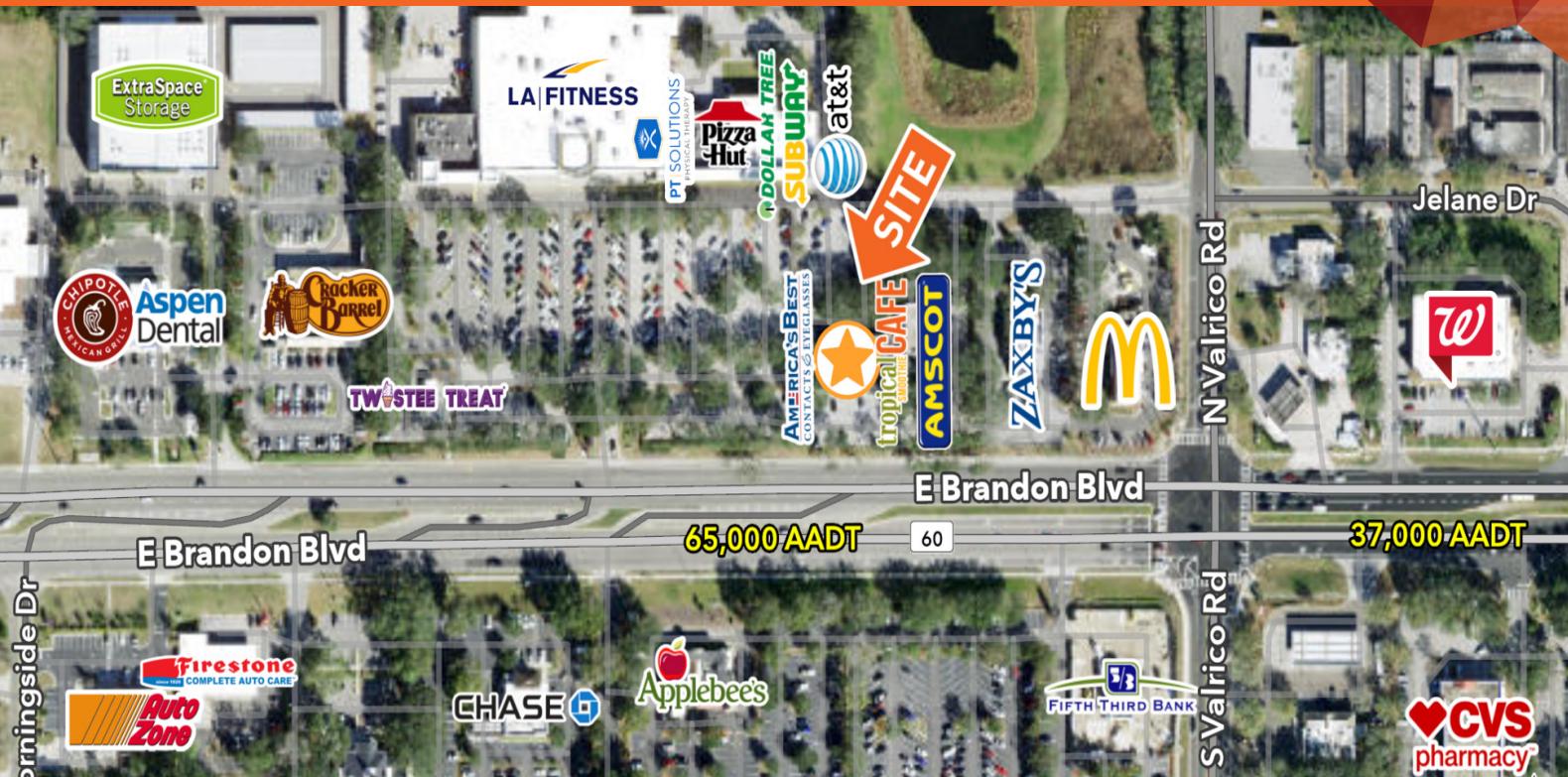


BRANDON BOULEVARD SHOPPES

FOR LEASE

1930 EAST BRANDON BOULEVARD, VALRICO, FL 33594



LOCATION DESCRIPTION

Neighborhood Center serving the growing Valrico Community

PROPERTY HIGHLIGHTS

- 2nd Generation restaurant spaces coming available in 2026
- Join LA Fitness and Tropical Smoothie
- Located across from Publix-anchored center
- Monument signage along highly traveled Brandon Boulevard (65,000 AADT)
- In addition to LA Fitness, the Shoppes features Dollar Tree, Subway, Pizza Hut, & AT&T
- Located within one-mile of Walmart Supercenter, Lowe's and Home Depot



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,795	83,060	194,350
Daytime Population	12,320	74,041	170,189
Households	4,911	30,604	72,370
Average HH Income	\$109,548	\$117,093	\$114,075

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E Brandon Blvd

SUITE	TENANT NAME	SPACE SIZE
1	Hibachi Express (Coming Available 9/2026)	2,100 SF
2	China Star	1,400 SF
3	Mimi's Nails	1,400 SF
4	6element Barbershop	1,370 SF
5	LA Fitness	56,077 SF
6	Optical Outlet	1,400 SF
7	PT Solutions	1,400 SF
8	Pizza Hut	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
9	Dollar Tree	9,530 SF
10	Subway (Coming Available 4/2026)	1,400 SF
11	AT&T	1,400 SF
12	Twistee Treat	600 SF
13	America's Best Eyeglasses	3,500 SF
14	Available	1,500 SF
15	Tropical Smoothie Cafe	1,500 SF



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1,500 SF



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