

# IDEAL RETAIL SPACE IN HEART OF BRANDON RETAIL CORRIDOR

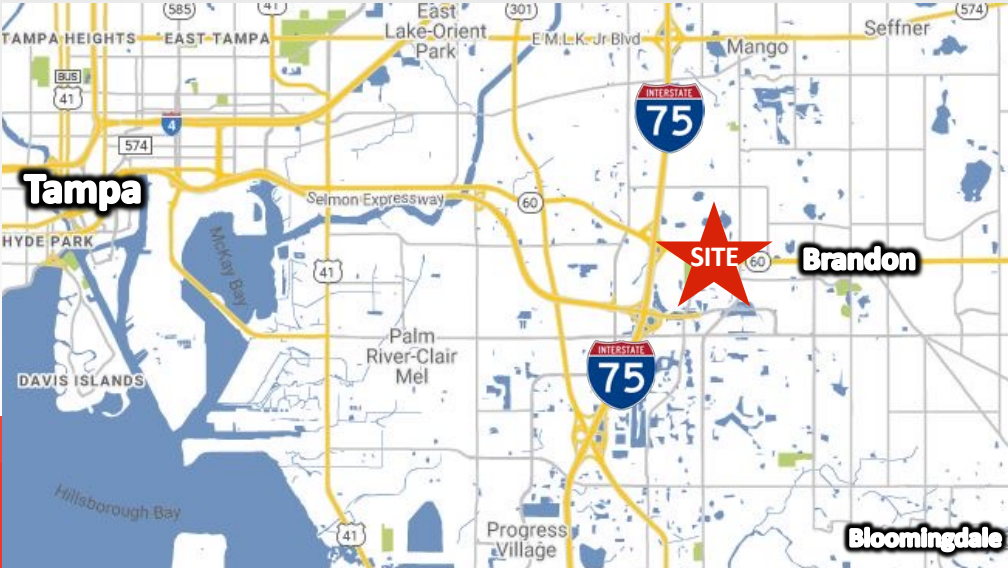


## THE PROPERTY

## PROPERTY FEATURES

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

- **FULLY LEASED!**
- Dense daytime population and high traffic counts
- Less than 1 mile to Westfield Brandon Mall and I-75
- Close proximity to Brandon Regional Hospital
- High traffic counts, signalized intersection
- Pylon Signage Available

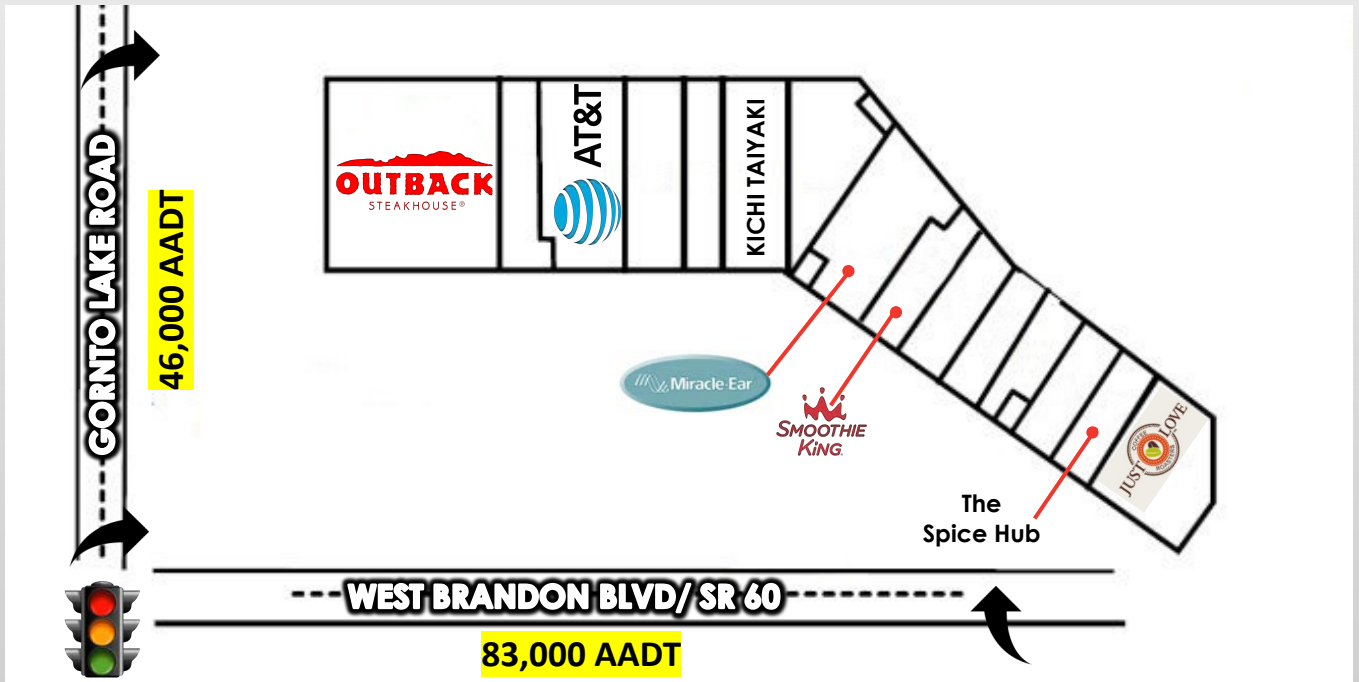


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# SITE PLAN / DEMOS

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,848	91,050	217,677
MEDIAN HH INCOME	\$49,744	\$64,769	\$64,937
AVERAGE HH INCOME	\$53,392	\$71,236	\$74,019
TOTAL EMPLOYEES	9,043	56,950	104,396



SUITE	TENANT	SQ FT
105	JUST LOVE COFFEE	2,468
109	THE SPICE HUB	2,409
115	ALLSTATE INSURANCE	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

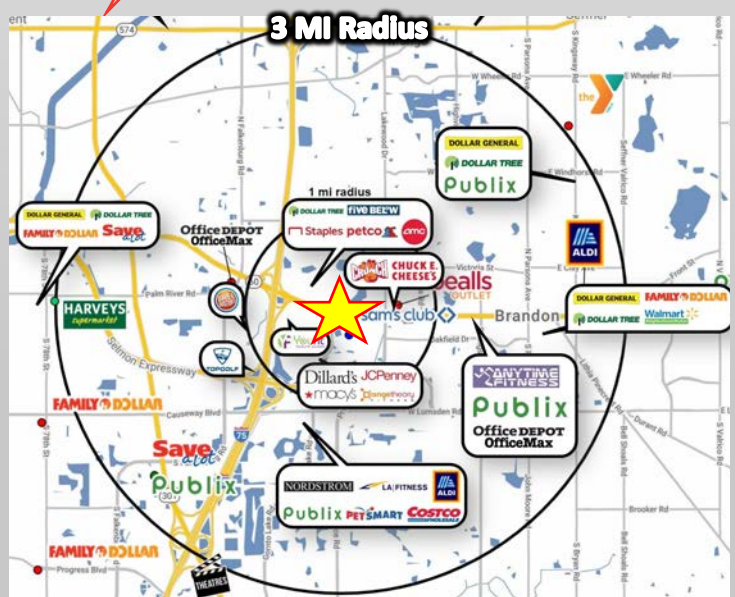
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# RETAIL OVERVIEW



**Westfield Brandon**  
 Dillard's, sears, DSW, macy's, DICK'S Sporting Goods, JCPenney

The Style of Your Life. DESIGNER SHOE WAREHOUSE



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