

BRICK'S SMOKED MEATS SUBLEASE

FOR LEASE

459 BRANDON TOWN CENTER DRIVE, BRANDON, FL 33511

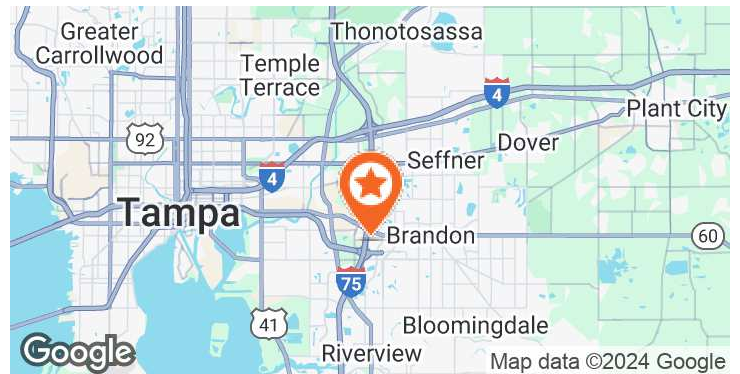



LOCATION DESCRIPTION

Situated within Brandon Exchange, a regional mall and premier shopping destination conveniently located at the intersection of I-75 and W Brandon Blvd

PROPERTY HIGHLIGHTS

- 9,113 SF 2nd generation full-service restaurant with large patio
- Tenants include: Apple, Cheesecake Factory, P.F. Chang's, Bahama Breeze, Chick-Fil-A, Chipotle, Victoria's Secret, Bath & Body Works, Sephora, Dick's Sporting Goods, and Starbucks
- Surrounded by strong restaurant sales volumes
- Traffic Counts (AADT): W Brandon Blvd 64,500; Gornto Lake Rd 53,500



 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Total Population	8,818	93,837	222,624
Daytime Population	15,682	110,578	230,778
Households	3,885	37,830	84,905
Average HH Income	\$76,270	\$89,961	\$93,776



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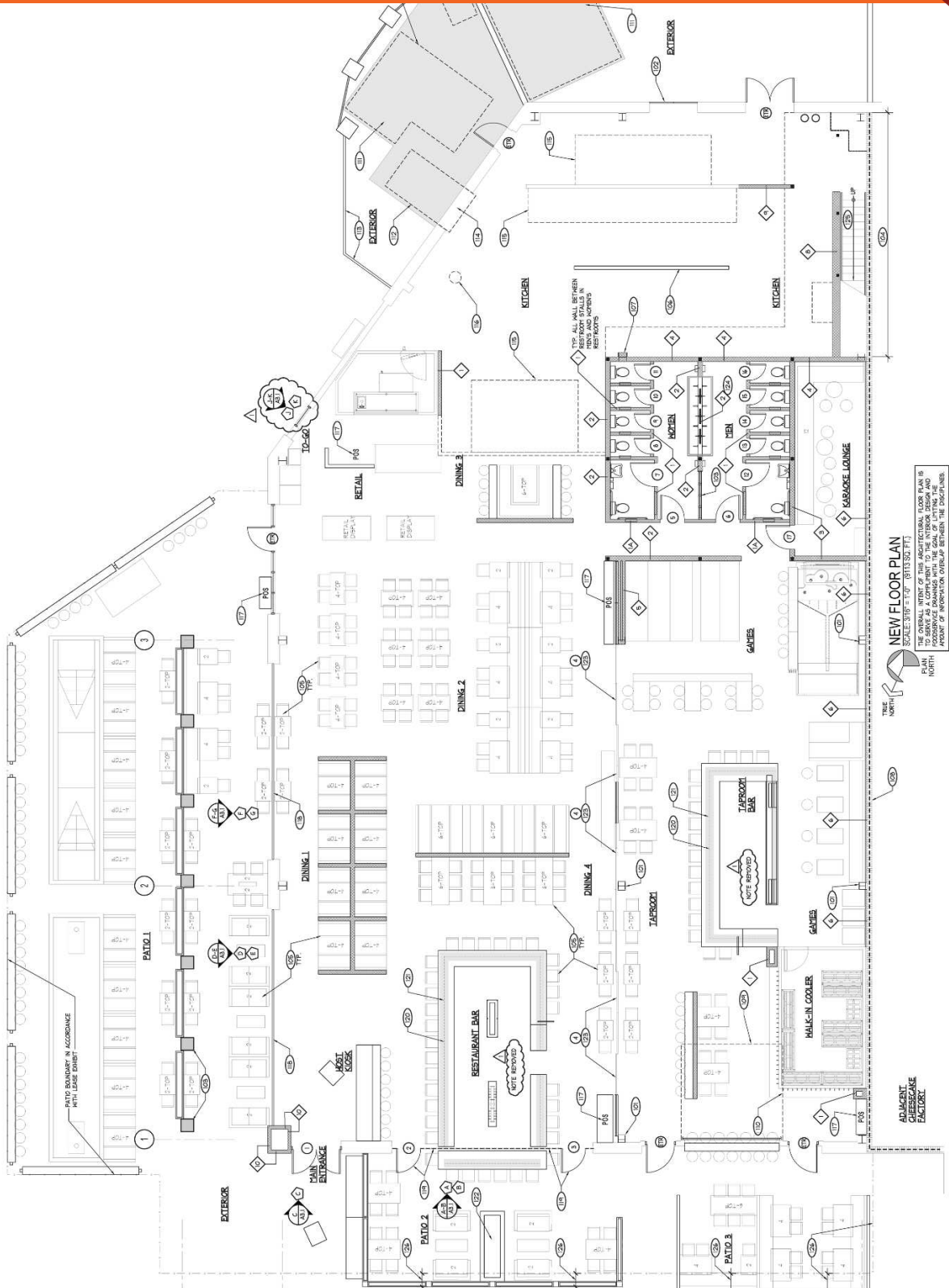
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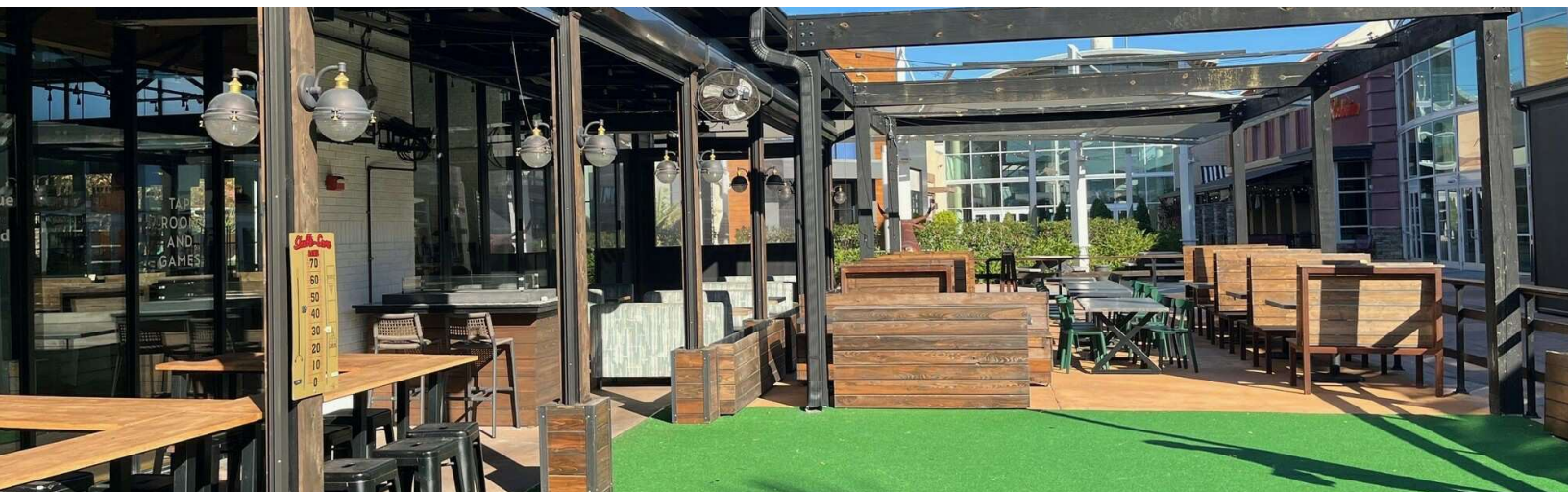
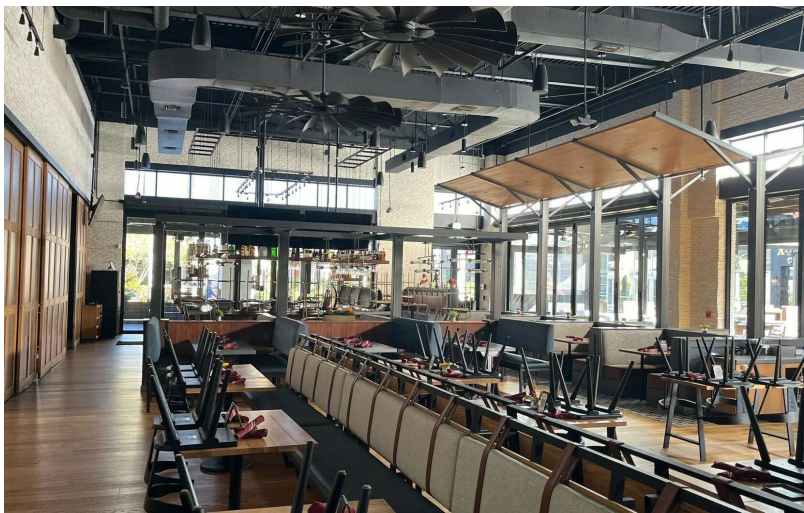
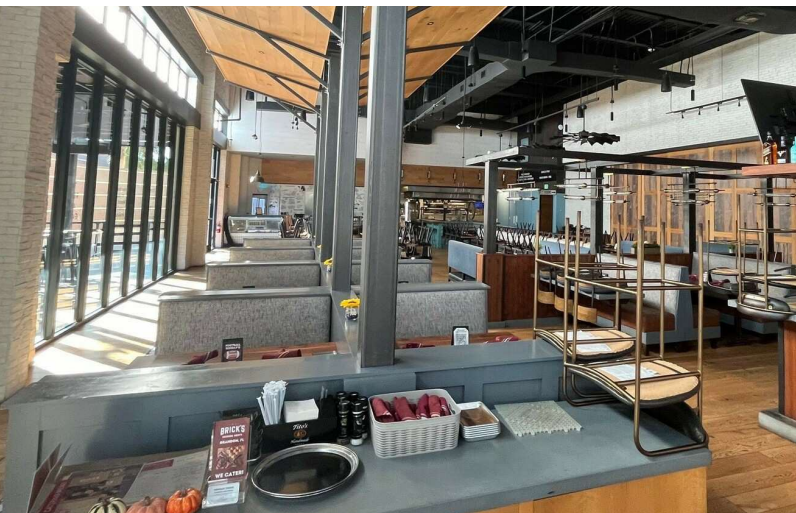
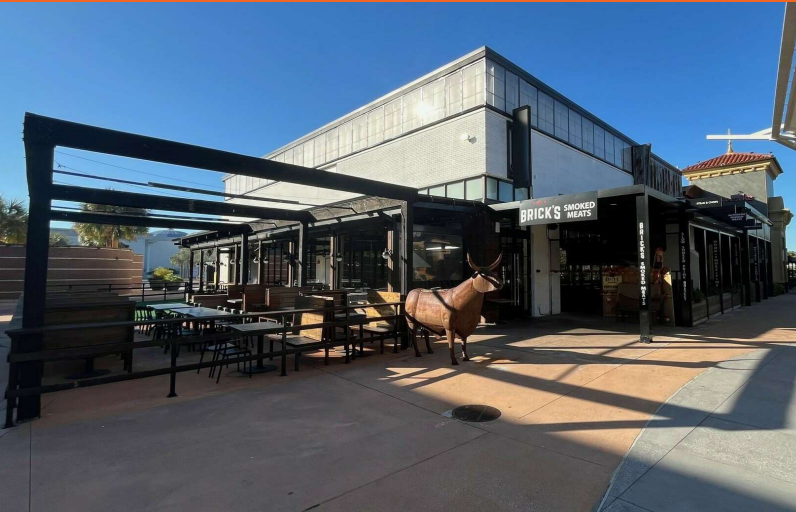
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