

*Lease Rate: \$28 per SQFT
Triple Net*

Retail for
Lease

- Large population of 97,71 within 3-miles.
- High traffic location with 94,000 drivers on W. Brandon Blvd (SR- 60).
- Pylon space on W Brandon Blvd (SR-60)
- Located 1 mile from I-75, US 301, and Crosstown Expressway
- Median household Income of \$61,744 with 3 miles.
- State Road 60 Visibility and Access. Located in the Area's Main Retail Corridor.
- Parking in front and side of center with 76 total spaces.

ICI SHOPPING CENTRES- LEAP BRANDON

- 1,300 SQFT on W. Brandon Blvd (SR- 60), Brandon

Join current tenants: Sprint, Anthonys Coal Fired Pizza, Batteries Plus, Happy Feet Plus, Supercuts , NAFFCO Cabinets & Floors



Store Front of space

Front and side parking available

Pylon located on SR-60 .

1924 W. Brandon Blvd (SR- 60), Brandon, FL 33511

**ICI SHOPPING
CENTERS**

Features Include: Pylon on State Road 60 (W. Brandon Blvd) that is highly visible to nearly 100,000 daily drives on one of the busiest thoroughfares in all of Tampa Bay. Only 1/4 mile from Westfield Brandon Mall. 76 parking spaces provide ample parking for any retail business. Brandon boasts strong demographics including nearly 100,000 residence within 3 miles and an average income of over \$60,000.

Additional Information: The city of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. The Tampa Bay area has an estimated population of nearly 4.5 million. **Other nearby businesses on SR-60 include: Starbucks, Pier 1, Ross, Petco, Barnes & Noble, Outback Steakhouse, Chillis, Moes, Target, AMC theaters, Havertys and Sam's Club.**

*Please call to arrange a private viewing: **Casey J. Ahern** 813-545-7908 **Casey@icisc.com***