

RETAIL SPACE : FOR LEASE

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Lease Rates:

\$18.00 SF (NNN)

Est. Expenses: \$10.77 PSF

905-959 E. Brandon Blvd.

Brandon, Florida 33511



Main Street Shoppes

MONTHLY RENT SCHEDULE:

(not including 3.5% sales tax)

\$18.00 PSF (NNN) plus \$10.77 expenses

Unit 937: **1,250 SF = \$2,996.88 /mo.**

Unit 933: **1,250 SF = \$2,996.88 /mo.** (Avail 11/1)

Unit 911: **1,750 SF = \$4,195.63 /mo.**

Unit 907-909: **2,800 SF = \$6713.00 /mo.**

Estimated expenses \$10.77 PSF are included in above monthly rent

DEMOGRAPHICS

2024, based off 2020 U.S. Census Data

Median Household Income

United States	Florida	Greater Brandon
\$80,610	\$71,711	\$77,068

Population = 209,274

RACE:

White 54.30%

Black 15.04%

Asian 4.22%

Other 25.84%

ETHNICITY:

Hispanic 26.89%

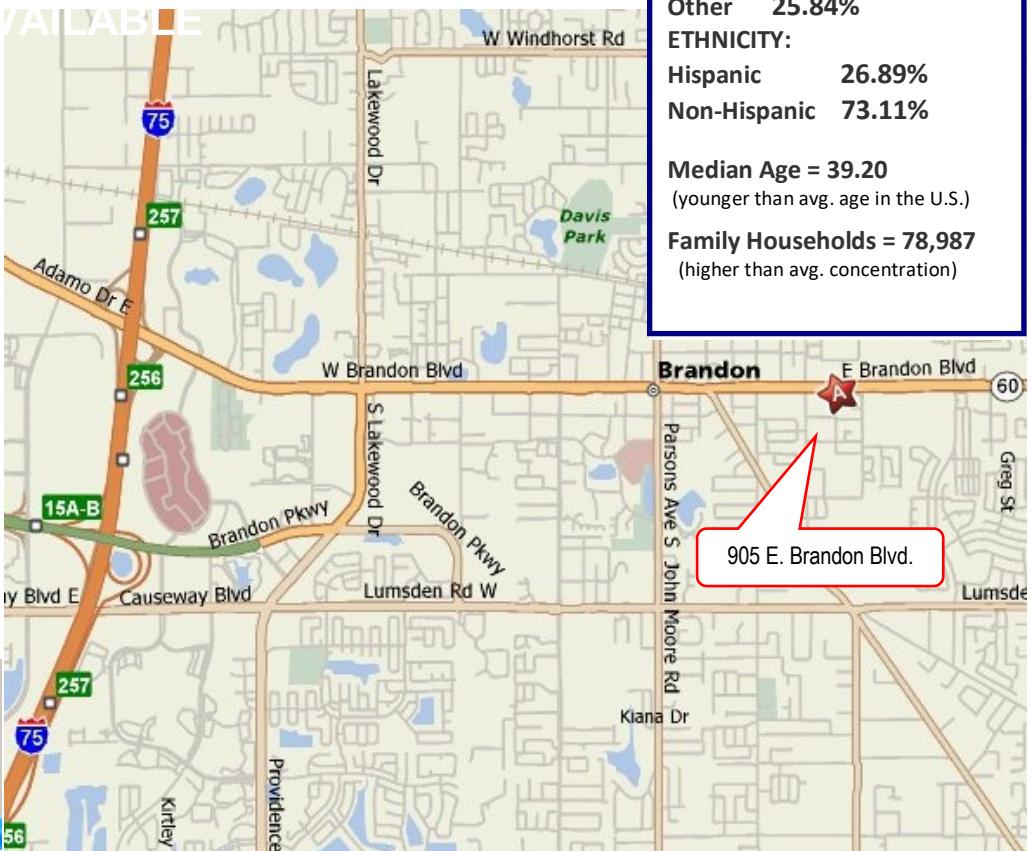
Non-Hispanic 73.11%

Median Age = 39.20

(younger than avg. age in the U.S.)

Family Households = 78,987

(higher than avg. concentration)



For information, contact:

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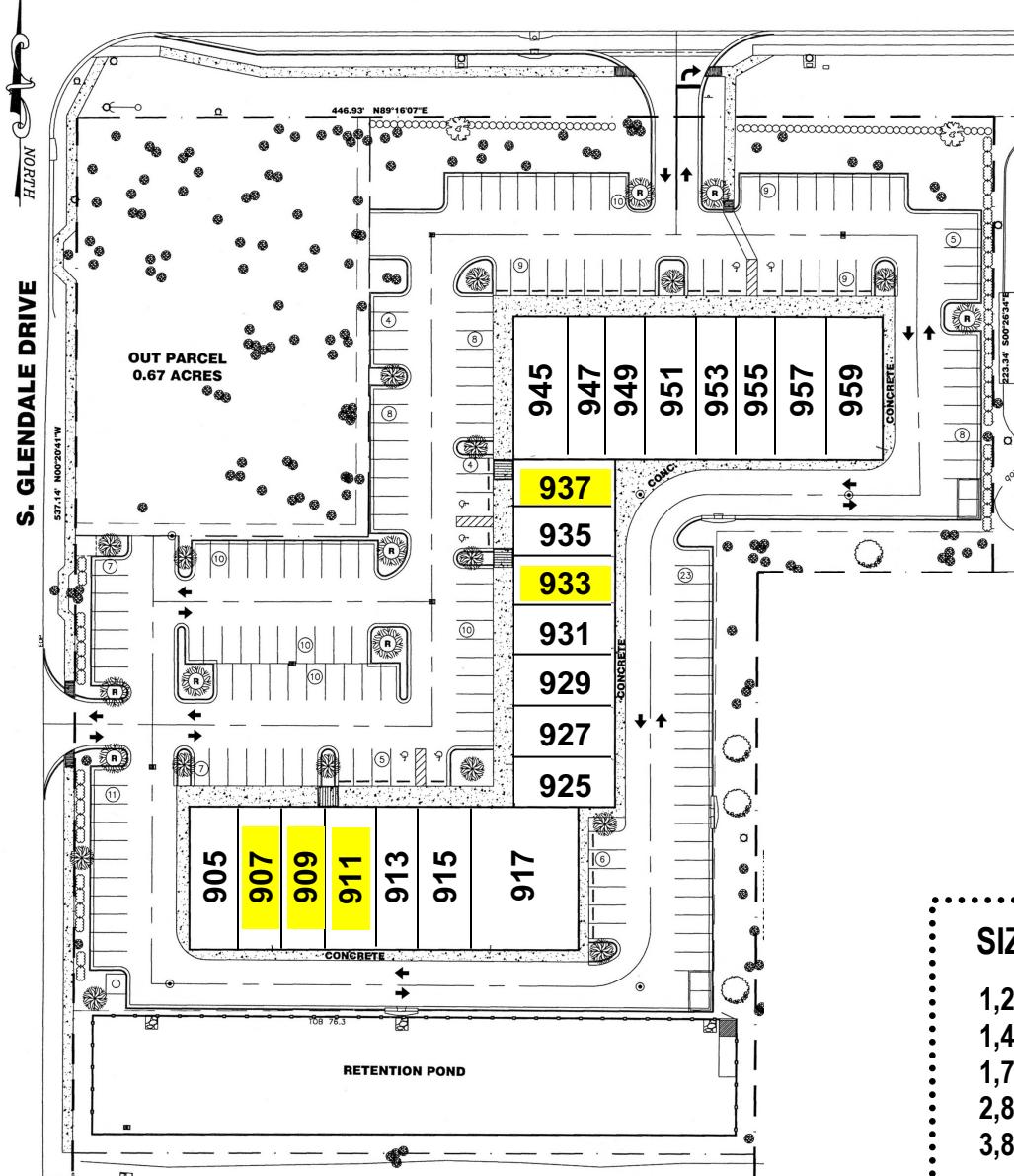
Real Estate Services

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Brandon, Florida 33511

SITEPLAN

E. BRANDON BOULEVARD (STATE ROAD 60)



**Come join the following
Main Street Shoppe stores:**

- 959: Tampa Postal FCU
- 957: Bubbaque's BBQ
- 955: The Stuffed Cookie
- 953: Brandon Nail & Salon
- 951: Tasty Venues
- 949: Metro PCS
- 947: Domino's Pizza
- 945: Urgent Care Center
- 937: 1,250 SF Available**
- 935: Big Frog Custom T-Shirts
- 933: 1,250 SF Available 11/1**
- 931: Ana's Dominican Beauty Salon
- 925-929: Central FL Dance Alliance
- 917: The Loft Event Center
- 915: Roop's Hair & Beauty Care
- 913: Pure Massage Salon
- 911: 1,750 SF Available**
- 907-909: 2,800 SF Available**
- 905: Pho 60 Restaurant

SIZE OF UNITS:

- 1,250 SF:** 25'W x 50'D
- 1,400 SF:** 20'W x 70'D
- 1,750 SF:** 25'W x 70'D
- 2,800 SF:** 40'W x 70'D
- 3,850 SF:** 55'W x 70'D



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