

RETAIL SPACE : FOR LEASE

620 - 666 Oakfield Drive

Brandon, Florida 33511

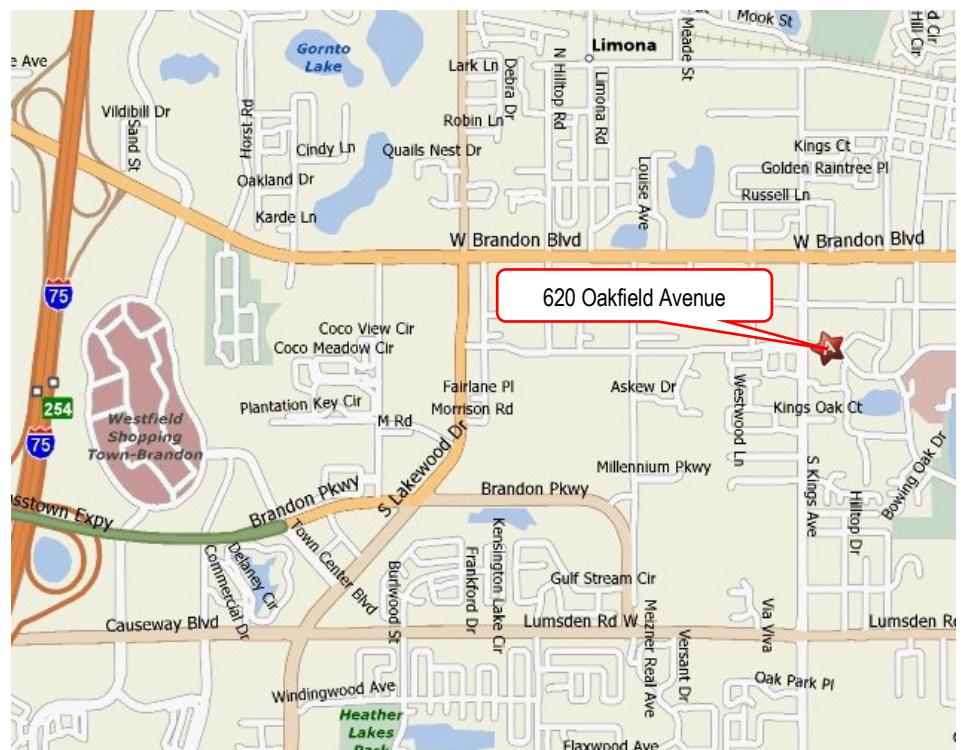


1,625 SF of Retail Space Available

PROPERTY FEATURES include:

- Retail strip center built in 1980, located in the center of Brandon's business district, minutes away from Brandon Regional Hospital
- Located on major intersection in Brandon, Kings Ave and Oakfield Drive. Traffic counts Kings Ave = 23,000 + cars per day, Oakfield = 17,000.
- Modified gross rate includes: water, sewer, all CAM charges, real estate taxes and building insurance
- **Unit is available now for lease, will need some modifications**

Monthly Rent Payments: 1,625 SF = \$2,843.75



For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



Hillsborough's Finest Real Estate Team

Let us work for you!


www.TurnerCole.com

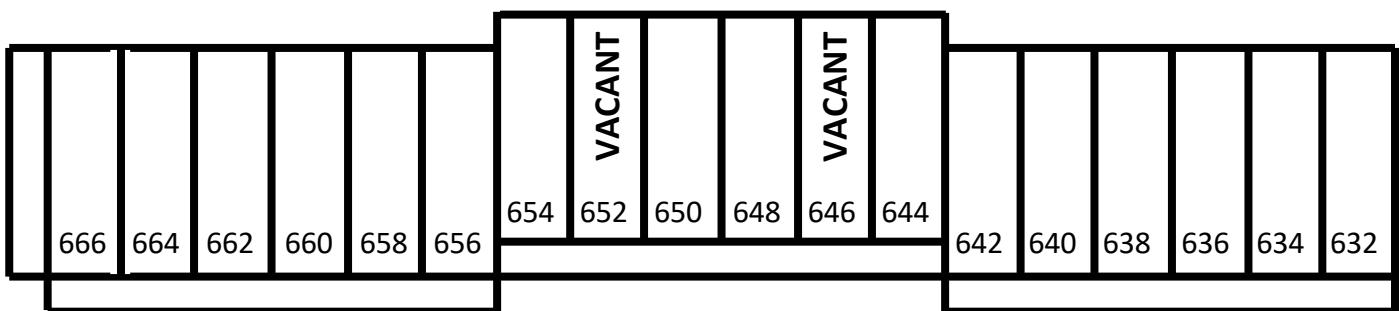
Turner Cole Company

Real Estate Services

SITEPLAN

620 - 666 Oakfield Drive

Brandon, Florida 33511



DEMOGRAPHICS

Median Household Income

(2010 U.S. Census data,
adjusted for inflation)

United States	Florida	Greater Brandon
\$55,970	\$53,425	\$66,509

Population = 102,967

(2010 U.S. Census data)

RACE:

White 77.7%

Black 11.86%

Asian 3.54%

Other 6.9%

ETHNICITY:

Hispanic 17.8%

Non Hispanic 82.2%

Median Age = 34.0

(younger than avg. age in the U.S.)

Family Household= 72.82%

(higher than avg. concentration)

Come join the following
Atlantic Village S/C stores:

666: Iconic Jeep

664: Swing Shack Indoor Golf

660-662: Al Medina Grocery

658: DayDreams Day Spa

654: Dave's Pianos

652: VACANT

650: W6 Barbershop

648: European Flavors

646: VACANT

644: Dave's Pianos

642: Jaclyn' Spa

640: Signarama Brandon

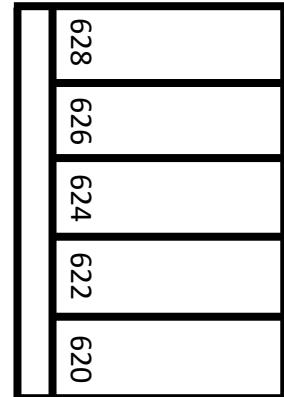
636-638: Trulieve

634: Brandon Artificial Kidney Center

628: Age's Custom Framing

624-26: Bottom of the Bin, crafts

620-622: West Coast Brace & Limb



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.