

RETAIL SPACE: FOR LEASE

620 - 666 Oakfield Drive

Brandon, Florida 33511

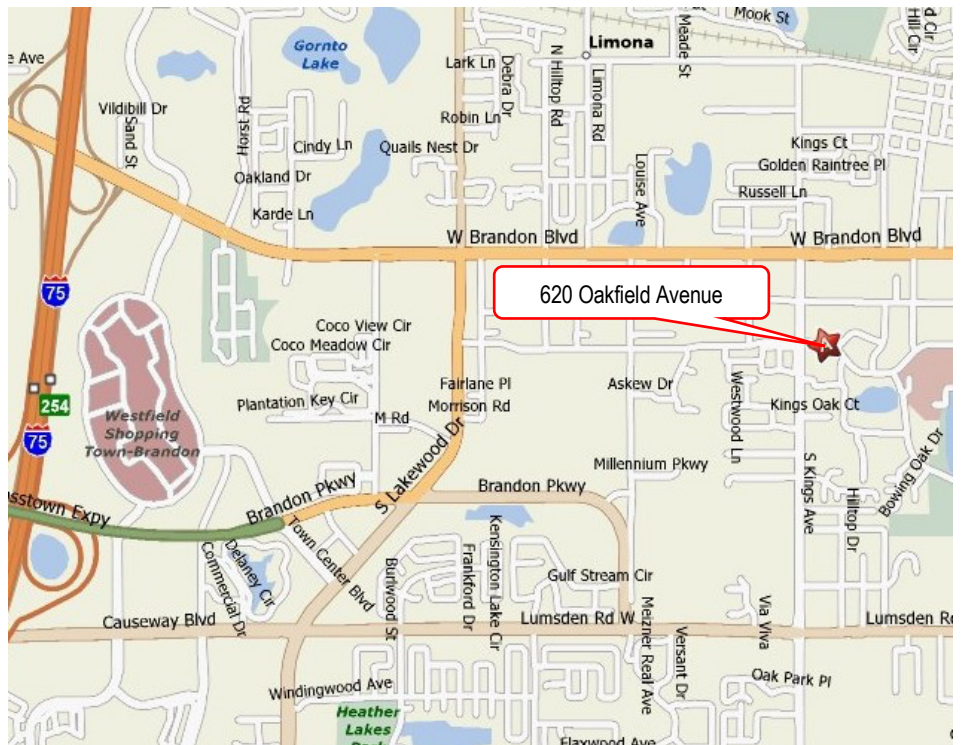


1,625 SF of Retail Space Available

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:

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Hillsborough's Finest Real Estate Team

Let us work for you!

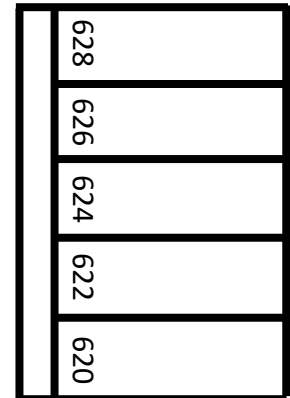
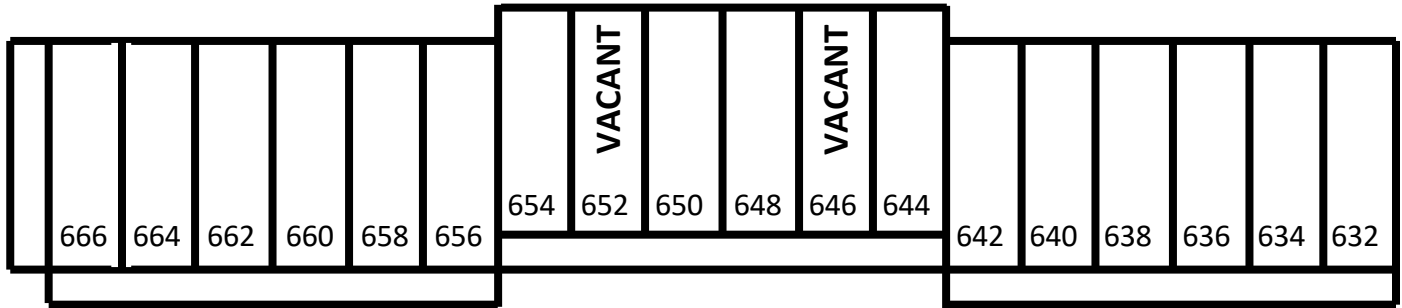


Turner Cole Company
Real Estate Services

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



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