

# IDEAL RETAIL SPACE IN HEART OF BRANDON RETAIL CORRIDOR



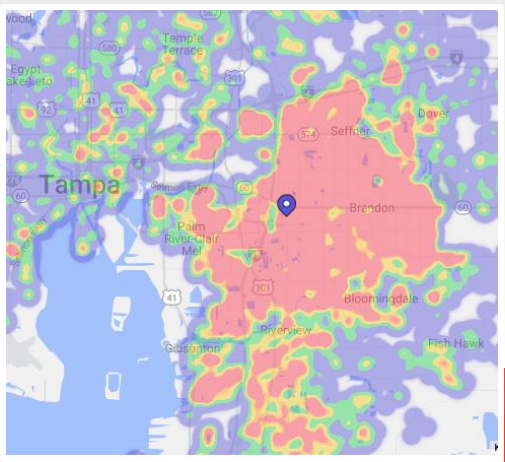
## THE PROPERTY

## PROPERTY FEATURES

- **BRANDON LAKES PLAZA**
- 2020 W BRANDON BLVD, BRANDON, FL 33511
- GLA: 34,082

- **1,213 SF SPACE AVAILABLE**
- High traffic counts at **80,304 AADT**
- Less than 1 mile to Westfield Brandon Mall and I-75
- Close proximity to Brandon Regional Hospital
- Pylon Signage Available

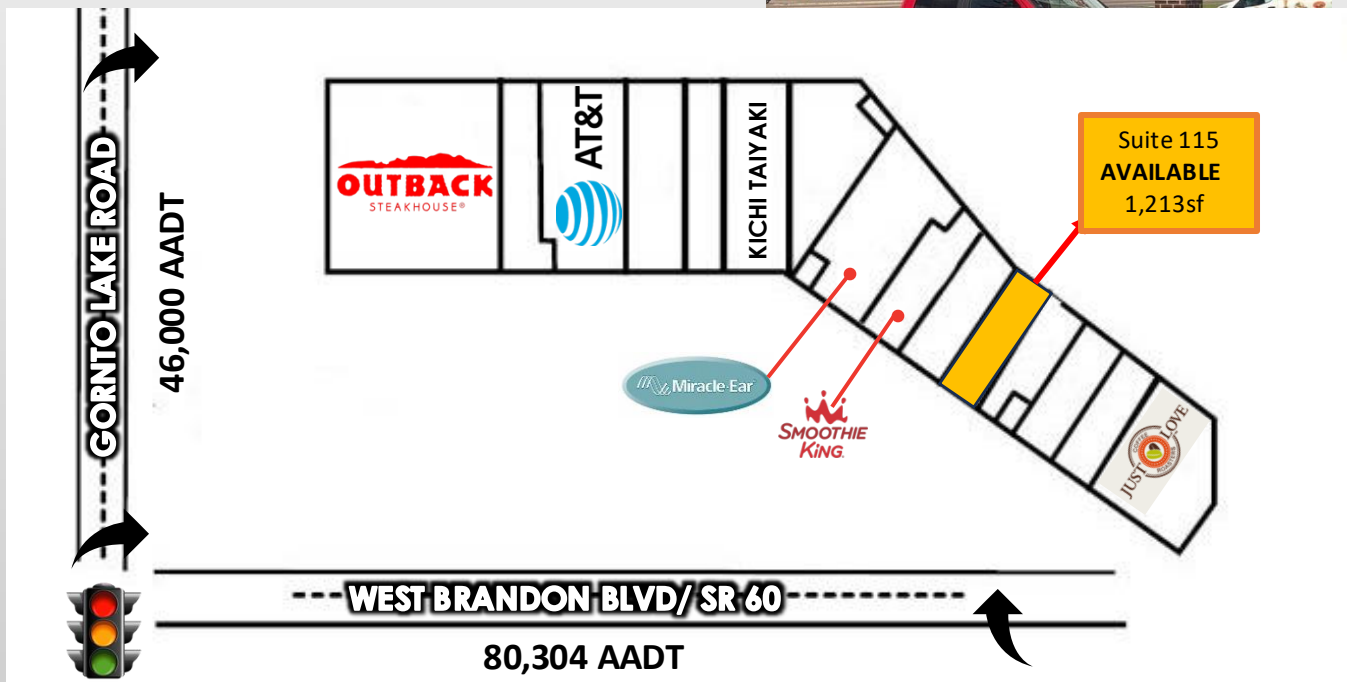
Outback Steakhouse **Top 16%** in visits in the US



# SITE PLAN / DEMOS

## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,972	94,265	227,415
AVERAGE HH INCOME	\$81,123	\$101,630	\$104,362
DAYTIME DEMOGRAPHICS	10,289	79,546	170,618
TOTAL EMPLOYEES	7,682	52,450	103,626



SUITE	TENANT	SQ FT
105	JUST LOVE COFFEE	2,468
109	THE SPICE HUB	2,409
115	AVAILABLE	1,213
125	MASTER TAILOR	1,000
127	JOLLY'S BEAUTY SALON	1,113
130	SMOOTHIE KING	1,225
135	MIRACLE EAR	1,188
140	BAWARCHI BIRYANI	2,516

SUITE	TENANT	SQ FT
145	RE/MAX	3,290
150	KICHI TAIYAKI	2,192
155	MODERN TRENDZ	1,498
160	SUSHI MARU	2,288
165	AT&T MOBILITY	3,074
170	FAST SIGNS OF BRANDON	1,507
190	OUTBACK STEAKHOUSE	7,101

**GLA: 34,082**



# RETAIL OVERVIEW



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