

FOR LEASE



1040 E Brandon Blvd

Brandon, FL 33511



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FOR LEASE

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Section 1

Property Information



Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 1040 E Brandon Blvd, Brandon, FL, 33511. This exceptional 2400 SF property offers 6 offices, two bathrooms, a conference room, a large open area at the center, and a big kitchen/break room, making it an ideal choice for tenants seeking a prominent commercial space. This versatile floor plan provides a flexible canvas for several business types. With ample parking, this property caters to a wide range of tenant needs. Impress clients and employees with a well-maintained, contemporary environment designed for productivity. Take advantage of this opportunity to elevate your business in a sought-after location.

PROPERTY HIGHLIGHTS

- Prime location with easy access
- Modern architecture with tile roof
- Versatile floor plan

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,400 SF
Lot Size:	2,812 SF
Building Size:	2,441 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	1,172	4,665
Total Population	1,179	3,178	12,600
Average HH Income	\$69,183	\$74,046	\$94,550

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Property Description

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LOCATION DESCRIPTION

Discover the vibrant community surrounding the property at 1040 E Brandon Blvd. Located in the heart of Brandon, FL, this thriving area offers an array of amenities for Office/Office Building tenants. Enjoy proximity to the Westfield Brandon shopping center, hosting an abundance of retail and dining options. The area also features convenient access to various business services, ensuring a seamless work-life balance for professionals. With easy access to major roadways and public transport, the location provides excellent connectivity for employees and clients alike. Experience the dynamic energy of Brandon, offering a perfect blend of business and leisure opportunities for your office space.

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Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Prime location with easy access
- Modern architecture with tile roof
- Versatile floor plan
- Ample parking
- Move-in ready



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Additional Photos

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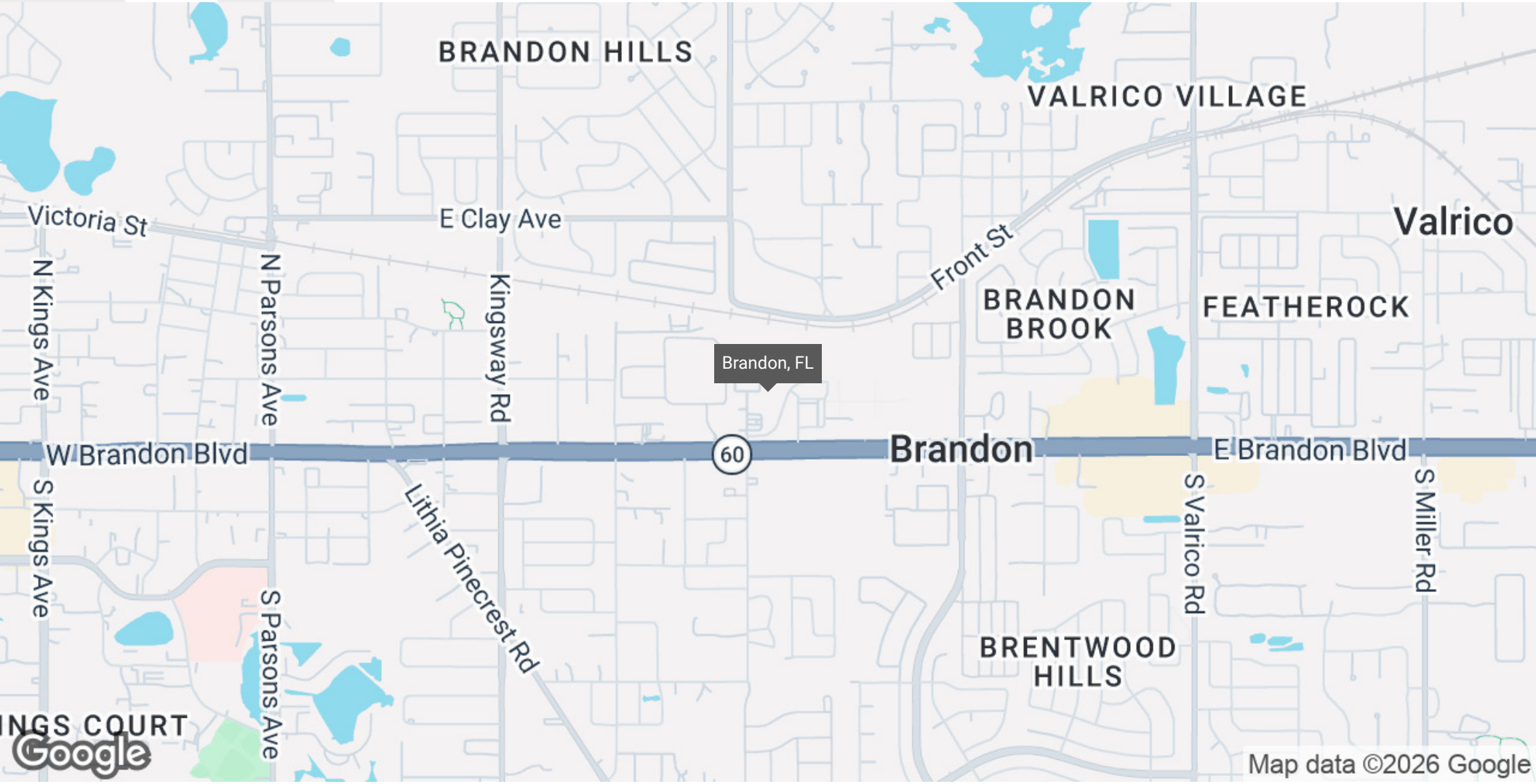
Section 2

Location Information



Regional Map

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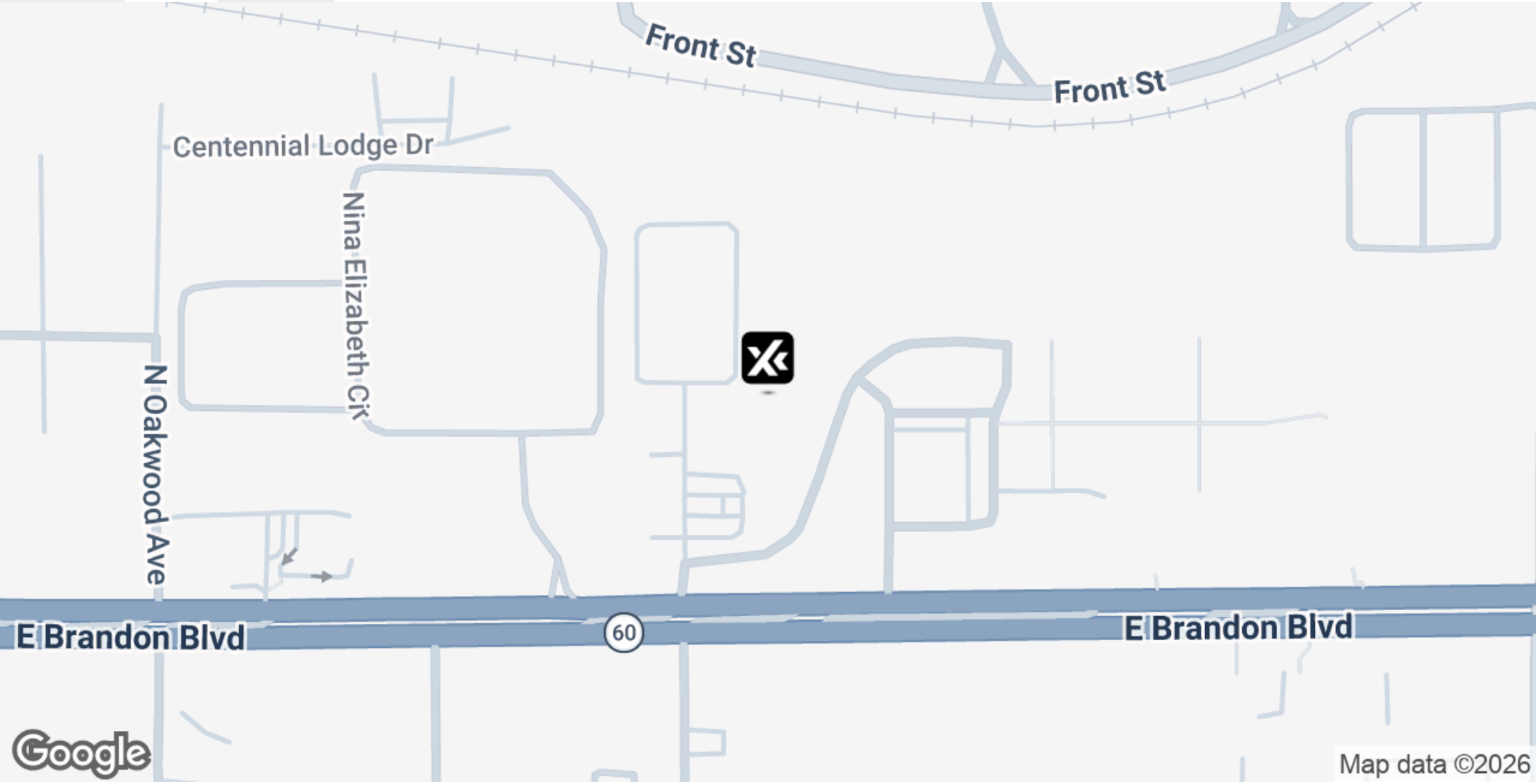
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Location Map

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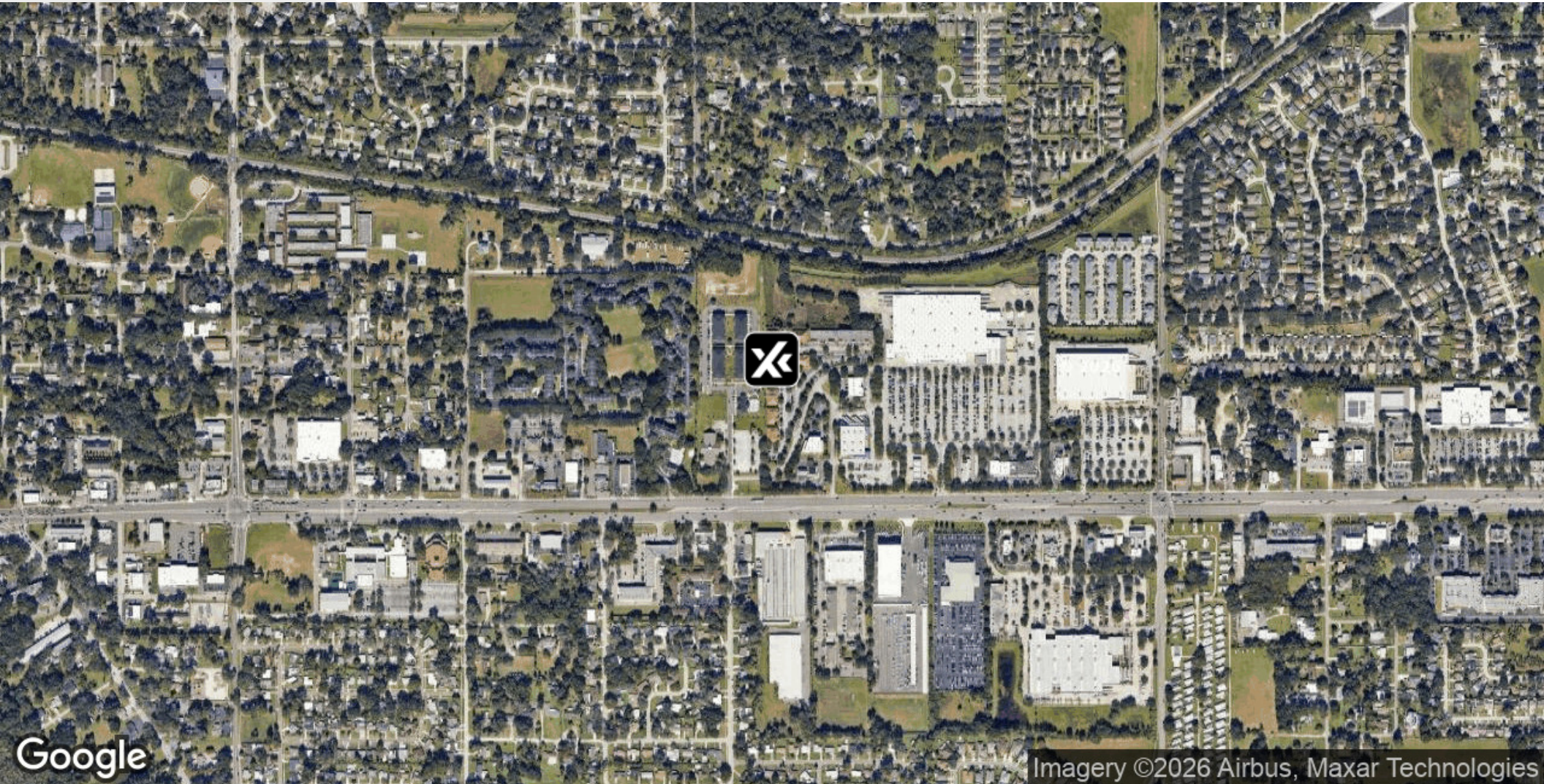
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Aerial Map

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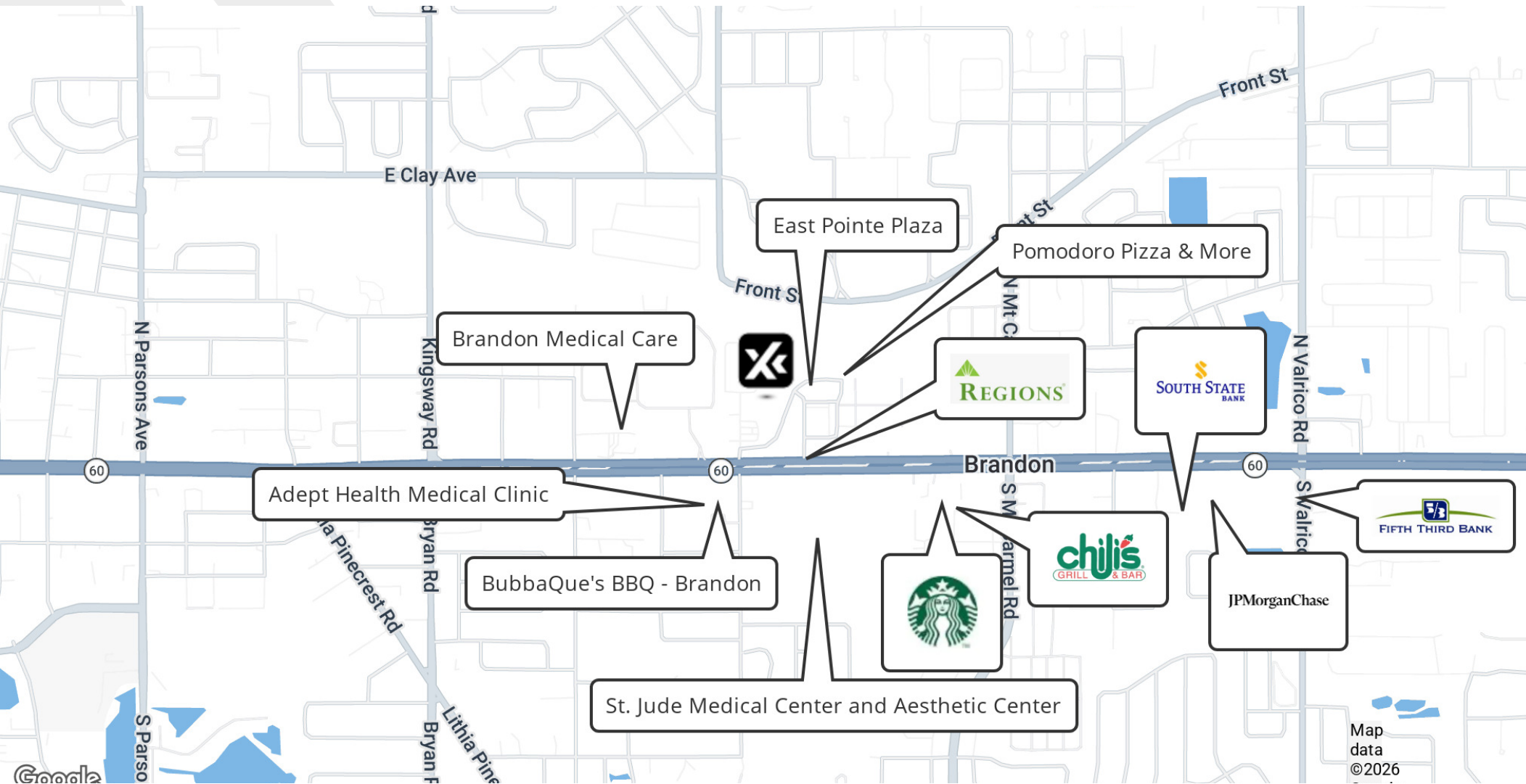
Section 3

Demographics



Retailer Map

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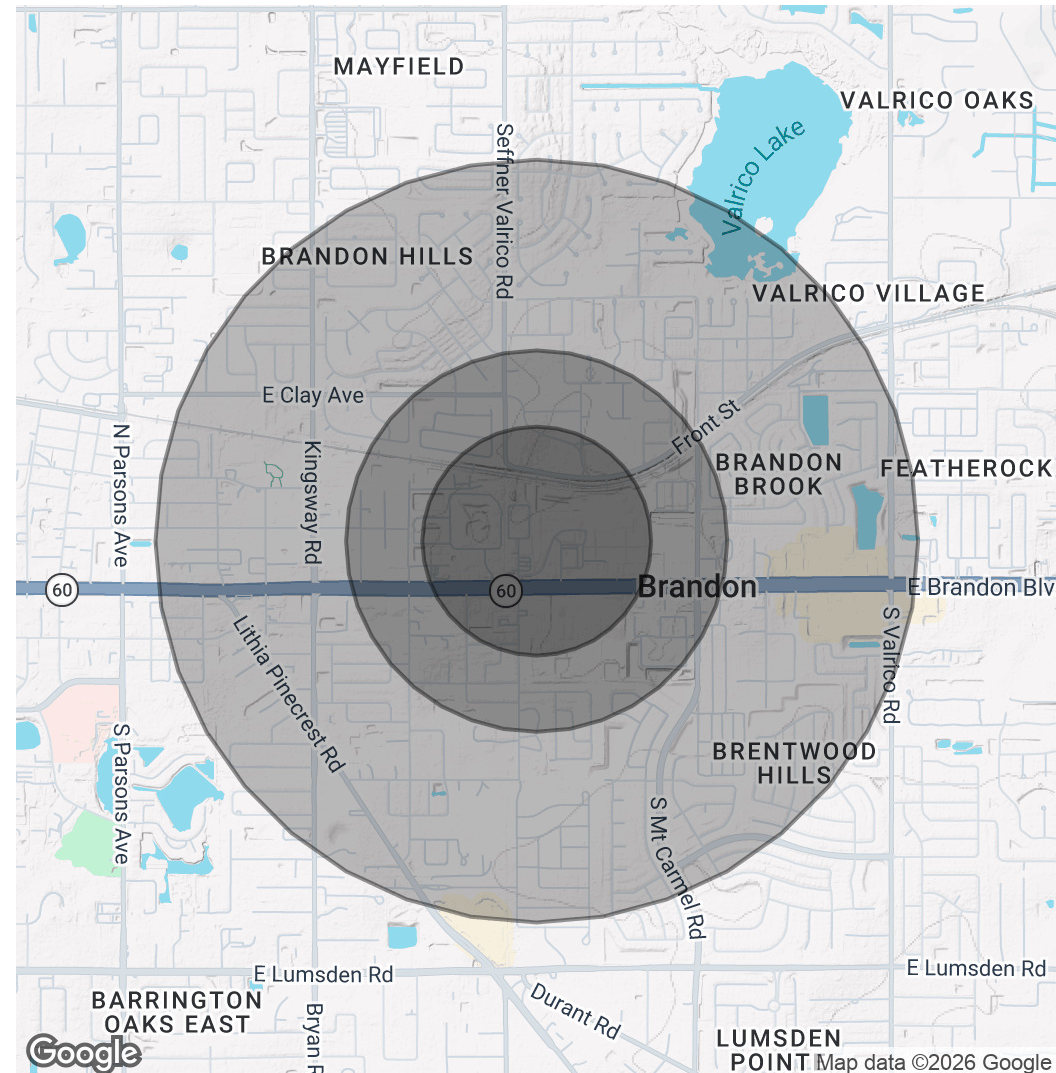
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,179	3,178	12,600
Average Age	38	39	41
Average Age (Male)	36	37	39
Average Age (Female)	40	41	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	1,172	4,665
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$69,183	\$74,046	\$94,550
Average House Value	\$273,026	\$275,908	\$305,299

Demographics data derived from AlphaMap



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Section 4

Advisor Bios



Advisor Bio 1

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PAUL CROSS

Senior Advisor

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FL #BK3037084

PROFESSIONAL BACKGROUND

As a Commercial Broker in Tampa, Florida since 2002, Mr. Cross has developed broad experience through work in projects that include land sales and development, apartment building sales, gas station sales and leasing, and in particular medical office, office, and retail selling, purchasing, and leasing. Special projects include a 47-acre Children's Holiday Center in Lake Wales Florida, land for a new Student Housing project near USF in Tampa, and retail and medical buildings in Wesley Chapel. With a main specialty of Medical, he has developed a team of people who can design and develop all kinds of medical buildings but can also provide further value to physicians through his membership with Synergy One, a team of professionals in a wide range of medical business specialties such as EMR/EHR, HIPAA, Billing and the like. Mr. Cross has worked extensively with Healthcare Providers and has cooperated in the setup of sale/leaseback programs. Through his investment syndication capability, he can also provide options to combine the sale/leaseback structure to include investment options for sellers.

EDUCATION

BSc Telecommunications

BSc Electronic Engineering Design and Production

Commercial Real Estate Training with Top Dog organization

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