

FOR LEASE

# Brandon Crossroads

2080 Badlands Drive, Brandon, Florida 33511



## Property Highlights:

- 4,500 SF
- 30,682 SF shopping center
- Located within the main retail / shopping core of the Brandon market. The center offers easy access and proximity to area demand generators.
- Strong tenant mix – Orange Theory Fitness, Massage Envy, Amazing Lash, Pinot's Palette, Nail Salon, Elite Salon Suites, My Gym Children's Fitness Center, Baluka Billiards & Southern Muscle Sports Nutrition
- Area Retailers include Costco, Walmart, Starbucks, Total Wine & More, First Watch, Buffalo Wild Wings, Lowe's, Home Goods, and more!
- Space would be suitable for a restaurant user (hood and upgraded HVAC and electric in place). Also ideal for general retail / showroom, medical, and uses within the health and beauty categories.

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Total Population   | 13,794   | 99,090   | 229,591  |
| Avg HH Income      | \$60,146 | \$73,866 | \$77,353 |
| Daytime Population | 12,349   | 48,694   | 92,764   |

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| Space    | Tenant                                |
|----------|---------------------------------------|
| A        | Massage Envy                          |
| B        | Amazing Lash Studio                   |
| C        | Shake It Off                          |
| D        | Pinot's Palette                       |
| <b>E</b> | <b>NOW AVAILABLE – 4,500 SF</b>       |
| F        | Shaman Botanicals                     |
| G        | Baluka Billiards                      |
| H        | Elite Salon Stylists                  |
| I        | My Gym Children's Fitness Center      |
| J        | Oceanside Nails & Spa                 |
| K        | A & CJP Southern Muscle Nutrition LLC |
| L        | Orangetheory Fitness                  |



\*Representative drawing not to scale