

Retail Space for Lease

Brandon Crossroads

Major Upscale Renovations

Excellent Tenant Mix

Strategic Location



**2060 Badlands Dr.
Brandon FL. 33511**



**EUROPEAN EQUITIES
CORPORATION**

Property Facts & Highlights

Shoppes at Armenia

Major Upscale Renovations

Excellent Tenant Mix

Strategic Location

2,940 SF Available

\$24.00 psf plus \$10.65

Excellent Tenant Mix

Great Traffic Count

Excellent Visibility

Great Density

Updated Pylon Sign

Upscale Renovations in

Progress

Ample Parking

Bus Line

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2060 Badlands Dr.
Brandon, FL 33511



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Prime Retail Space Available for Lease |

Demographics (5-mile radius):

Population: Over 350,000 residents

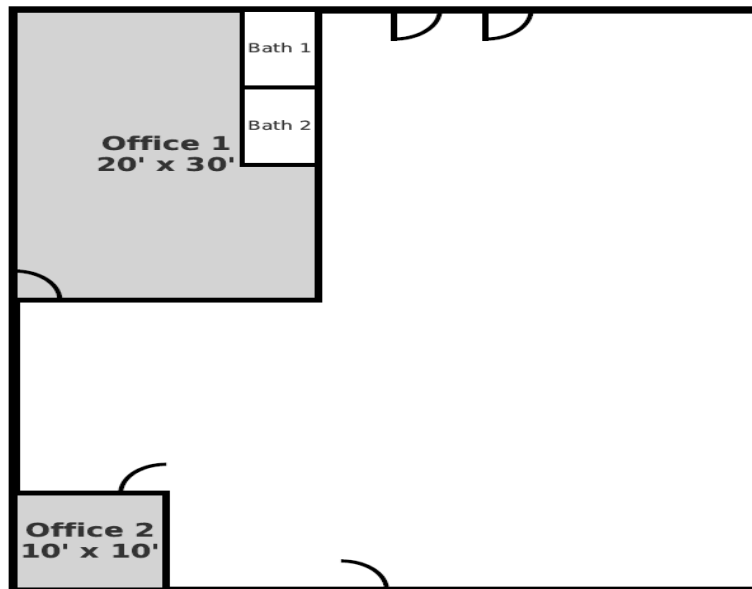
Average Household Income: \$65,000+

Diverse, urban, and growing community

Whether you're a retailer, service provider, or looking for a second-generation space to customize, this center provides an excellent opportunity to join a high-performing, diverse tenant mix in a location that continues to grow in visibility and value.

2060 Badlands Drive, Brandon

Overall: 49' (W) x 60' (D)



Schematic plan — 49' x 60' footprint with Office 1 (20' x 30', 2 baths), Office 2 (10' x 10'). Doors: double front entry + two back doors. Address shown. Not for construction.



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