



Retail Property For Sale

Brandon Mall

1041 W Brandon Blvd, Brandon, FL 33511

For More Information:

813-254-6756 | EXT 10

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Available SF: | |
| Lease Rate: | Negotiable |
| Lot Size: | 449,965 SF |
| Building Size: | 126,478 SF |
| Zoning: | CG |
| Market: | FL-Tampa/St. Petersburg |
| Submarket: | Brandon |
| Traffic Count: | 70,000 |

PROPERTY OVERVIEW

8,519 SF retail space available for lease at Brandon Mall. Anchored by Publix, Burlington, Verizon, Petsmart and Lumber Liquidators. Main ingress and pylon signage on Brandon Boulevard. Easy access to I-75 & Lee Roy Selmon Expressway. The space has recently been completely renovated including updated lighting, restrooms, and HVAC. There is a large entry showroom with adjoining office space and a large open floor plan to the rear of the space with additional storage. Currently the site of Galactic Playgrounds. Business is in continuous operation and an appointment must be made to view.

Traffic Count: 70,000 VPD at State Road 60 and S. Kings Avenue

Initial estimated monthly rent: \$10,445 (includes \$9.95 base rate + \$4.33 CAM + Sales Tax)

LOCATION OVERVIEW

Located at 903 West Brandon Boulevard/State Road 60, just one mile east of Westfield Town Center Mall. Easy access to I-75 & the Selmon Expressway.



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Available Spaces

| | | | |
|-------------|---|--------------|---|
| LEASE RATE: | - | TOTAL SPACE: | - |
| LEASE TYPE: | - | LEASE TERM: | - |

| | | | | | | |
|-------|-----------|------------|------------|-----------|------|----------|
| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------|------------|------------|-----------|------|----------|



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Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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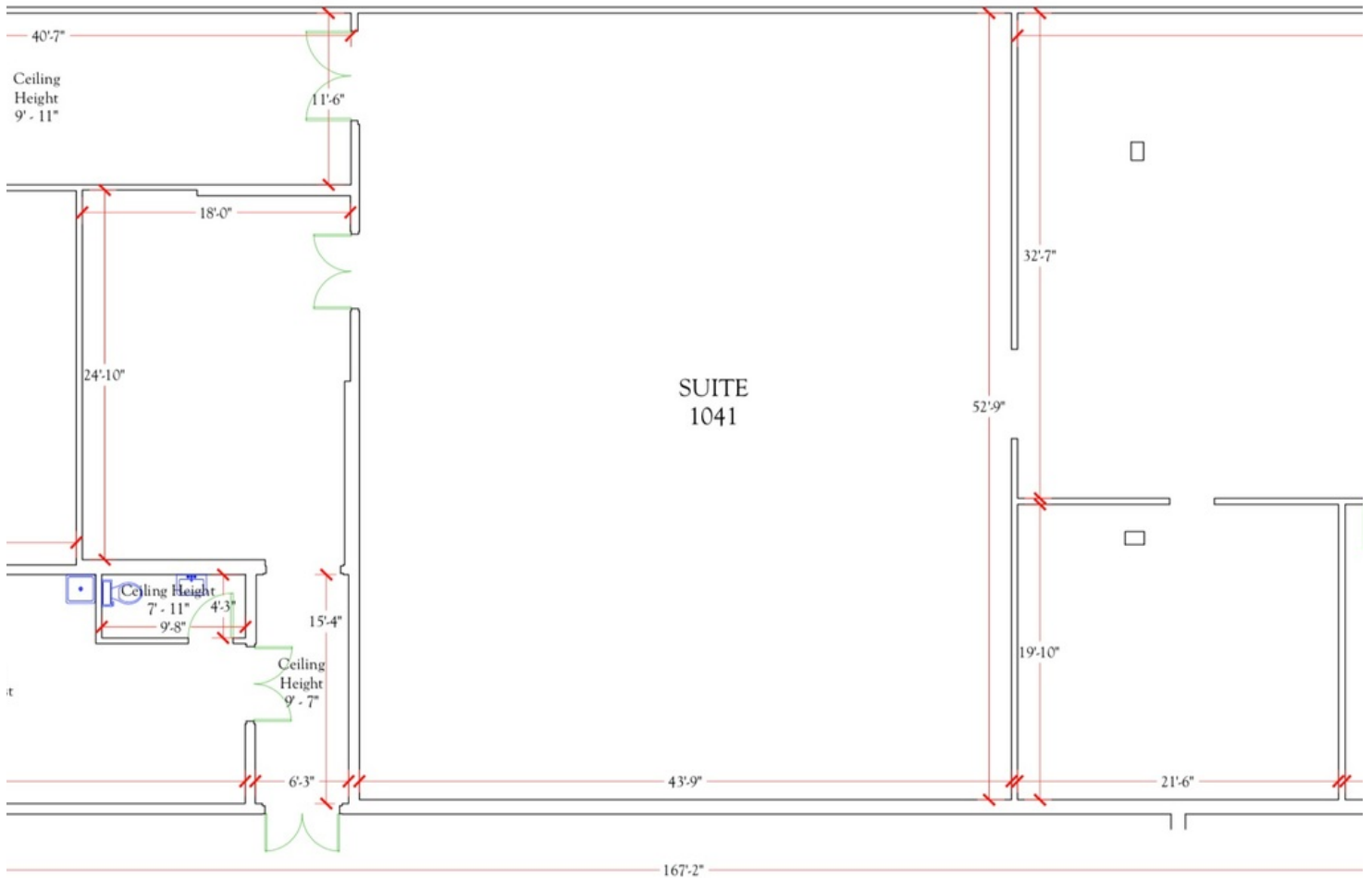




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Floor Plans



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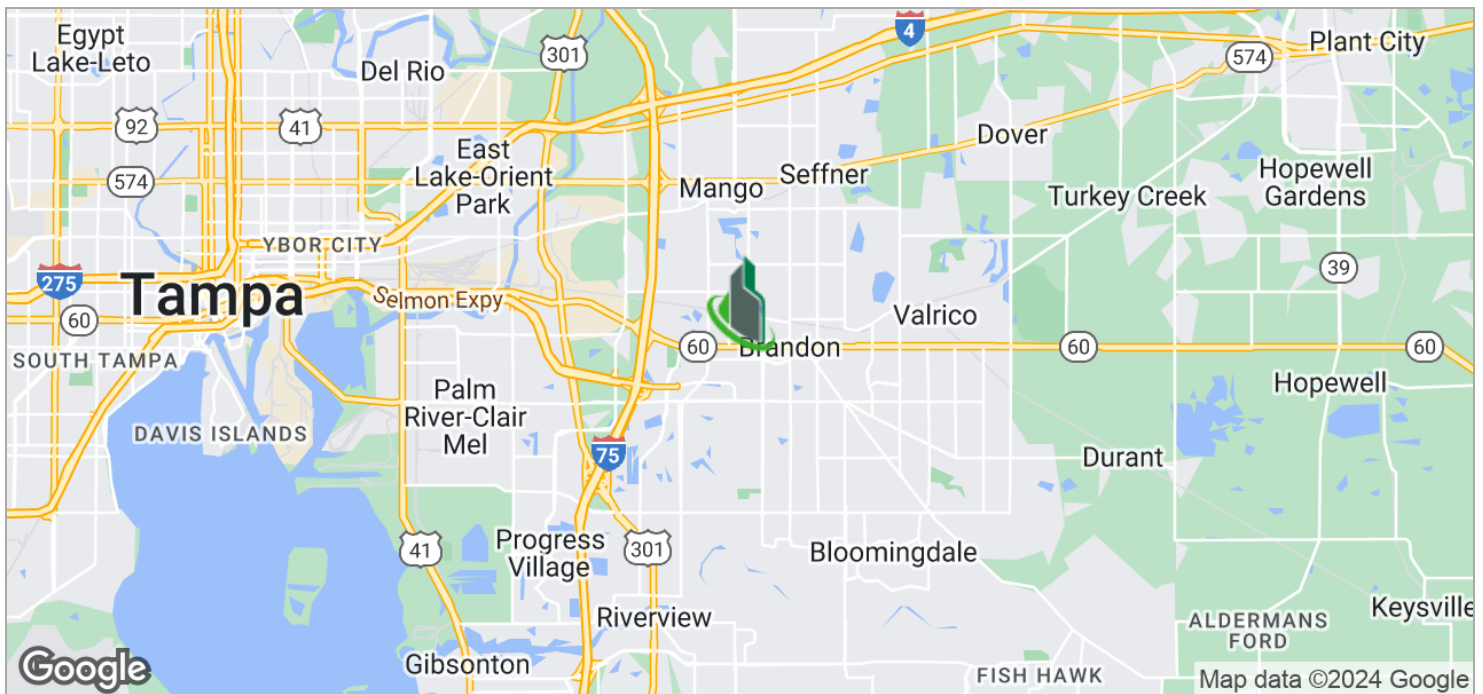
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Location Maps



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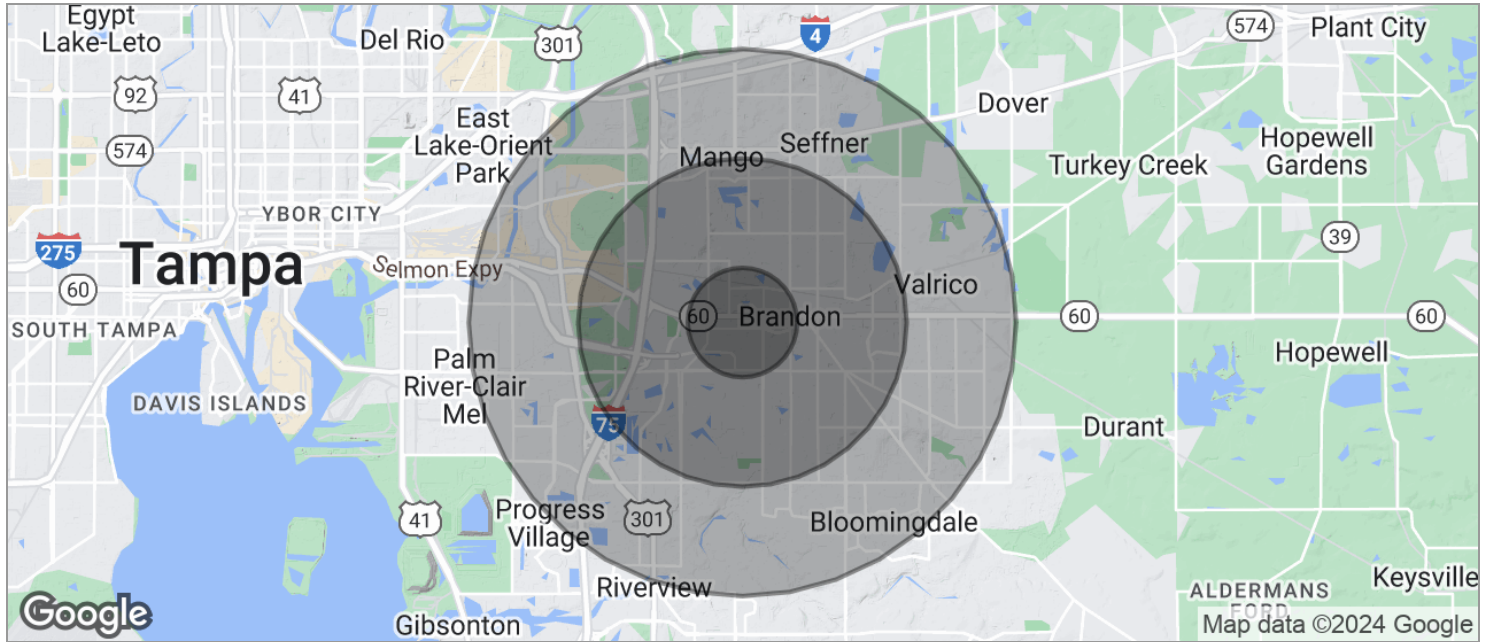




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Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 7,931 | 90,042 | 196,305 |
| MEDIAN AGE | 35.2 | 34.3 | 35.6 |
| MEDIAN AGE (MALE) | 36.4 | 33.4 | 34.5 |
| MEDIAN AGE (FEMALE) | 34.1 | 35.1 | 36.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,318 | 34,380 | 73,651 |
| # OF PERSONS PER HH | 2.4 | 2.6 | 2.7 |
| AVERAGE HH INCOME | \$58,457 | \$64,636 | \$66,917 |
| AVERAGE HOUSE VALUE | \$176,325 | \$205,138 | \$222,283 |
| RACE | 1 MILE | 3 MILES | 5 MILES |
| % WHITE | 79.0% | 75.8% | 75.1% |
| % BLACK | 12.6% | 14.6% | 15.2% |
| % ASIAN | 1.9% | 2.9% | 3.4% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.1% | 0.1% | 0.3% |
| % OTHER | 2.6% | 2.7% | 2.6% |
| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| % HISPANIC | 19.7% | 22.2% | 20.5% |

* Demographic data derived from 2020 ACS - US Census

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