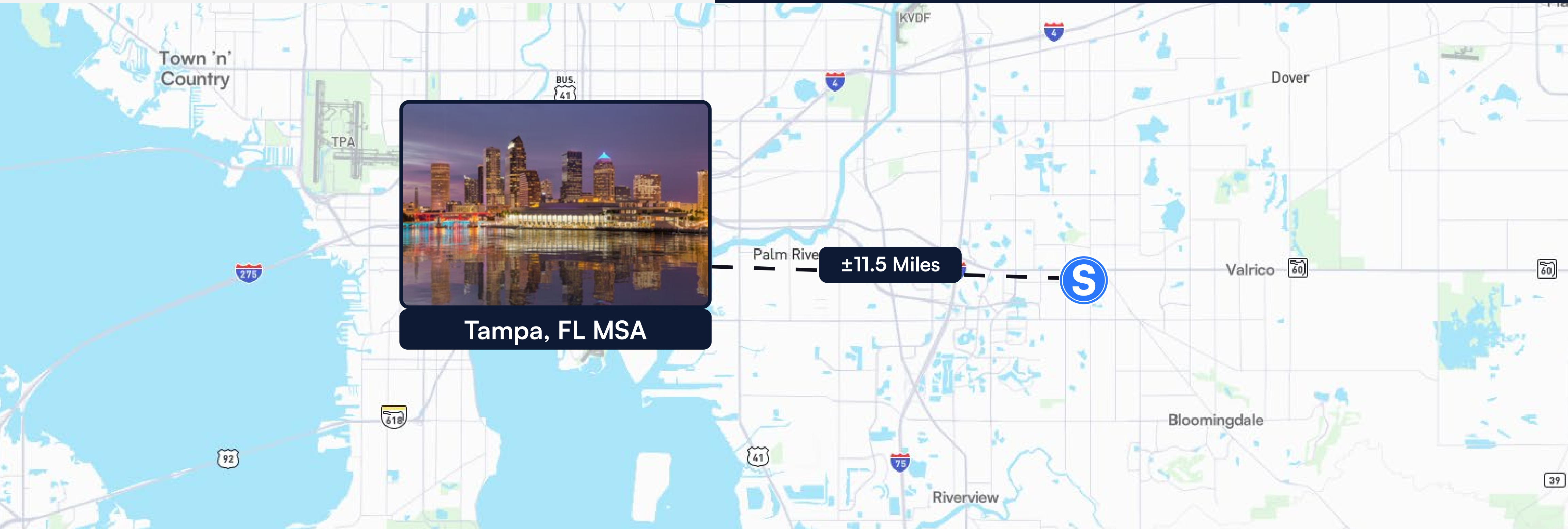
Brandon, Florida, offers a well-established suburban setting within the greater Tampa Bay region, combining convenient metropolitan access with a broad mix of residential neighborhoods, retail destinations, employment centers, and community amenities. The area benefits from direct connectivity to Tampa and surrounding communities through major transportation corridors, including Interstate 75, the Selmon Expressway, and State Road 60.

230K
Total Population

58K
Daytime Population

37
Median Age

Population	1-Mile	3-Mile	5-Mile
2020 Population	8,738	101,750	223,135
2025 Population	9,515	106,819	232,688
2030 Population Projection	10,245	114,256	255,129
Households	**1-Mile**	**3-Mile**	**5-Mile**
2020 Households	3,543	38,809	84,555
2025 Households	3,858	40,867	91,428
2030 Household Projections	4,160	43,796	97,194
Income	**1-Mile**	**3-Mile**	**5-Mile**
Avg Household Income	$75,088	$102,128	$118,796



Tampa, FL

Tampa is one of the fastest-growing metropolitan areas in the Southeast, benefiting from strong population growth, rising household incomes, robust job creation, and a steady influx of new residents and businesses. Now the second-most populous metropolitan area in Florida, Tampa's diverse economy is anchored by healthcare, financial services, technology, defense, professional services, and logistics, supporting a broad and expanding consumer base. Continued residential development, strong in-migration, and increasing consumer spending have fueled retail demand across the region, while limited availability in high-performing corridors and a growing base of affluent households make Tampa an attractive environment for retailers and investors.

3.44M+	**28M+**	**$6B+**	**$81.4K**
Total Population	Annual Visitors	Annual Visitor Spend	Median HH Income

Source: U.S. Census Bureau, Bureau of Labor Statistics, CoStar Group | **2025 Dataset**

Employment

Tampa is one of the fastest-growing employment markets in the Southeast, supported by a diverse economy anchored by healthcare, financial services, defense, technology, professional services, and logistics. Strong population growth, continued corporate relocations, and a business-friendly environment have attracted significant investment from both national and international employers, supporting job growth throughout the metro.

2025 Data

1.56M+
Total Employment

20+
Fortune 1000 Companies

Major Expansions & Investment

Citigroup
Expanding one of its largest U.S. hubs • 6,000+ jobs

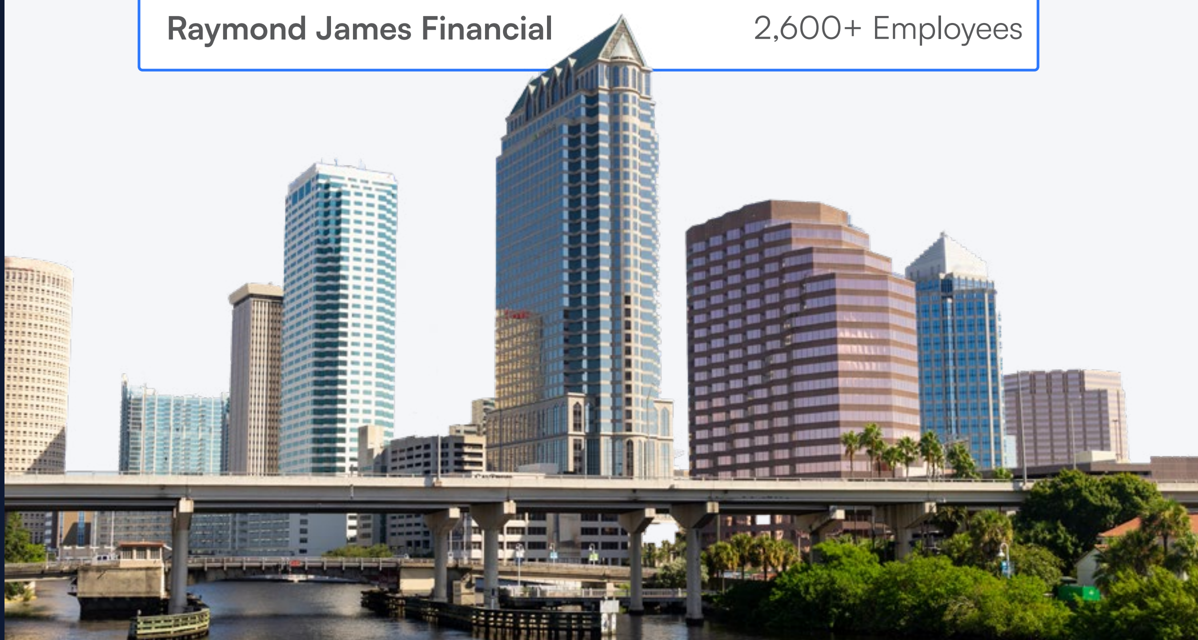
Moffitt Cancer Center
$1.6B+ phase 1 expansion
14K projected jobs

Tampa General Hospital
$550M master facility plan
$967M impact • ±6,000 jobs

Source: CoStar Group, Moffitt Cancer Center, Tampa General Hospital, Tampa Bay EDC, Citigroup, Company Reports | **2025 Dataset**

Top Employers

Largest Employer BayCare	32,000+ Employees
Publix Super Markets	26,000+ Employees
Tampa General Hospital	14,000+ Employees
HCA Florida Healthcare	10,000+ Employees
JPMorgan Chase	7,000+ Employees
Citigroup	6,000+ Employees
USAA	3,500+ Employees
Raymond James Financial	2,600+ Employees



Submarket Strengths

Premier Retail District

Westshore

1.2M+ SF International Plaza & Bay St	**25M+** annual airport passengers

Above-average household incomes support strong retail sales volumes

Urban • Experiential

Downtown Tampa

±56 AC Water Street development	**20K+** downtown residents	**90+** downtown walk score

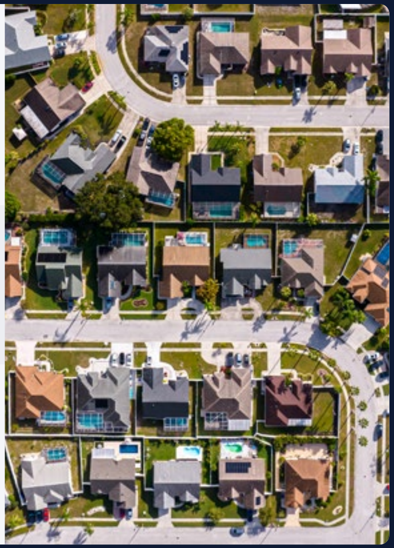
Anchored by Amalie Arena and the Tampa Riverwalk

Eastern Hillsborough

Brandon

300K+ trade area population	**New Housing Development** growth profile

Strong population growth continues driving healthcare demand



Pasco County

Wesley Chapel

700K+ Pasco County residents	**Development** residential • mixed-use • healthcare

Significant development supports continued healthcare expansion

Source: CoStar Group, Tampa Bay EDC, Visit Tampa Bay, Hillsborough County, Pasco EDC, Tampa International Airport | **2025 Dataset**

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