

Prime Brandon Stand Alone Lease - 2nd Gen. Restaurant / Retail

BRANDON, FL



PRIME COMMERCIAL LEASE

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

PRESENTED BY:

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BRANDON, FL

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Executive Summary



OFFERING SUMMARY

| | |
|------------------|---------------|
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | |
| LEASE RATE: | Call For Rate |
| LOT SIZE: | 1.08 Acres |
| BUILDING SIZE: | 4,387 SF |
| MARKET: | Brandon |

PROPERTY OVERVIEW

This prime location on S.R. 60/Brandon Boulevard was built in 2014, with 4,387 square feet of leasable space and an outdoor patio area. This property is an exceptional lease opportunity in the Heart of Brandon, perfect for restaurant, retail, medical or offices. This location has a dense population and robust office community nearby, with high volume traffic exposure daily, easy commute and access, located just East of I-75, and close proximity to U.S. 301, and I-4. Bring your business here and take advantage of the more than 69,000 drivers passing each day.

PROPERTY HIGHLIGHTS

- Highly Desirable S.R. 60 Location
- Extremely High Traffic Count
- Direct Access to Main Thoroughfare
- Outdoor Patio Area and Ample Parking
- Monument and Building Signage Visible to Approximately 69,000 Travelers Each Day

Property Details

LEASE RATE

N/A

LOCATION INFORMATION

| | |
|------------------|---------------------------------|
| Building Name | Prime Brandon Stand Alone Lease |
| Street Address | 1426 West Brandon Boulevard |
| City, State, Zip | Brandon, FL 33511 |
| County/Township | Hillsborough |
| Market | Brandon |
| Cross Streets | West Brandon Limona Road |
| Side Of Street | North |
| Road Type | Highway |
| Market Type | Large |
| Nearest Highway | I-75 |
| Nearest Airport | Tampa International Airport |

PROPERTY DETAILS

| | |
|------------------|------------|
| Property Type | Retail |
| Property Subtype | Restaurant |
| Lot Size | 1.08 Acres |
| Corner Property | Yes |
| Waterfront | Yes |

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Security Guard | Yes |
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Centrix Equipped | Yes |
| Leed Certified | Yes |

BUILDING INFORMATION

| | |
|------------------|----------|
| Building Size | 4,387 SF |
| Price / SF | - |
| Year Built | 2014 |
| Tenancy | Single |
| Number Of Floors | 1 |
| Load Factor | Yes |
| Free Standing | Yes |

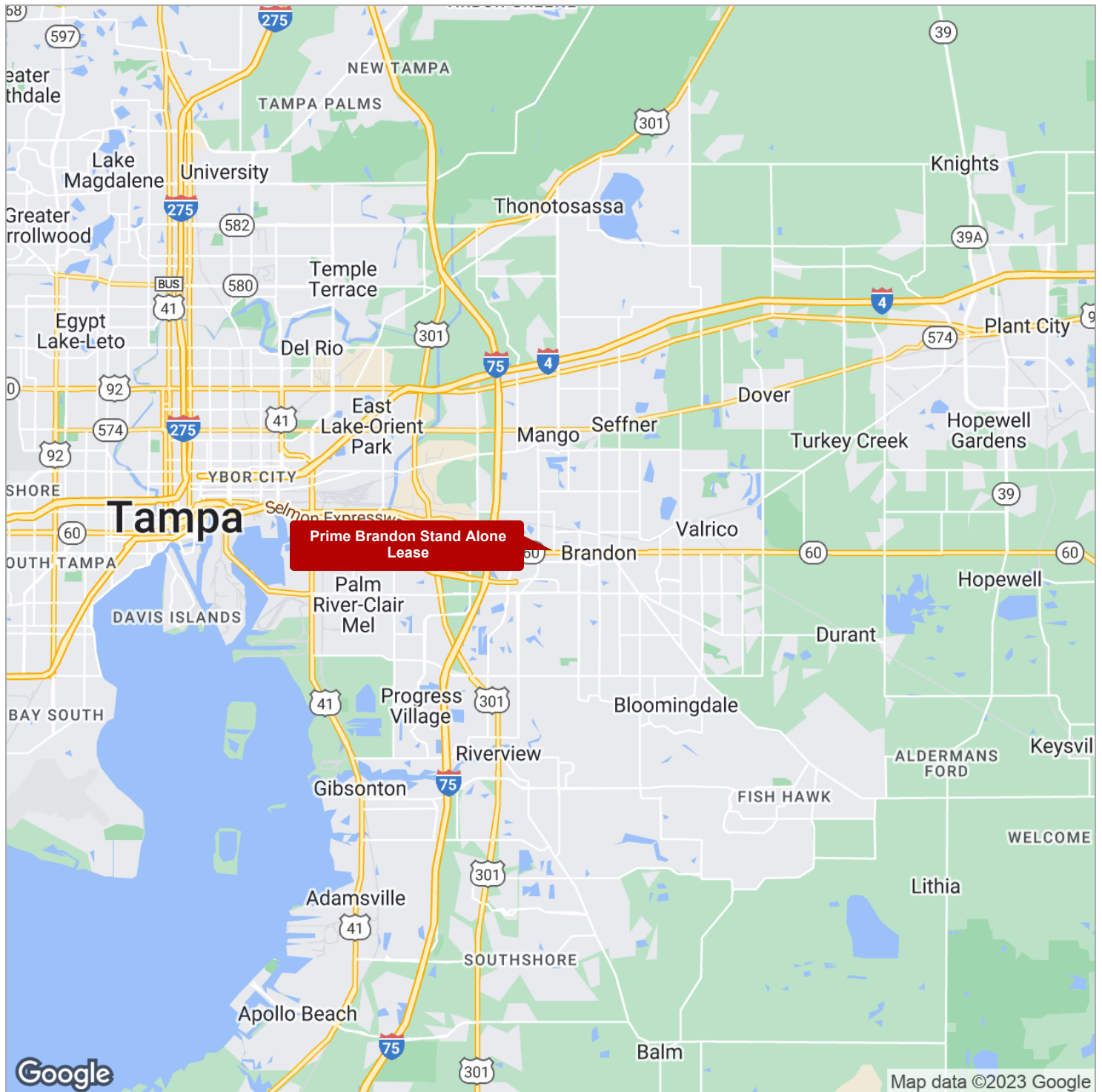
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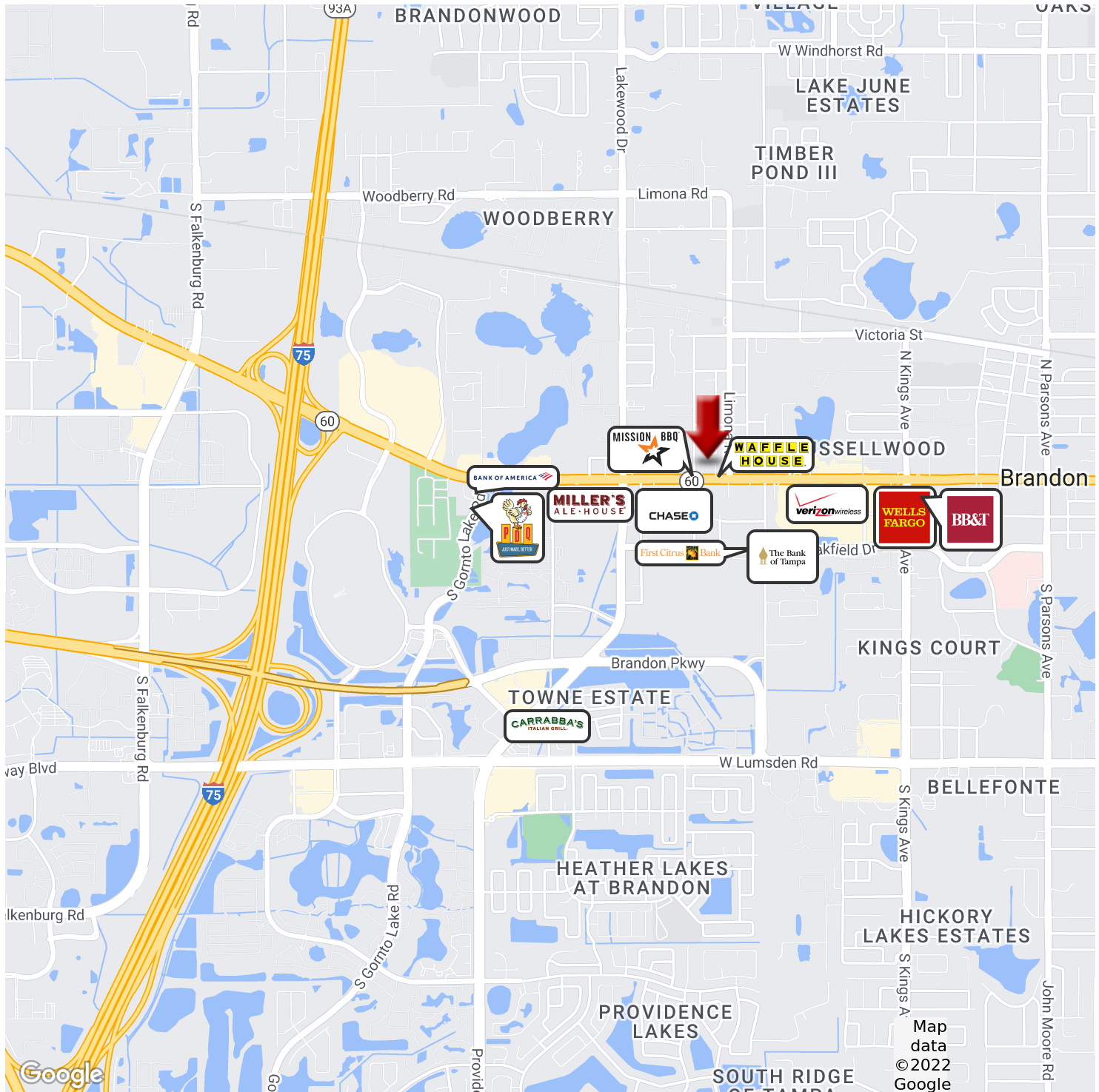
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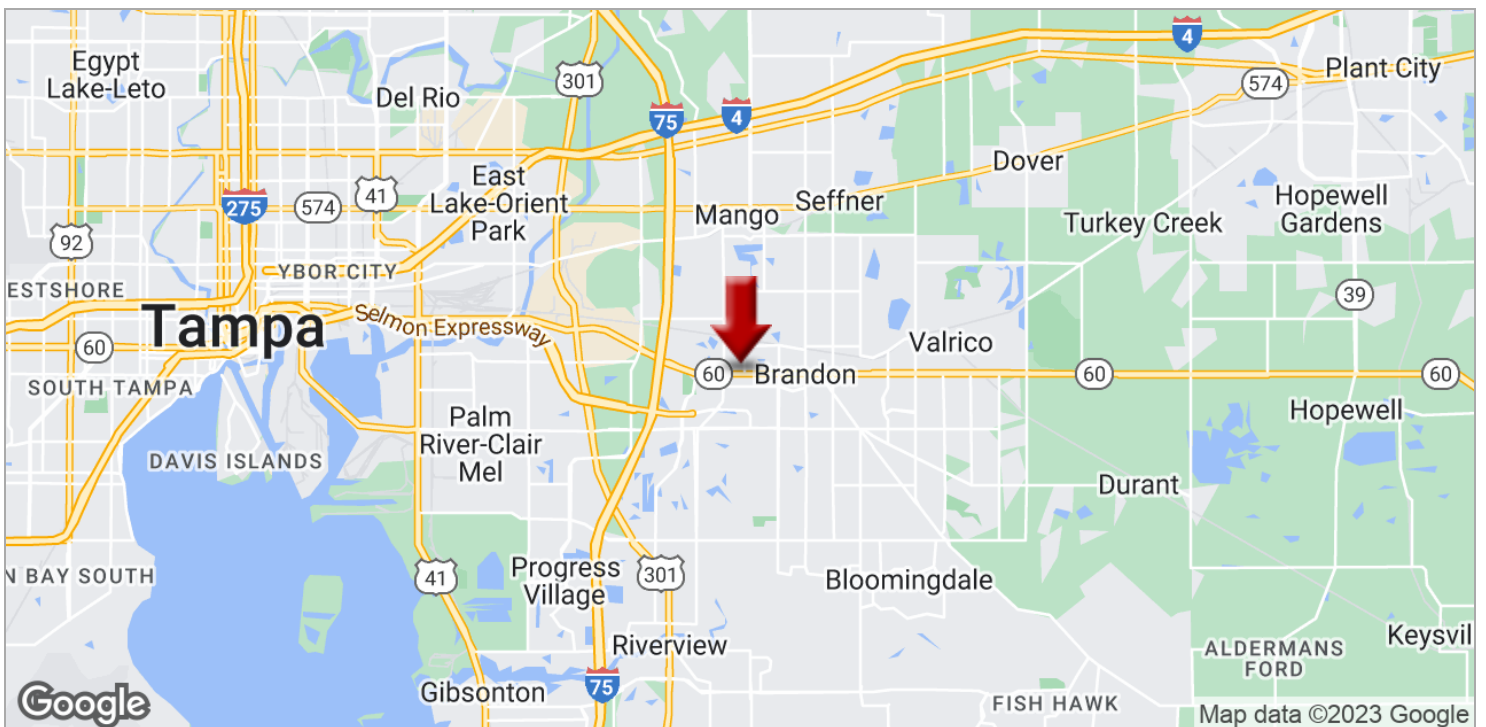
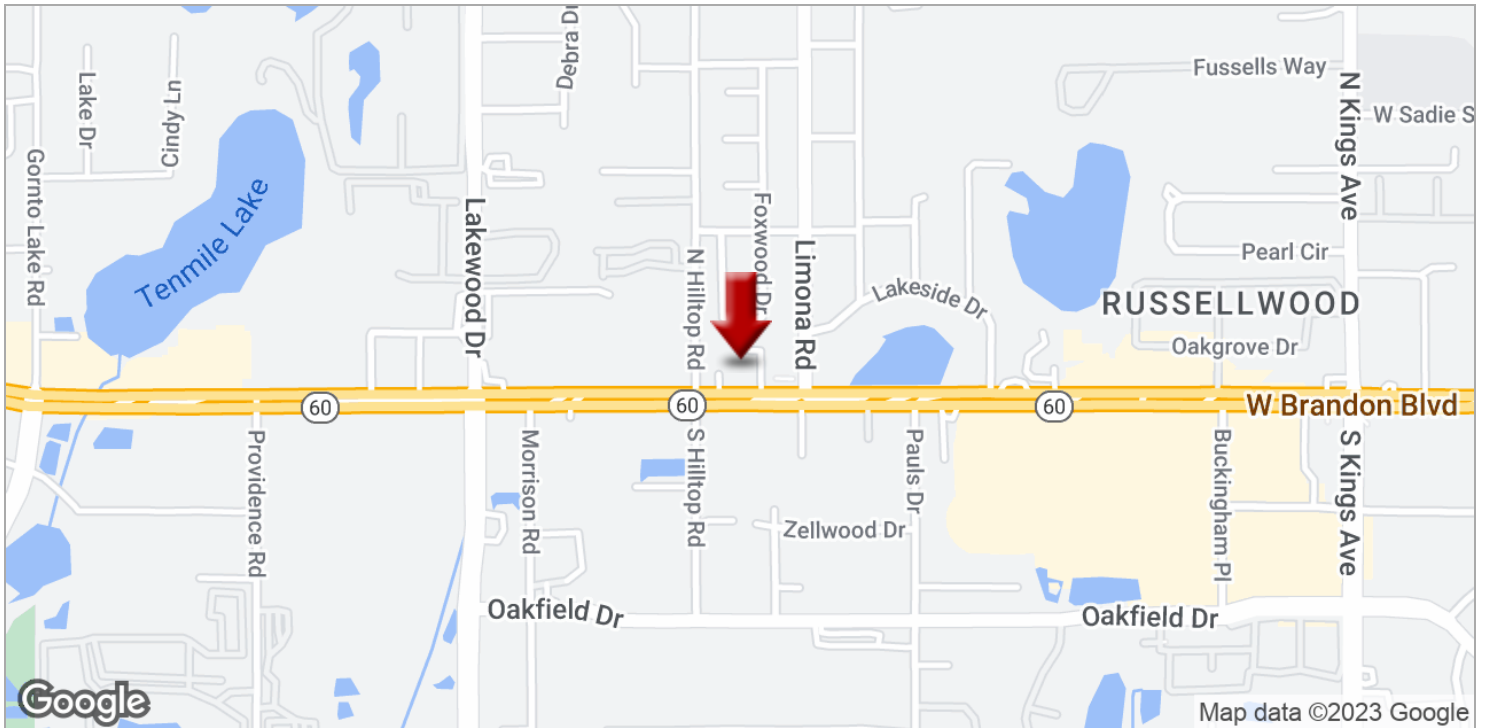
Regional Map



Retailer Map



Location Maps



Aerial Map



Demographics Report

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 8,478 | 85,167 | 193,268 |
| Median age | 33.5 | 33.7 | 35.2 |
| Median age (male) | 35.0 | 33.1 | 34.1 |
| Median age (female) | 32.0 | 34.4 | 36.0 |

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total households | 3,706 | 32,989 | 72,395 |
| Total persons per HH | 2.3 | 2.6 | 2.7 |
| Average HH income | \$54,926 | \$63,158 | \$64,916 |
| Average house value | \$216,924 | \$207,175 | \$214,532 |

* Demographic data derived from 2020 ACS - US Census