

4.0 ACRES | 104 W LUMSDEN | BRANDON, FL

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,999,000

Available SF:

Lot Size: 4.0 Acres

Zoning: PD

Price / SF: \$11.47

PROPERTY OVERVIEW

Four acres of level land with no wetland areas. Ideally suited for retail, medical, or assisted living facility, with frontage on W Lumsden Road and Parsons Ave. The parcel is zoned PD, and has recently been modified to allow a wider range of uses than the old PD.

LOCATION OVERVIEW

High traffic area at the lighted intersection of Lumsden and Parsons. Close to the medical district, and with easy access to SR 60 and I-75.

PROPERTY HIGHLIGHTS

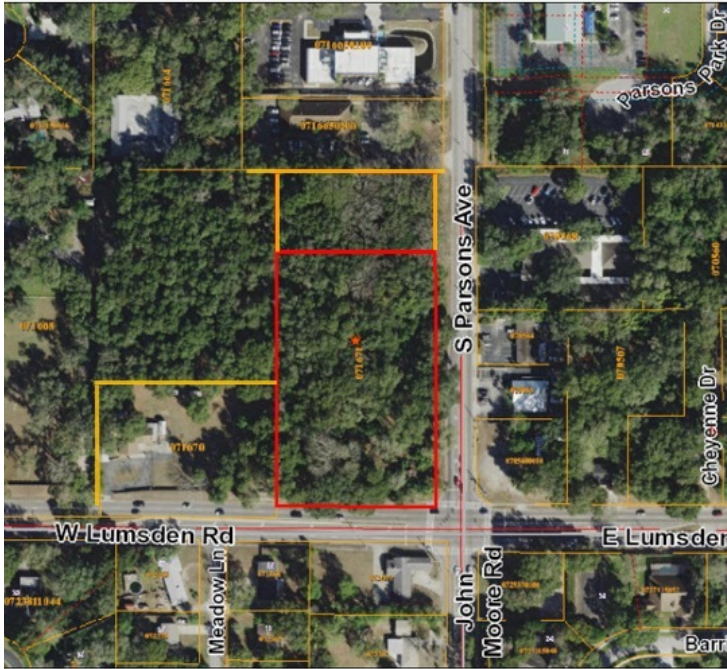


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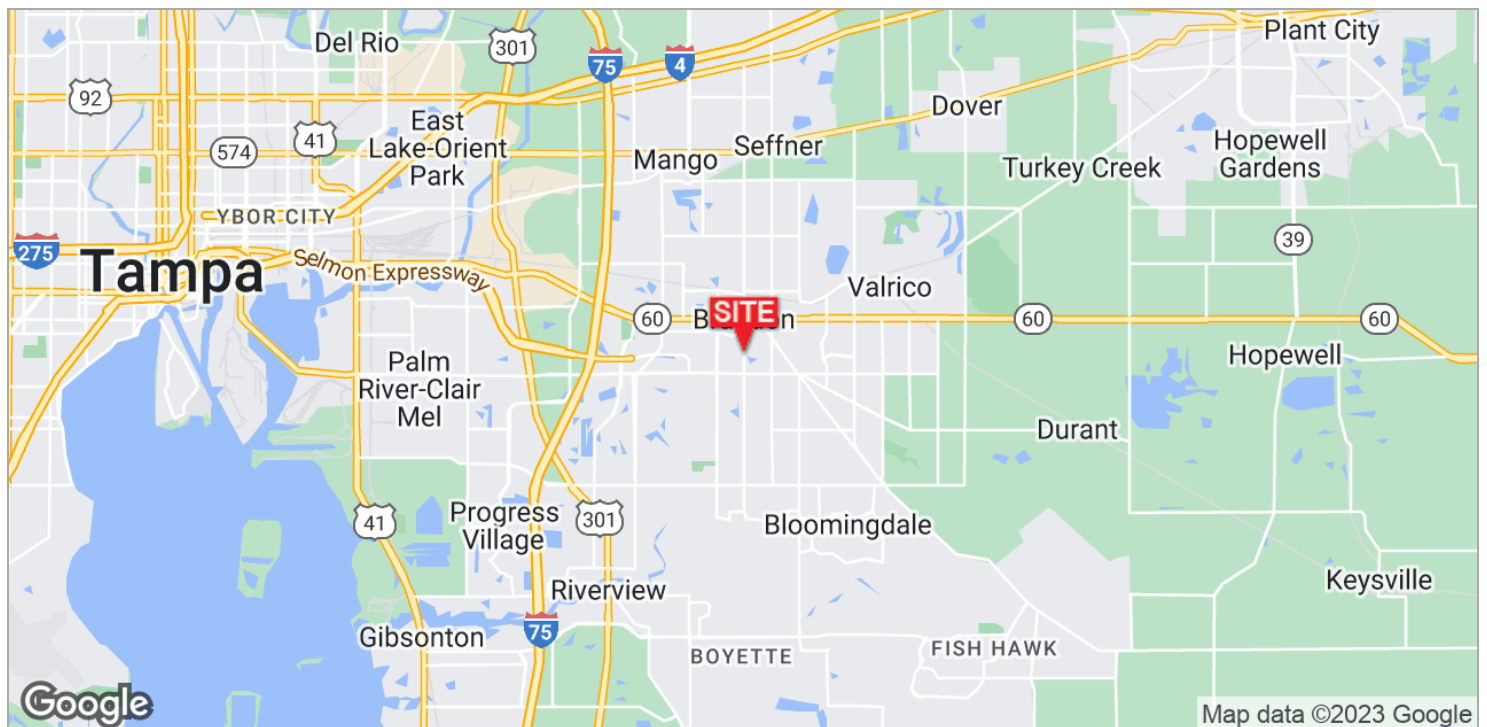
Additional Photos

Lumsden Parcel



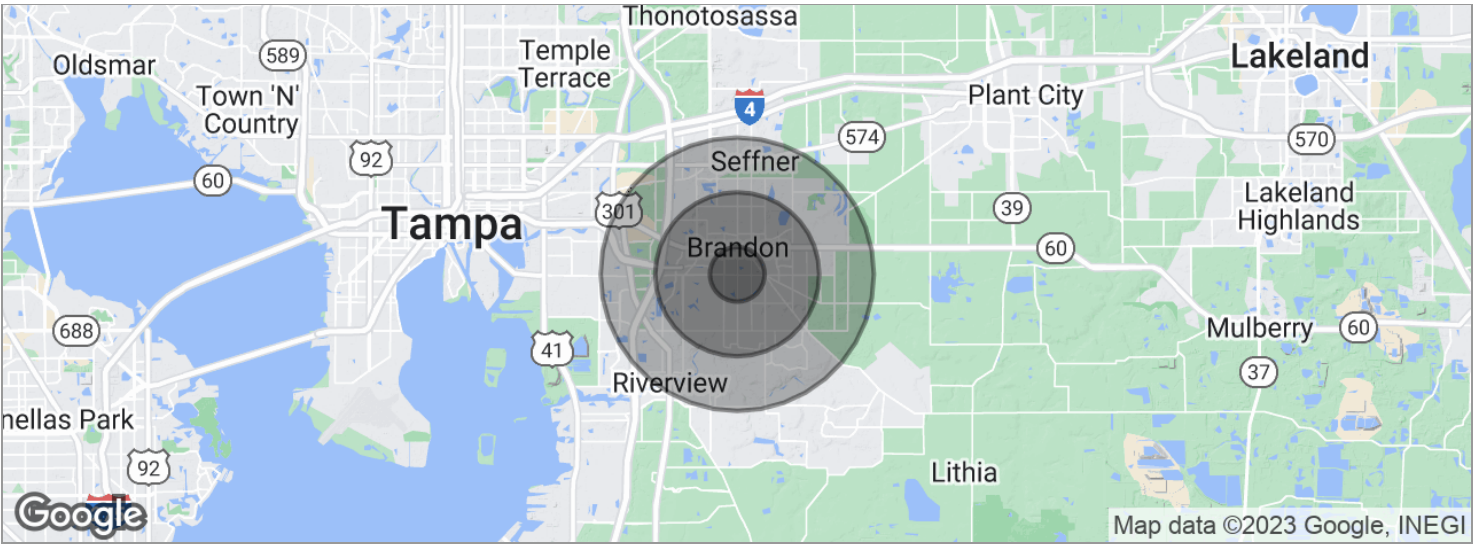
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Location Maps



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,806	90,915	201,426
Median age	36.0	35.4	36.3
Median age (Male)	35.0	34.6	35.5
Median age (Female)	36.6	35.9	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,282	34,340	75,154
# of persons per HH	2.7	2.6	2.7
Average HH income	\$68,287	\$68,600	\$72,015
Average house value	\$239,242	\$222,539	\$231,683

* Demographic data derived from 2020 ACS - US Census



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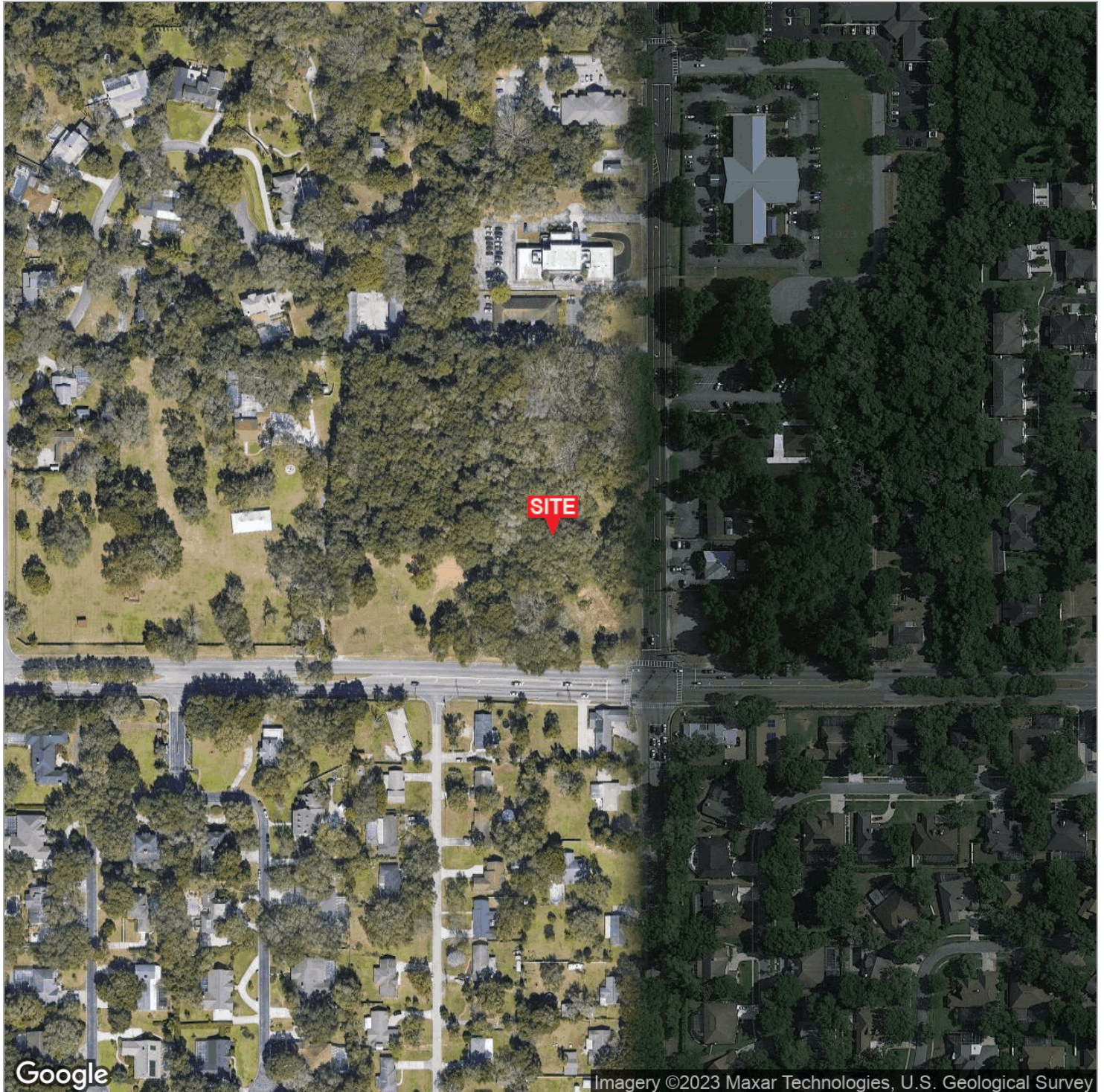
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Aerial Map

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Retail Map

