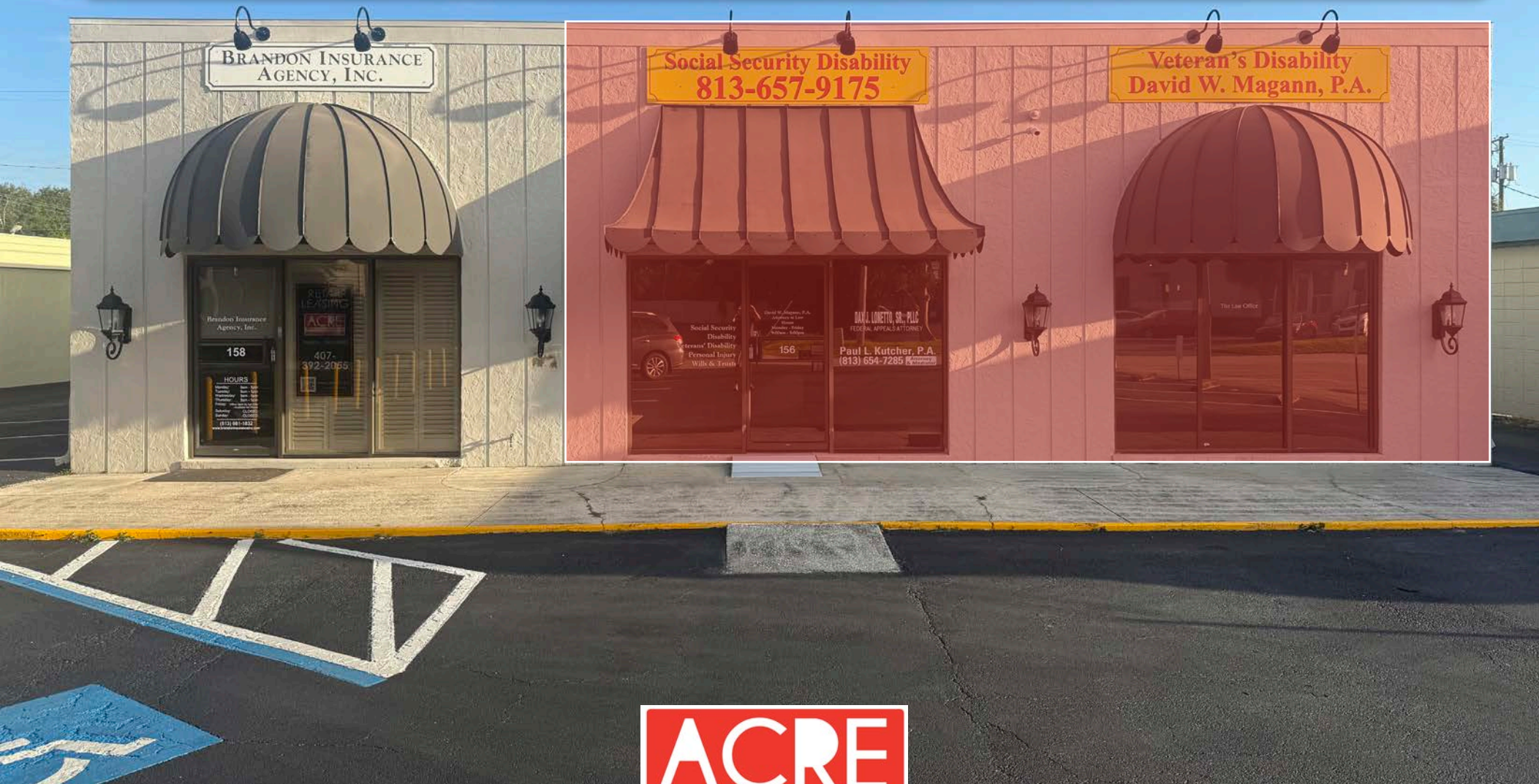


# OFFICE/RETAIL SPACE FOR LEASE

OFFICE/RETAIL LEASING OPPORTUNITY IN BRANDON FLORIDA

156 W ROBERTSON ST | BRANDON, FL 33511



**BROOKE LOGALBO**  
Senior Leasing Manager  
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**WILLOW FERRELLI**  
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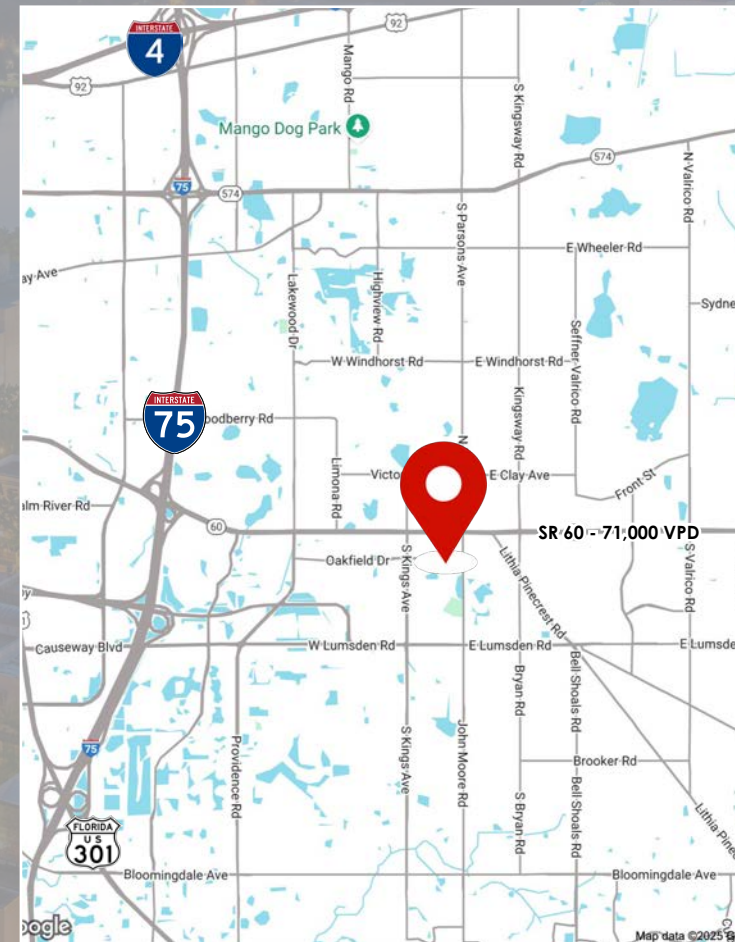
# PROPERTY FEATURES

156 W. ROBERTSON ST | BRANDON, FL

- ◇ Available: 1,666 SF | Rent: \$22 PSF Gross
- ◇ Located just South of W. Brandon Blvd., with Direct Exposure to a Traffic Count Exceeding 71,000 AADT
- ◇ Situated in Brandon's Amenity-Rich Core, the Property Offers Employees Direct Access to Abundant Dining, Shopping, and Services just Steps Away
- ◇ Average Household Income within a 3-Mile Radius Exceeds \$113,000 Annually
- ◇ Abundant Parking Available: 14 Spaces

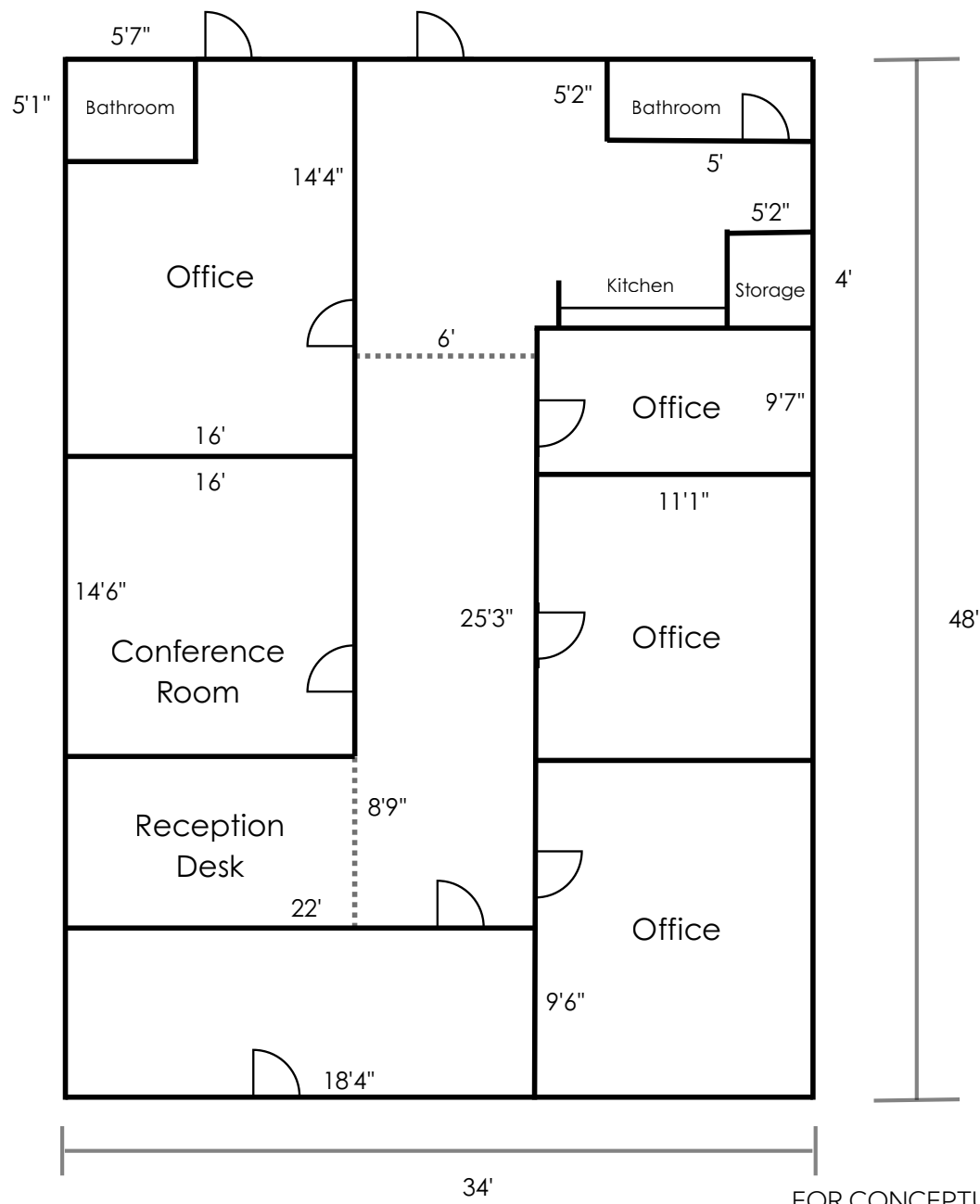
## CONNECTIVITY IS KEY!

156 W. Robertson Street is centrally located in Brandon, surrounded by an amenity-rich trade area anchored by Publix, Target, Walmart, Starbucks, and The Home Depot. The property provides retailers with excellent visibility and convenient access, drawing from both strong daytime traffic and a robust residential base. Average household incomes exceed \$113,000 within a 3-mile radius, further enhancing the area's appeal. With immediate access to I-75, Selmon Expressway, and Brandon Blvd., the site offers outstanding regional connectivity across the Tampa Bay market.



# SITE PLAN

156 W. ROBERTSON ST | BRANDON, FL



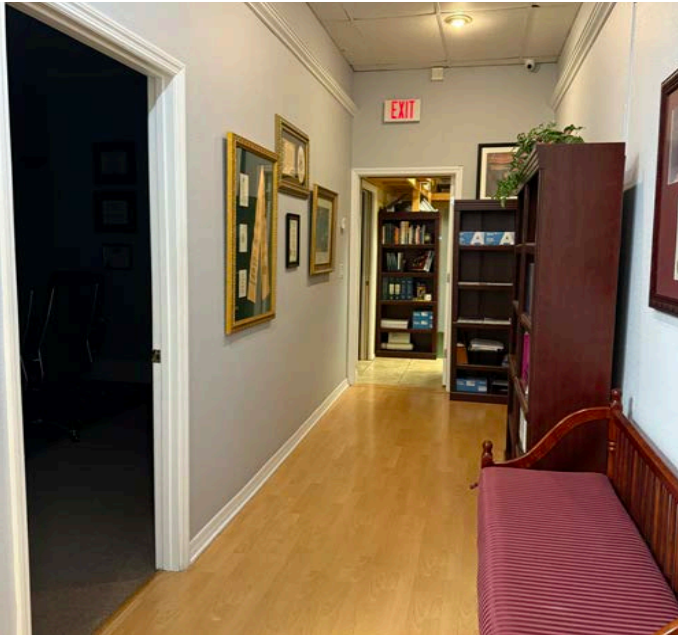
**AVAILABLE**  
**1,666 SF**

FOR CONCEPTUAL PURPOSES ONLY | DIMENSIONS TO BE VERIFIED



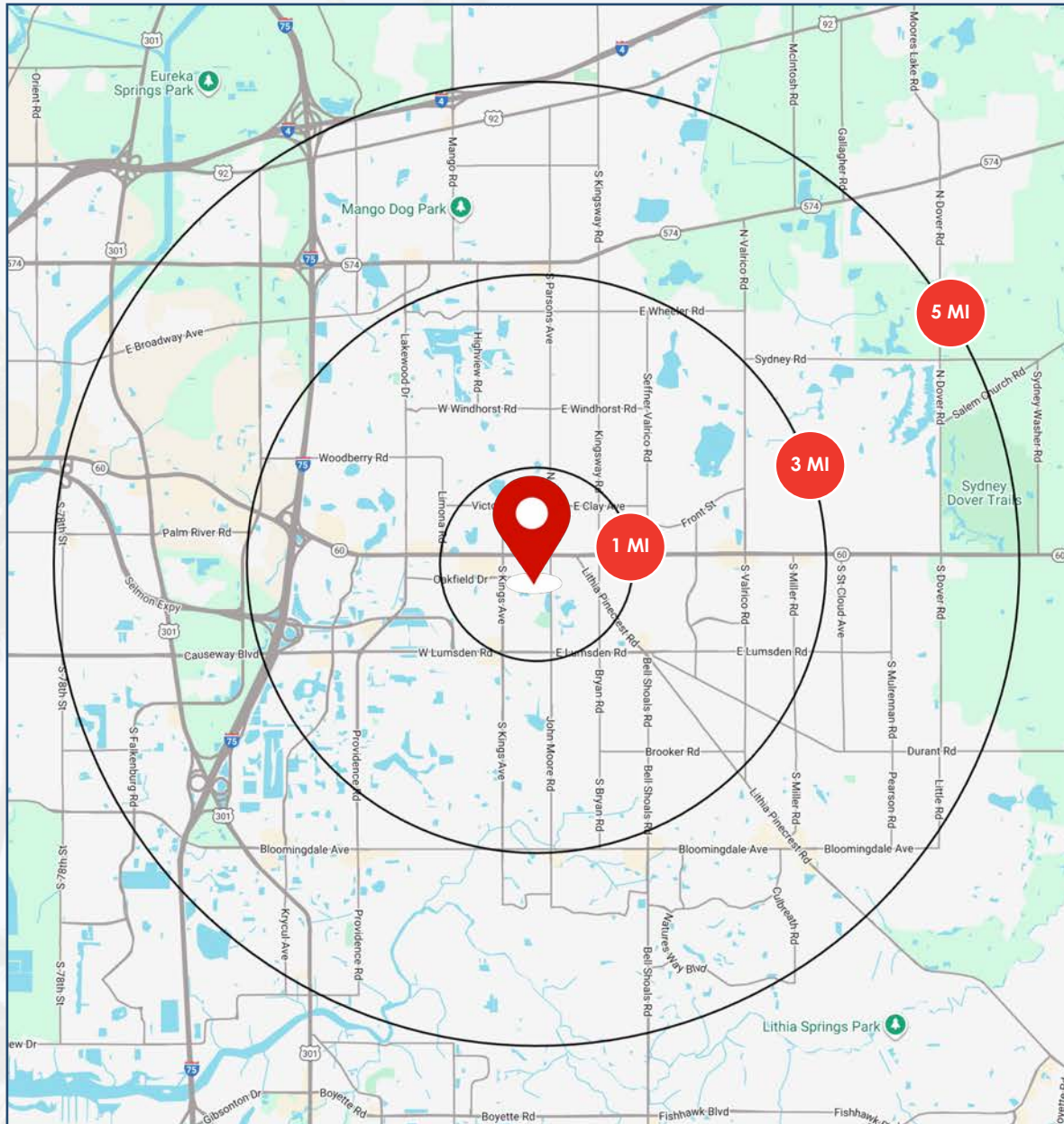
# PHOTOS

156 W. ROBERTSON ST | BRANDON, FL





# AREA DEMOGRAPHICS



## POPULATION



1 MI	9,361
3 MI	103,291
5 MI	232,721

## AVG HH INCOME



1 MI	\$78,675
3 MI	\$113,580
5 MI	\$110,964

## MEDIAN AGE



1 MI	37.8
3 MI	38.5
5 MI	37.9

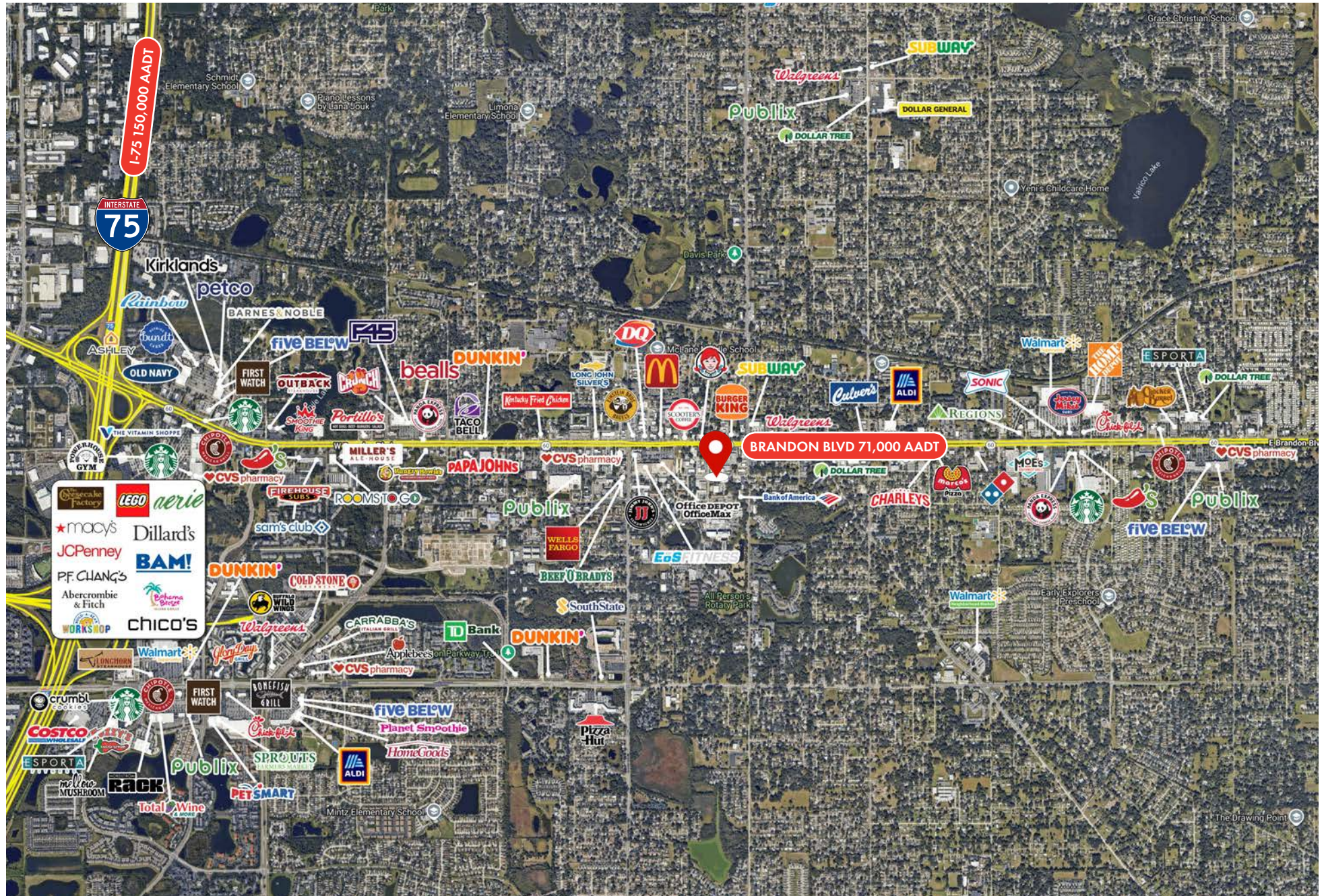
## DAYTIME POPULATION



1 MI	13,691
3 MI	67,304
5 MI	157,645



# SURROUNDING AREA





# OFFICE/RETAIL SPACE FOR LEASE



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