

FALKENBURG COMMONS

PRIME 2ND GEN FITNESS
SPACE AVAILABLE AT
FALKENBURG COMMONS

QDOBA
MEXICAN EATS

SPACE
AVAILABLE

FIVE GUYS

2528 S FALKENBURG RD
TAMPA, FL 33619

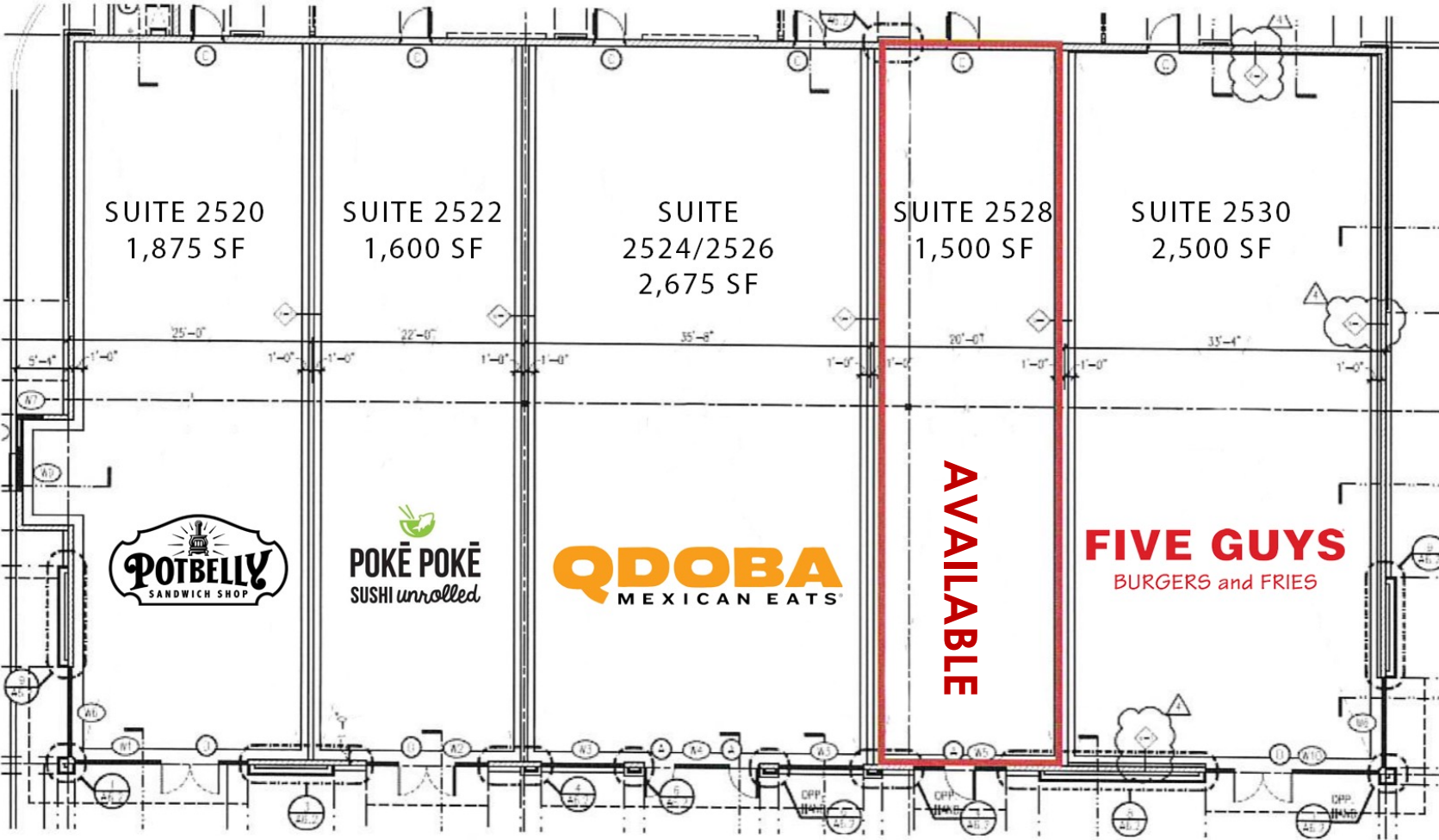


PROPERTY *HIGHLIGHTS*



- **1,500 SF AVAILABLE**
- EXCELLENT VISIBILITY ON SOUTH FALKENBURG ROAD WITH 24,150 CARS PASSING DAILY
- EASILY ACCESSIBLE FROM I-75 (120,724 AADT) AND THE SELMON EXPRESSWAY (47,914 AADT)
- PYLON SIGNAGE AVAILABLE
- AMPLE PARKING

SITE *PLAN*



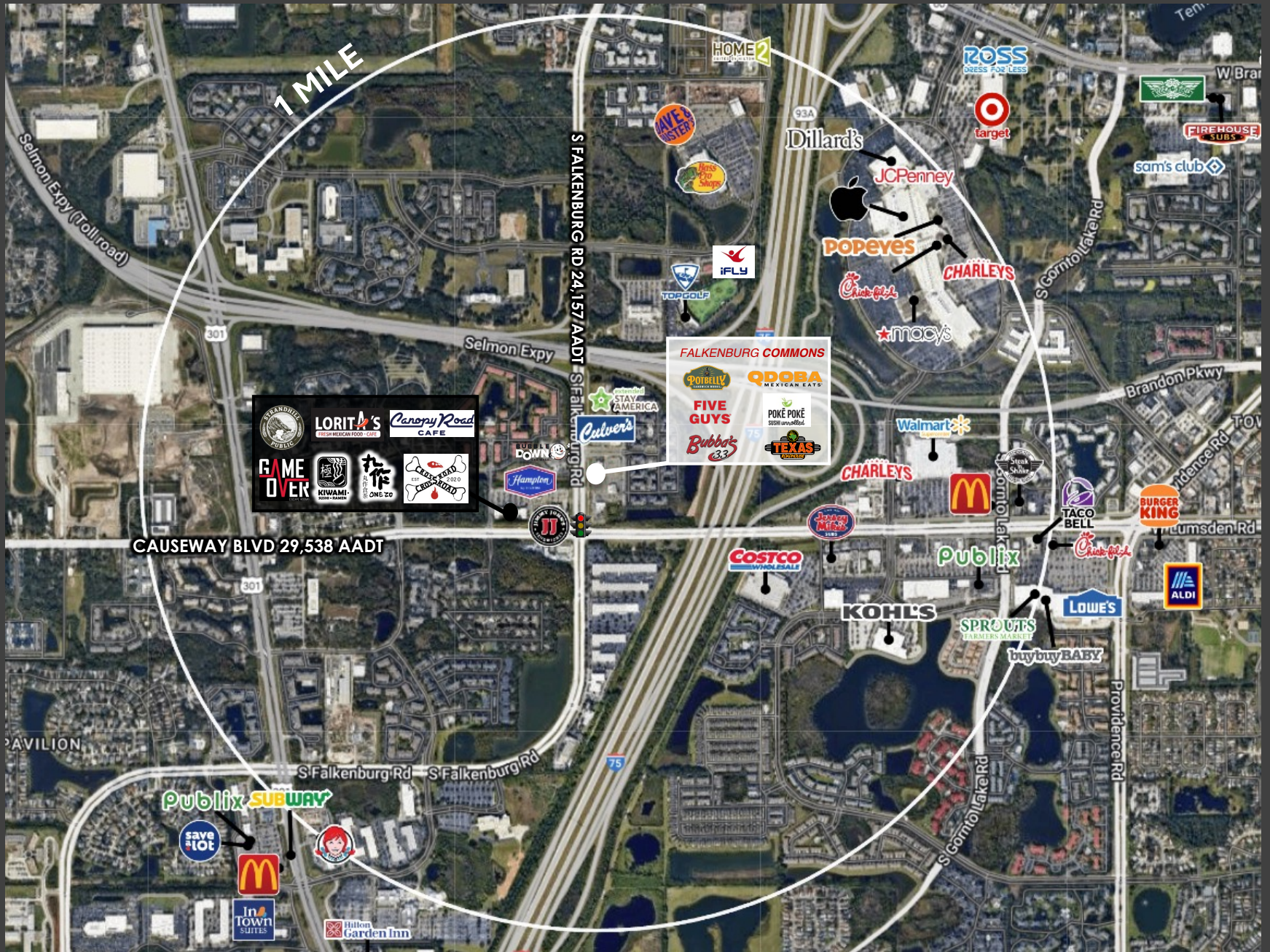
DEMOGRAPHICS

BRANDON, FLORIDA HAS A VIBRANT AND DIVERSE RETAIL MARKET THAT CATERES TO BOTH RESIDENTS AND VISITORS FROM SURROUNDING AREAS. AS ONE OF THE MAIN RETAIL HUBS IN HILLSBOROUGH COUNTY, THE AREA HAS GROWN SIGNIFICANTLY DUE TO SUBURBAN EXPANSION AND AN INCREASING POPULATION.



	1 MILE	3 MILES	5 MILES
POPULATION	12,976	100,390	202,451
AVG HH INCOME	\$88,015	\$89,639	\$97,078
AVG AGE	31.4	34.7	36.3
DAYTIME EMPLOYEES	7,521	46,409	100,966

SURROUNDING RETAIL



FALKENBURG COMMONS

RETAIL LEASING CONTACTS



LIC. REAL ESTATE BROKER

WILLOW FERRELLI

Managing Partner + BROKER

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SPACE
AVAILABLE

FIVE GUYS

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