Retail Property For Lease

Brandon Mall

1041 W Brandon Blvd, Brandon, FL 33511

For More Information:

813-254-6756 | EXT 10

Scott Shimberg | scott@baystreetcommercial.com

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

BayStreet Commercial

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Executive Summary

2	4.720	30	157.33
3	2.280	30	76
4	4.390		
5	16.199	97	167
6	1.500	30	50
7	1.000	20	50
8	2.250	45	50
9	2.263	45	50
10	11.096	76	146
11	24.635	140	160
12	2.700	45	60
13	1.500	25	60
14	1.000	20	50
15	47.955	250	180

OFFERING SUMMARY

Available SF:	2,280 SF
Lease Rate:	$25.30 SF/yr (NNN)
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

2,280 SF restaurant space available for lease at Brandon Mall. 10' hood, inside dining for 60+ and outside seating area for 24+. 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.

Estimated CAM: $3.11

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

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 & Lee Roy Selmon Expressway.

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LEASE RATE:	-	TOTAL SPACE:	2,280 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1013 West Brandon	Neighborhood Center	$25.30 SF/yr	NNN	2,280 SF	Negotiable	Restaurant space with 10' hood, inside dining for 60+ and outside seating area for 24+. Initial estimated monthly rent: $5,749 (includes base rate + CAM + tax)

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Location Maps

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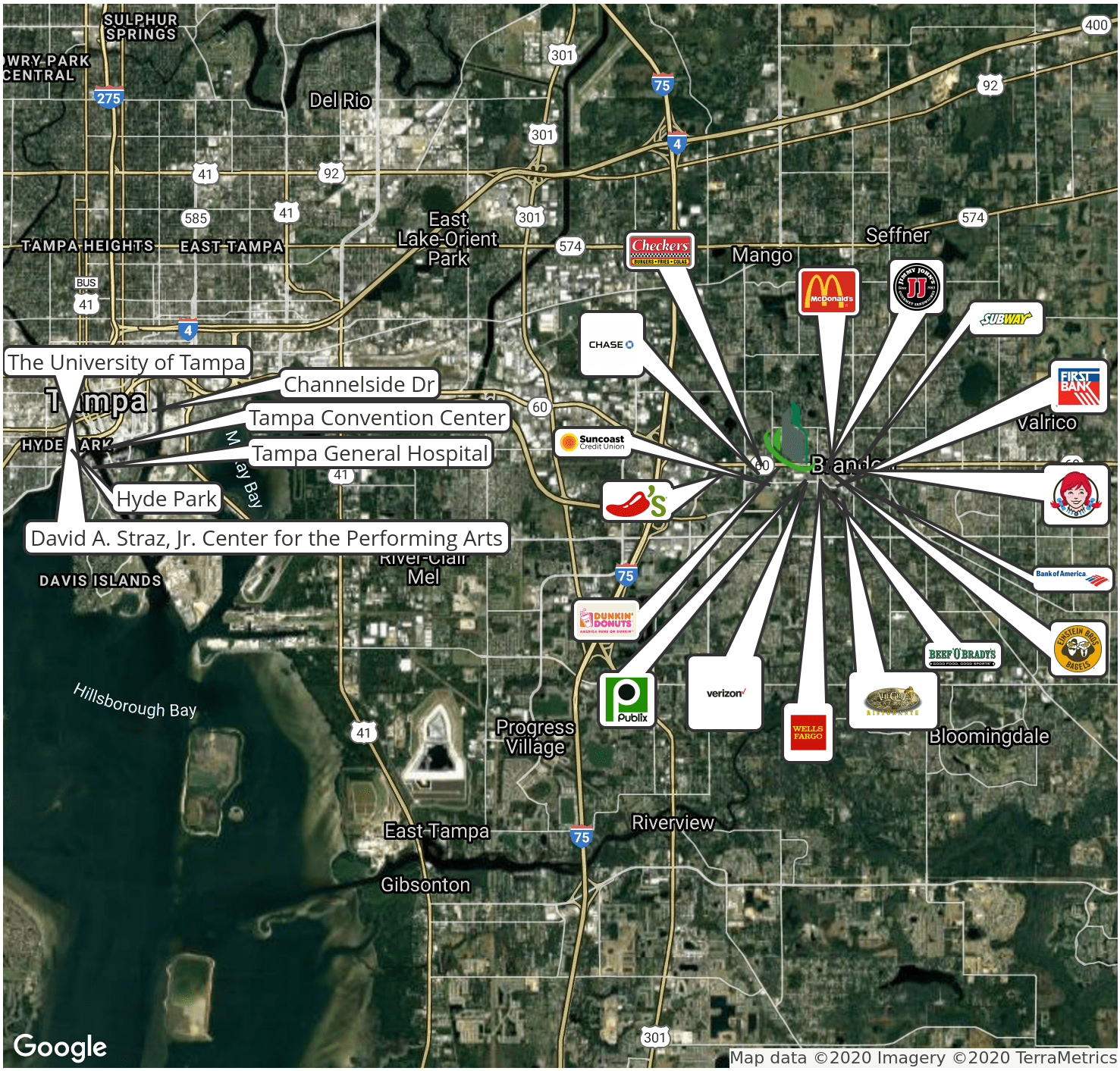
Retailer Map



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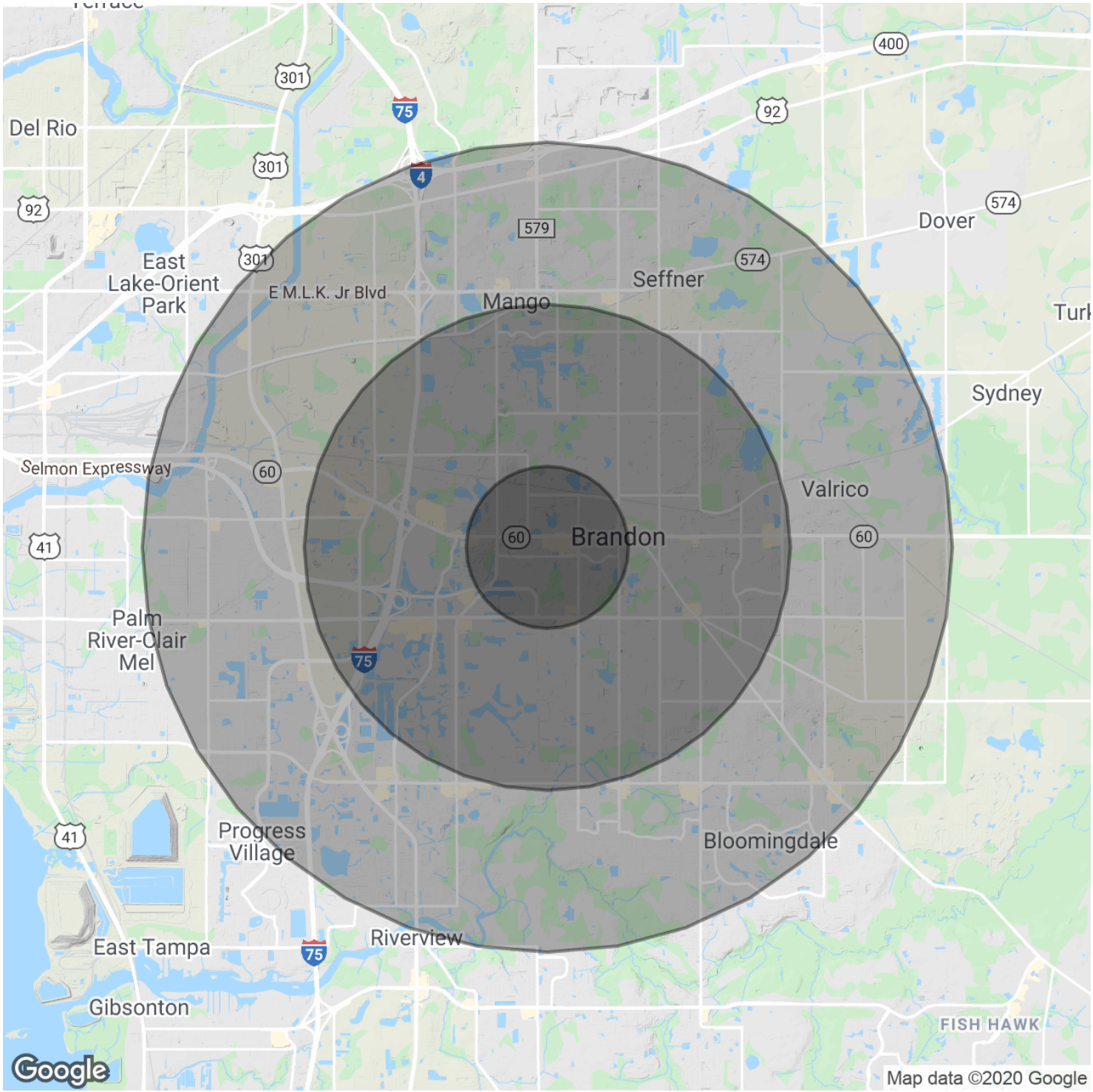
Demographics Map & Report



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,931	90,042	196,305
Average age	35.2	34.3	35.6
Average age (Male)	36.4	33.4	34.5
Average 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

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	19.7%	22.2%	20.5%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,268	68,266	147,488
% White	79.0%	75.8%	75.1%
Total Population - Black	998	13,106	29,847
% Black	12.6%	14.6%	15.2%
Total Population - Asian	147	2,625	6,577
% Asian	1.9%	2.9%	3.4%
Total Population - Hawaiian	0	24	50
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	4	131	567
% American Indian	0.1%	0.1%	0.3%
Total Population - Other	207	2,409	5,050
% Other	2.6%	2.7%	2.6%

TRAFFIC COUNTS	
W Brandon Blvd & S Kings Ave	70,000/day

** Demographic data derived from 2010 US Census*

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