

LEASE

PRIME OFFICE FOR LEASE

1040 E Brandon Blvd Brandon, FL 33511



LEASE RATE

\$25.00 SF/yr

Mousa Wakileh

(941) 960-9336

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1040 E Brandon Blvd Brandon, FL 33511



PROPERTY DESCRIPTION

An exceptional leasing opportunity - This prime property offers a captivating 2,441 SF space, designed for optimal functionality and modern appeal. Boasting a contemporary build from 2007, this property presents an ideal setting for businesses seeking a strategic location in the Brandon area. With its attractive features and a design tailored to meet diverse business needs, this space stands ready to accommodate a wide range of professional ventures. Elevate your business with this impressive leasing opportunity and position yourself for success in a thriving commercial environment.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
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	524	1,172	4,665
Total Population	1,412	3,178	12,600
Average HH Income	\$69,628	\$74,046	\$94,550

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LOCATION DESCRIPTION

Located on Brandon Boulevard in vibrant Brandon, where the convergence of modern conveniences and thriving commerce sets the stage for a dynamic business environment. A first floor prime location located in a community with Condominiums with plenty of parking spots and an excellent demographics of about 285,000 people within a 15 minute drive and current traffic count of about 53,000 vehicles /day. A Walmart Supercenter is adjacent to the unit with a Starbucks, IHOP, Home Depot and a Lowes within 0.5 Miles. Situated in close proximity to major retail centers, dining establishments, and recreational attractions, the location offers a perfect balance between work and leisure. The area boasts easy access to major transportation routes, providing seamless connectivity to neighboring cities and business hubs. Close proximity to popular landmarks such as Westfield Brandon Mall and various dining options.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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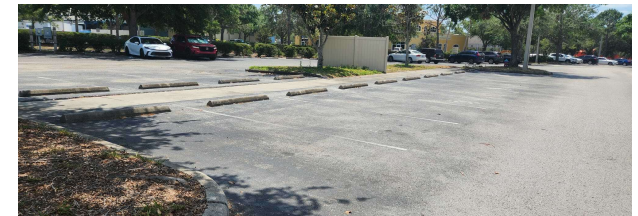
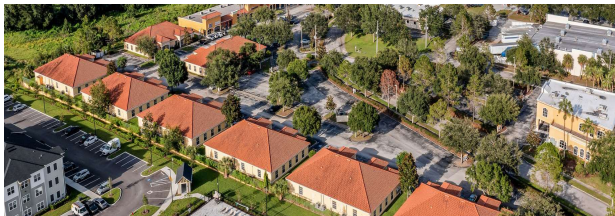
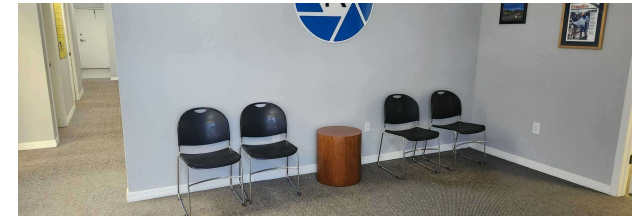
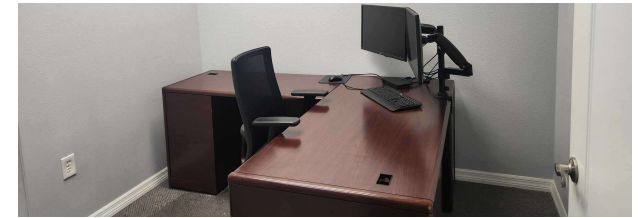
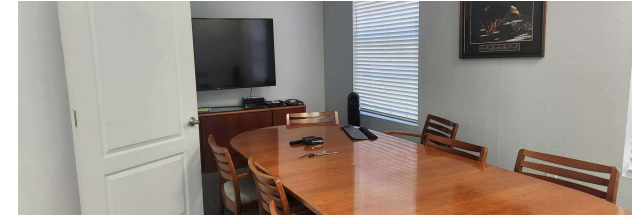
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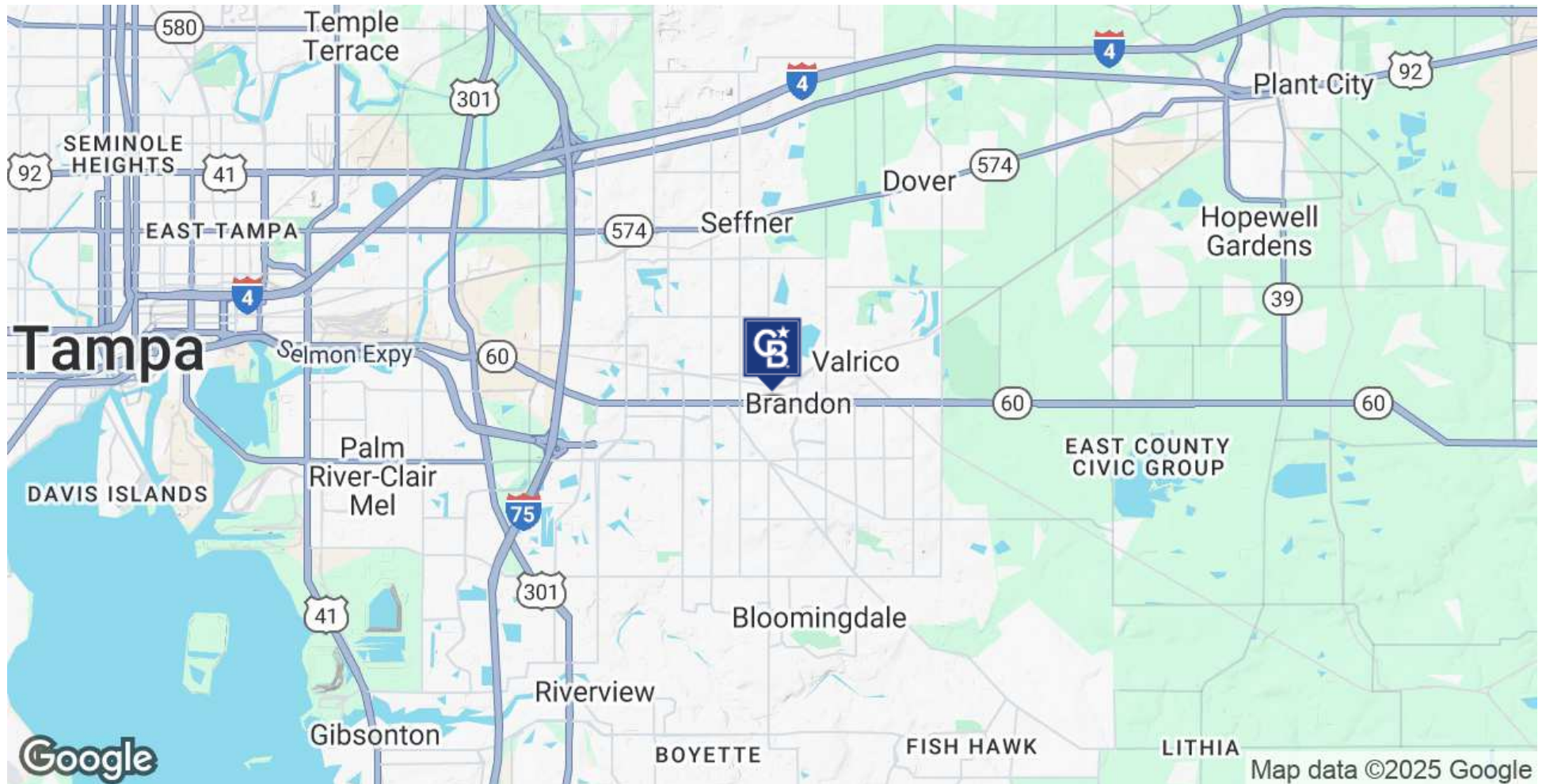


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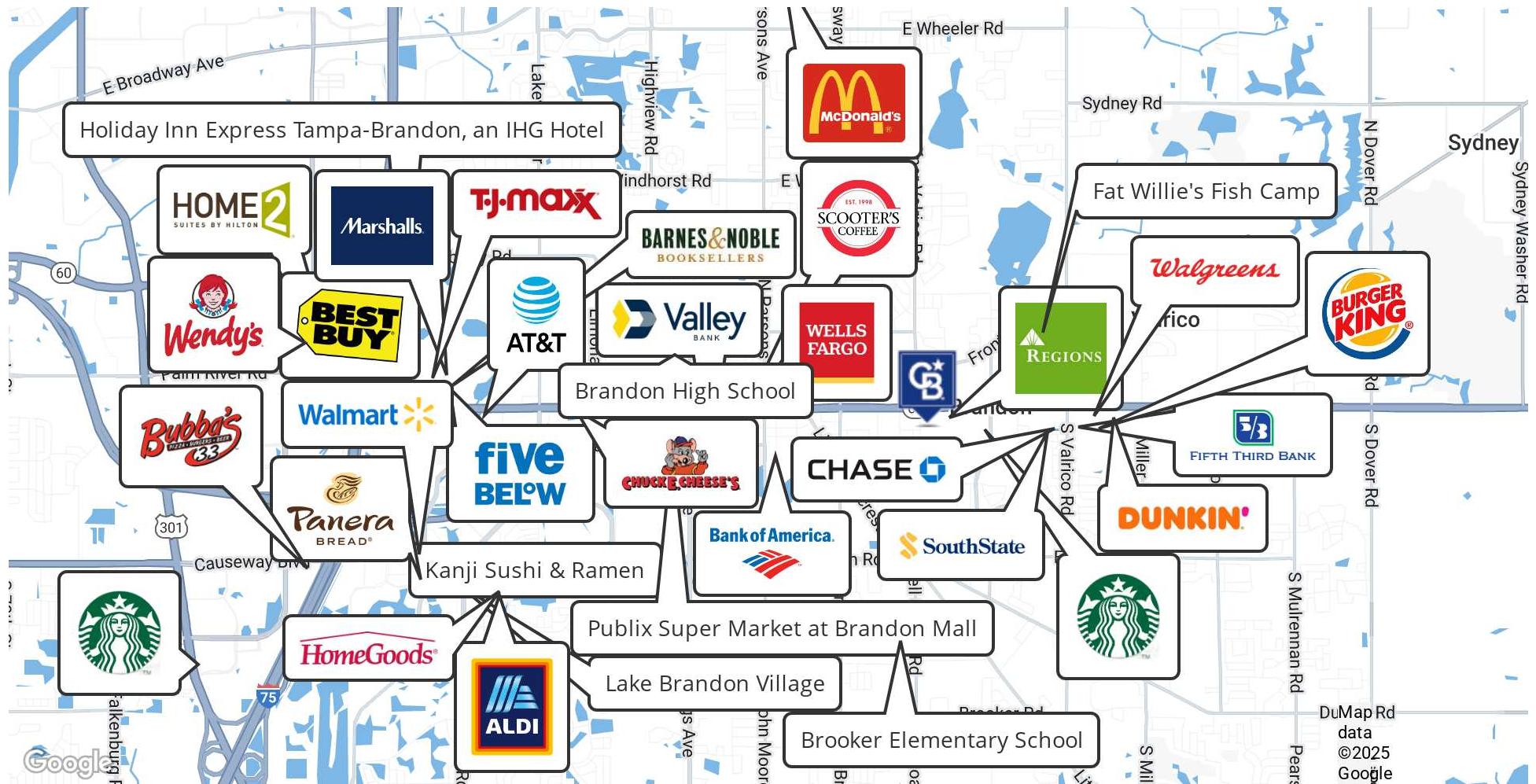


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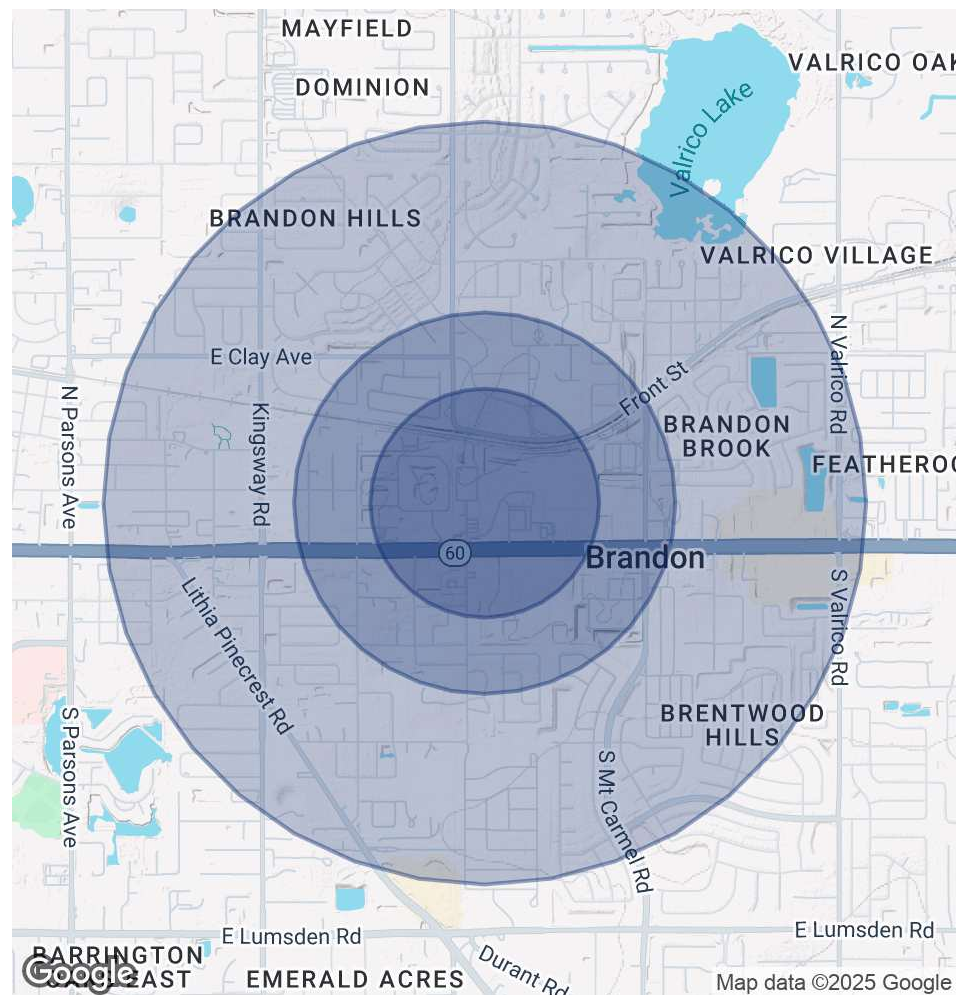
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,412	3,178	12,600
Average Age	38	39	41
Average Age (Male)	36	37	39
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	524	1,172	4,665
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$69,628	\$74,046	\$94,550
Average House Value	\$273,757	\$275,908	\$305,299

Demographics data derived from AlphaMap



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MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbrealty.com

Direct: (941) 960-9336

PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council 2020 Chair, and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

Coldwell Banker Commercial Realty

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