

BRANDON CENTRE SOUTH

1901-2019 W. Lumsden Road, Brandon, FL 33511



CENTER HIGHLIGHTS

BRANDON CENTRE SOUTH is an Aldi, HomeGoods and Five Below anchored center located in the heart of the Tampa MSA's Brandon neighborhood. The property currently sees over 1,900,000 visits each year and ranks in the top 25.0% of most visited shopping centers in Florida. The center benefits from two convenient access points on Providence Rd (27,600 vehicles per day) and Lumsden Rd (58,600 vehicles per day) with nearby access to both I-75 and the Crosstown Expressway. Between 2020 and 2023, the submarket population has seen a population growth of 5.4% and is forecasted to grow another 6.0% by 2028.



BRANDON CENTRE SOUTH

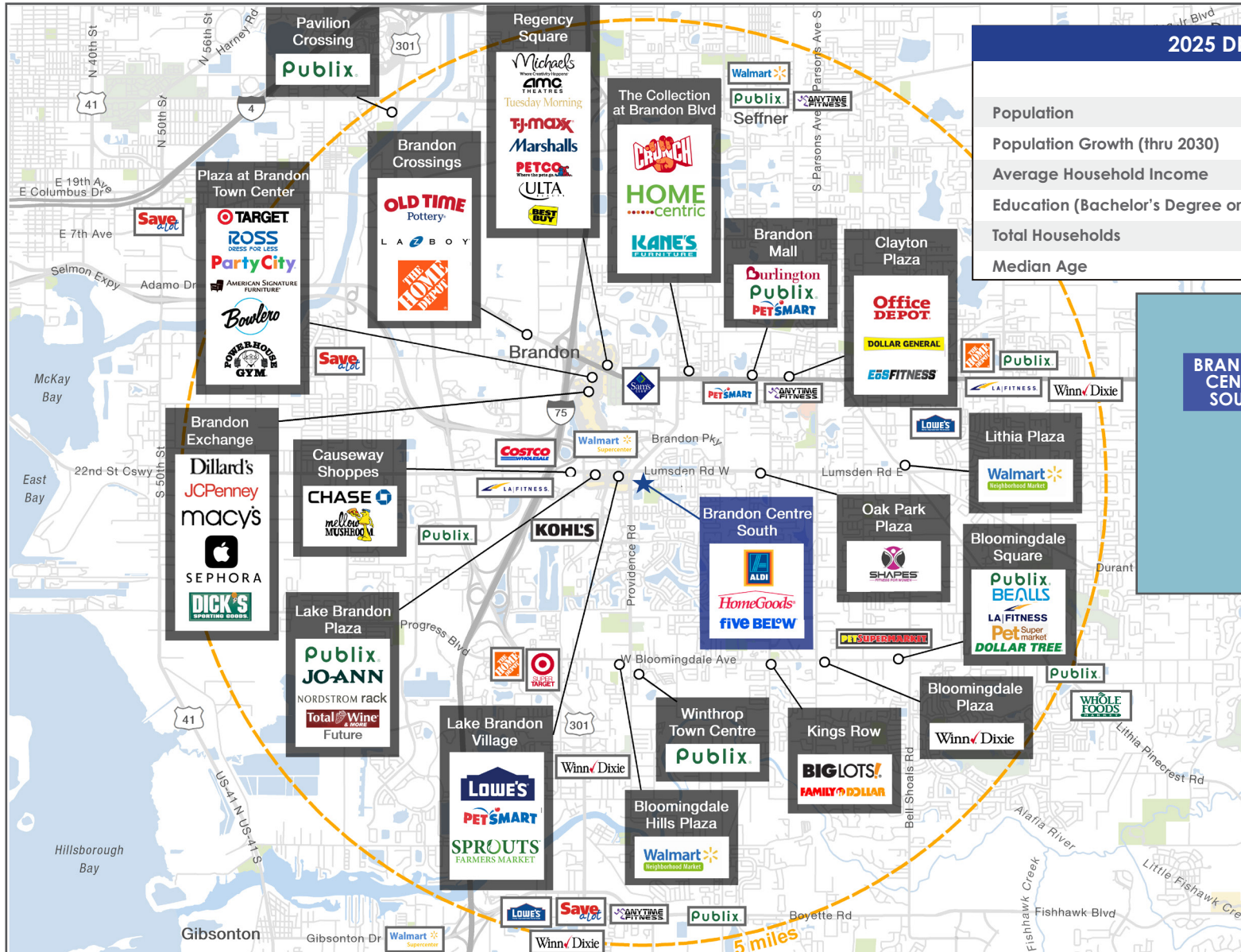
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UNIT	TENANT	SF
1015	BONEFISH GRILL	5,800
2019	BURGER KING	3,530
1901	METRO DINER	3,627
1907	FIVE BELOW	8,448
1915	D! SPORT CENTER	3,700
1917	AVAILABLE	2,400
1931	PLANET SMOOTHIE	1,200
1933	EUROPEAN WAX CENTER	1,400
1935	DEKA LASH	1,400
1939	COSMOPROF	3,602
1941	SOLA SALON	4,800
1945	HOMEGOODS	25,000
1945A	ALDI GROCERY STORE	18,242
1947	TROPICAL THAI RESTAURANT	3,600
1951	TEASPOON BOBA	1,200
1953	CHICK-N-BONES	1,600
1955	LATIN BOWL	1,600
1957	PLATO'S CLOSET	7,270
1965	FANTASTIC NAILS	1,600
1967	H&R BLOCK	1,200
1969	SPORT CLIPS	1,200
1971	THE UPS STORE	1,200
1975	BRICKS & MINIFIGS	2,400
1979	EDWARD JONES	1,200
1981	LITTLE BELLIES SPA	1,200
1983-1985	ALL UNIFORM WEAR	2,700
1987-1991A	OPTUM CARE	8,895
1991	CICI'S PIZZA	4,600
1993	PAINTING WITH A TWIST	2,645
1995	AVAILABLE - 2nd generation restaurant	6,000

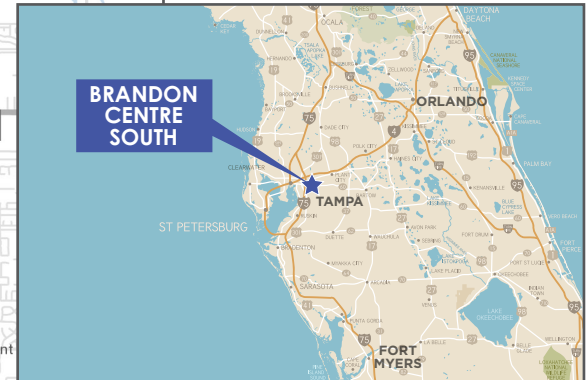
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,799	103,549	234,614
Population Growth (thru 2030)	1.86%	1.24%	1.00%
Average Household Income	\$89,156	\$95,554	\$103,146
Education (Bachelor's Degree or Higher)	35.6%	36.9%	35.1%
Total Households	7,321	42,852	89,839
Median Age	35.4	36.4	38.2



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