

## MEDICAL/PROFESSIONAL OFFICE SPACE IN RIVERVIEW, FL OFFICE BUILDING

11922 - 11924 BOYETTE RD, RIVERVIEW, FL



### OFFERING SUMMARY

Available SF:	1,188 SF
Lease Rate:	\$20.00 SF/yr (NNN)
NNN Expenses:	\$6.68 SF/yr
Year Built:	2006
Building Size:	3,400 SF
Zoning:	PD
Market:	Hillsborough County

### PROPERTY OVERVIEW

Class "A" medical office suite available in the Boyette Executive Center, an office park located on Boyette Road, located 8.4 miles to St. Joseph's Hospital - South and 8.7 miles to Brandon Regional Hospital.

With high quality finishes throughout, the suite's efficient floor plan includes a reception/waiting room, multiple exam rooms, 2 restrooms, and a large kitchen/break room/conference room.

### PROPERTY HIGHLIGHTS

- 1,188 SF move-in-ready, luxurious medical office suite with high end finishes throughout
- Efficient medical office floor plan includes a spacious reception/waiting room, several exam rooms, 2 restrooms, and a large kitchen/break room/conference room
- The estimated NNN expenses cover building insurance, property taxes, common area maintenance for the Association (which includes water/sewer, trash, landscaping), and pest control
- Great location inside the Boyette Executive Center with a strong tenant mix

#### PRESENTED BY:

**Molly O'Brien**  
 Commercial Advisor  
 941.957.3730  
[mollyobrien@michaelsaunders.com](mailto:mollyobrien@michaelsaunders.com)

**Roberta Kolton Cera**  
 Senior Commercial Advisor  
 941.928.1428  
[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)





Commercial

## MEDICAL/PROFESSIONAL OFFICE SPACE IN RIVERVIEW, FL OFFICE BUILDING

11922 - 11924 BOYETTE RD, RIVERVIEW, FL



**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Molly O'Brien**

Commercial Advisor

941.957.3730

[mollyobrien@michaelsaunders.com](mailto:mollyobrien@michaelsaunders.com)

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

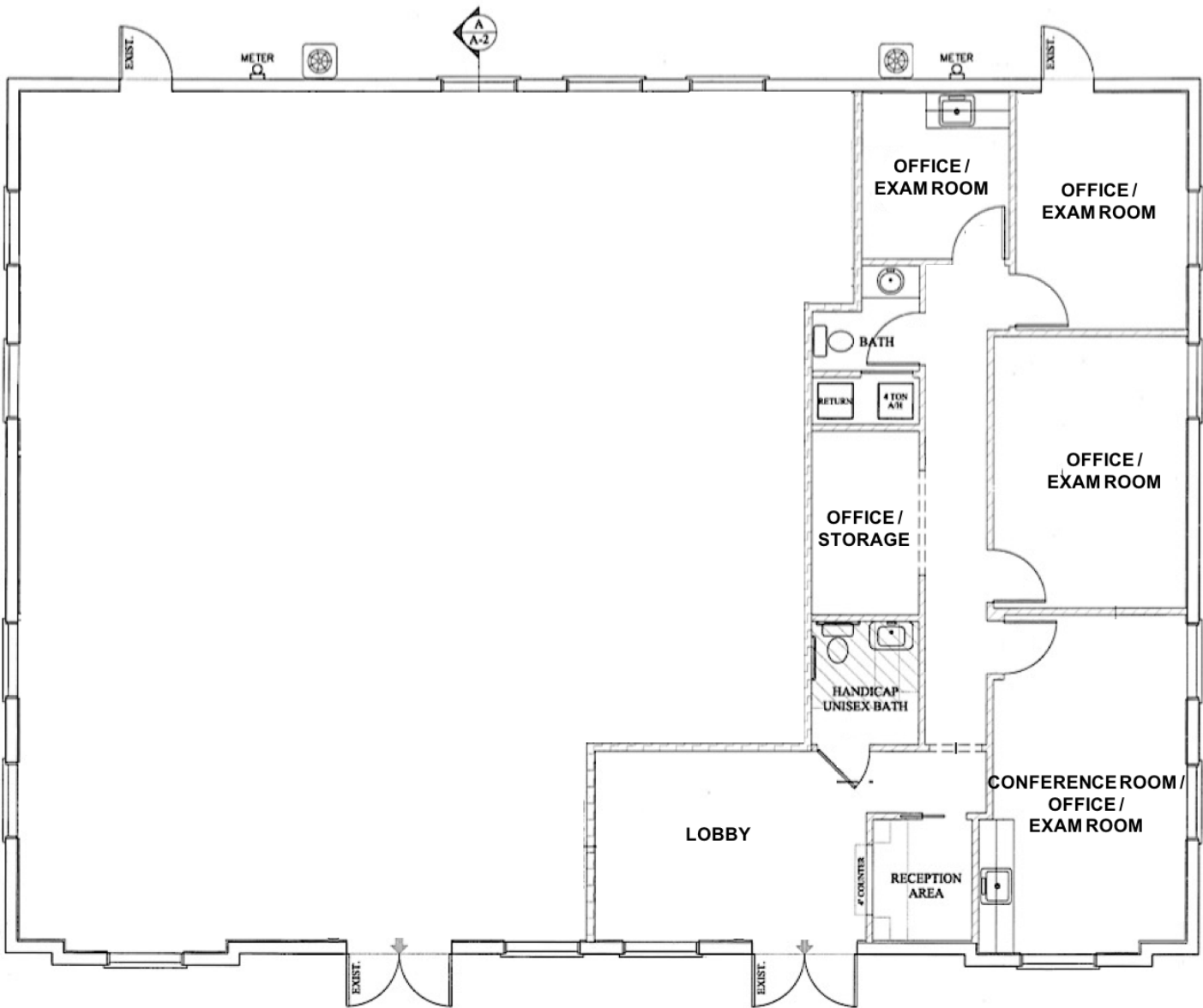
[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)



Commercial

## MEDICAL/PROFESSIONAL OFFICE SPACE IN RIVERVIEW, FL OFFICE BUILDING

11922 - 11924 BOYETTE RD, RIVERVIEW, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Molly O'Brien**

Commercial Advisor

941.957.3730

[mollyobrien@michaelsaunders.com](mailto:mollyobrien@michaelsaunders.com)

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)





Commercial

## MEDICAL/PROFESSIONAL OFFICE SPACE IN RIVERVIEW, FL OFFICE BUILDING

11922 - 11924 BOYETTE RD, RIVERVIEW, FL



Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Molly O'Brien**

Commercial Advisor

941.957.3730

[mollyobrien@michaelsaunders.com](mailto:mollyobrien@michaelsaunders.com)

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

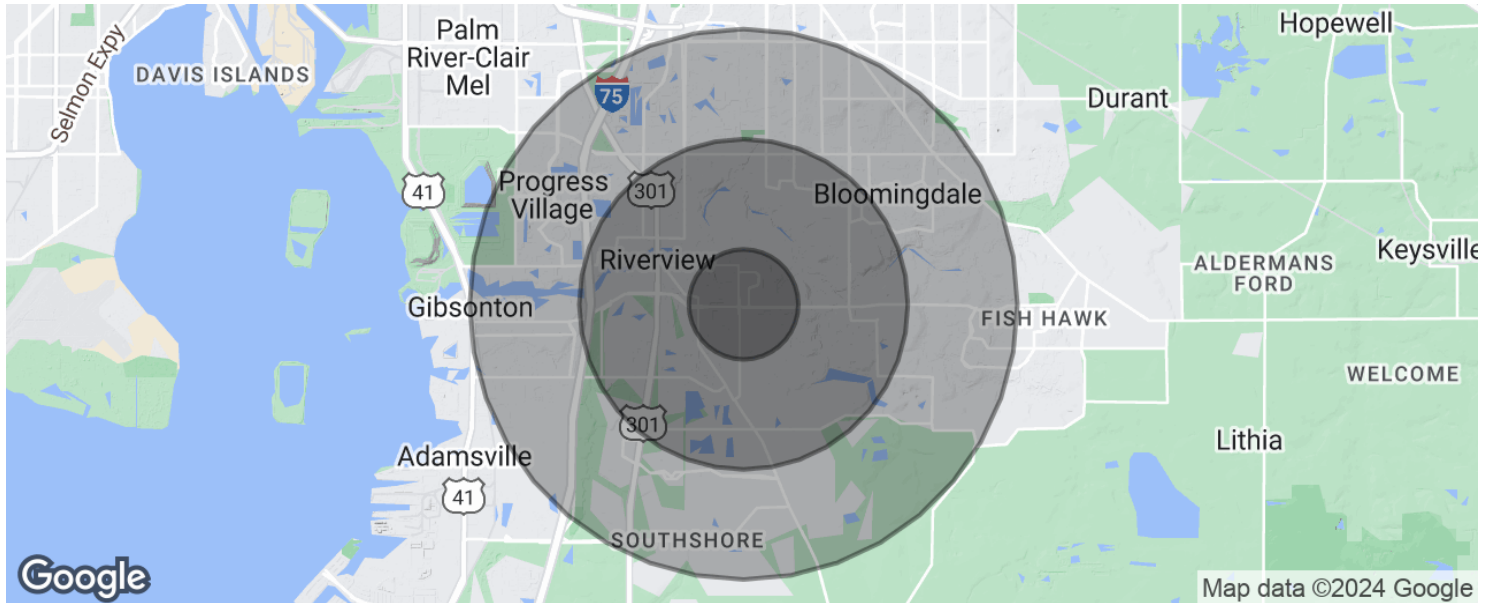
[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)



Commercial

## MEDICAL/PROFESSIONAL OFFICE SPACE IN RIVERVIEW, FL OFFICE BUILDING

11922 - 11924 BOYETTE RD, RIVERVIEW, FL



### POPULATION

	1 MILE	3 MILES	5 MILES
2019 Population	8,078	61,364	202,014
2024 Population	8,765	68,035	226,451
2019-2024 Annual Rate (Population)	1.65%	2.09%	2.31%
2019 Male Population	49.2%	48.6%	48.3%
2019 Female Population	50.8%	51.4%	51.7%
2019 Median Age	44.0	38.7	36.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2019 Total Households	2,755	21,461	71,261
2024 Total Households	2,979	23,621	79,200
2019-2024 Annual Rate (Total Households)	1.58%	1.94%	2.14%
2019 Average Household Size	2.93	2.86	2.83
2019 Median Household Income	\$87,362	\$69,143	\$72,806
2024 Median Household Income	\$94,462	\$78,032	\$81,188
2019 Average Household Income	\$102,256	\$85,299	\$89,435
2024 Average Household Income	\$112,970	\$96,871	\$102,749
2019-2024 Annual Rate (Average Household Income)	2.01%	2.58%	2.81%

**Michael Saunders & Company**  
TCN  
WORLDWIDE  
REAL ESTATE SERVICES  
Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Molly O'Brien**  
Commercial Advisor  
941.957.3730  
[mollyobrien@michaelsaunders.com](mailto:mollyobrien@michaelsaunders.com)

**Roberta Kolton Cera**  
Senior Commercial Advisor  
941.928.1428  
[robertakolton@michaelsaunders.com](mailto:robertakolton@michaelsaunders.com)