

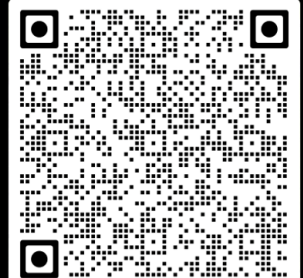
RETAIL | FOR SALE

## PRIME RETAIL CENTER WITH 1.16 ACRES

2617 E BRANDON BLVD, VALRICO, FL 33594



VIDEO TOUR



ASKING PRICE: \$1,350,000

### KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

### PRESENTED BY:

#### ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

alexlucke@kwcommercial.com

#SL3351552

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## EXECUTIVE SUMMARY

2617 E BRANDON BLVD, VALRICO, FL 33594



### OFFERING SUMMARY

PRICE:	\$1,350,000
RETAIL SQUARE FEET:	4,488 SF
PRICE / SF:	\$300.80
LOT SIZE:	1.16 Acres
ACCESS:	Direct access off SR-60   Brandon Blvd
ZONING:	CG (Commercial General)
PERMITTED USES:	See Hillsborough County Zoning Department
FRONTAGE:	102 Feet
TRAFFIC COUNT:	37,000 AADT
UTILITIES:	Well Water & Septic
FLOOD ZONE:	Flood Zone A
APN:	U-30-29-21-ZZZ-000004-15660.0

### PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to present 2617 E Brandon Blvd, a prime retail property located directly on State Road 60 (Brandon Blvd) — one of Eastern Hillsborough County's most heavily trafficked commercial corridors.

This well-positioned asset features a 4,488 SF freestanding building situated on ±1.16 acres, offering both investment and owner-user potential. Built in 1985 with durable concrete block and masonry construction, the building is divided into two units: one (approx. 2,000 SF) currently leased to Doggy Day Trips Spa & Boutique, and the other (approx. 2,500 SF) vacant and ready for immediate occupancy.

In addition to high visibility and 102+ feet of direct frontage on SR-60 with 37,000 vehicles per day (AADT), the property also features valuable rear yard space—a rare find in this corridor—making it especially attractive for businesses needing outdoor storage, fleet parking, or equipment staging.

With ample rear parking, prominent pylon signage, and CG zoning allowing for a wide variety of commercial uses, this is an ideal location for retail, showroom, contractor services, or any business looking for a high-traffic, high-exposure location with functional outdoor space.

[Click here for the Video Tour](#)

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## PROPERTY PHOTOS

1703-1711 DALE MABRY HIGHWAY



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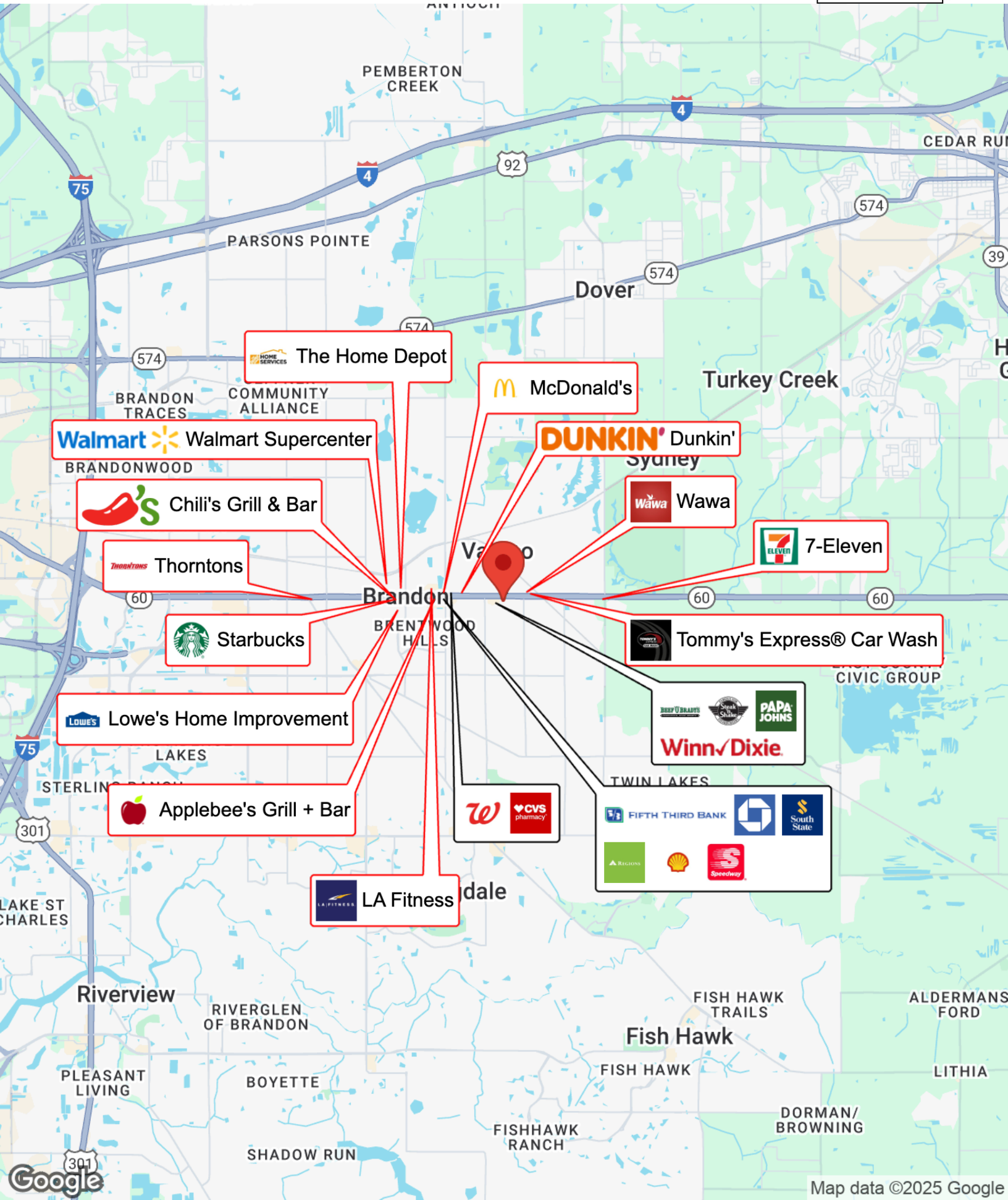
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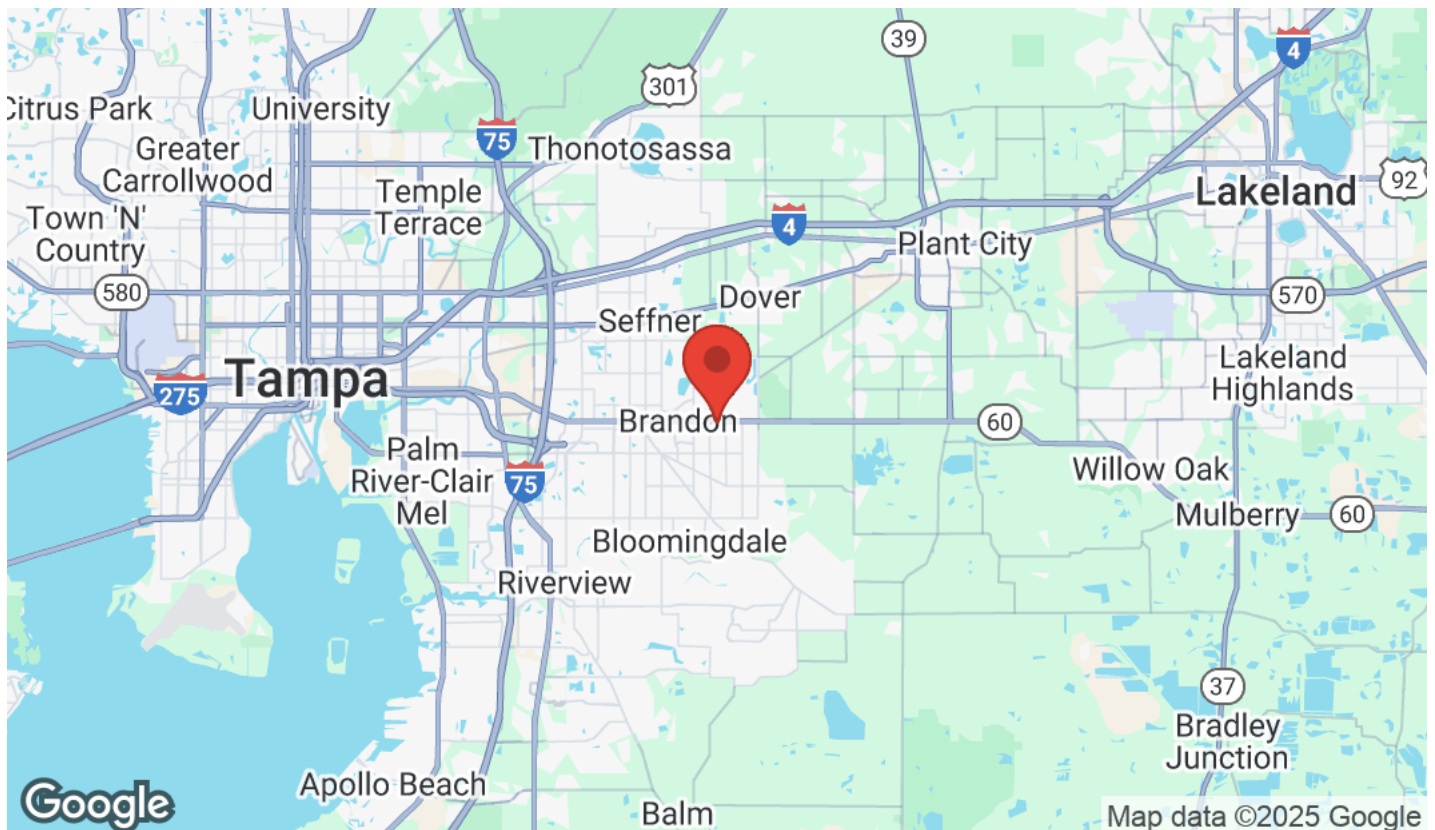
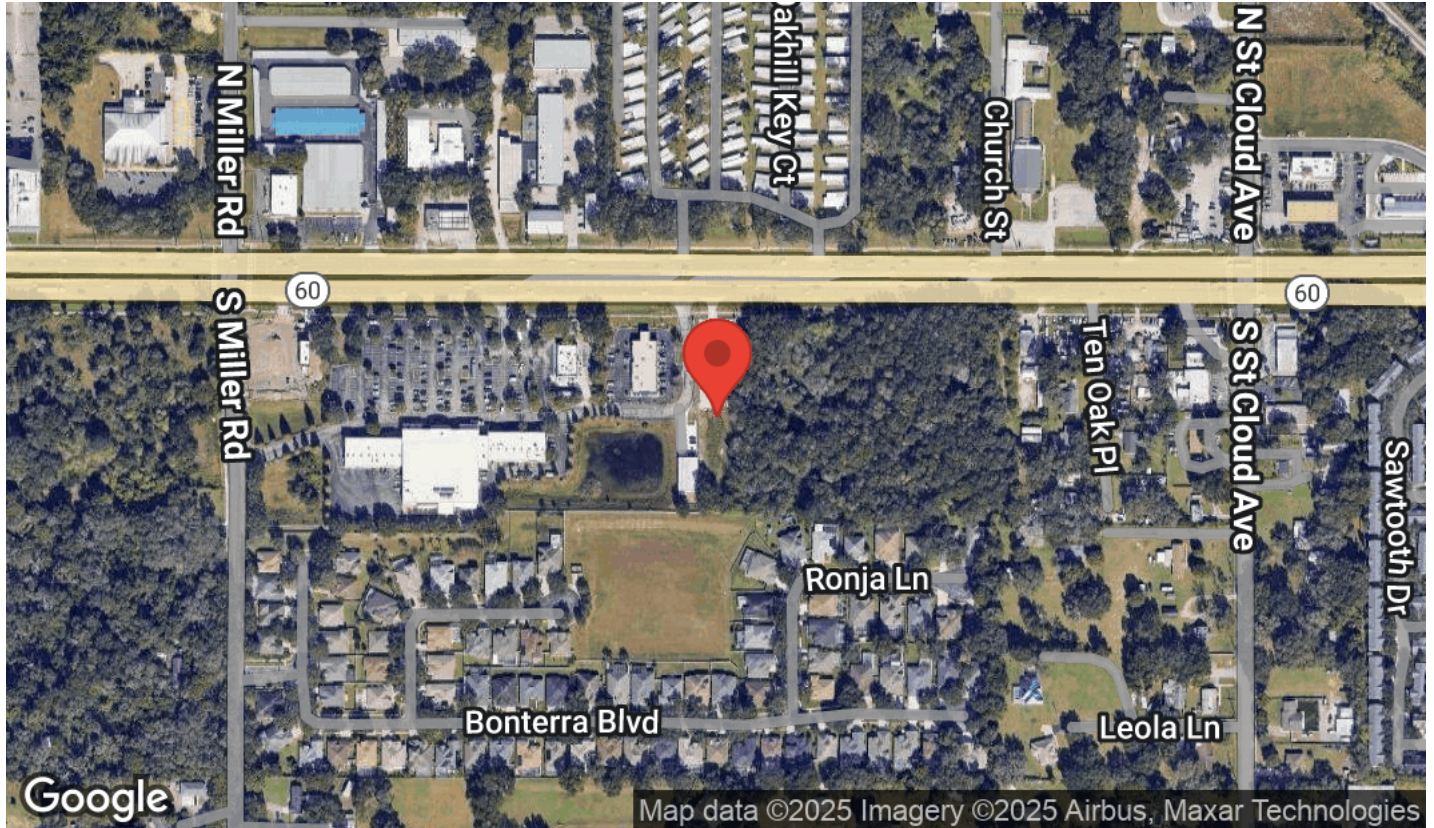
# BUSINESS MAP

2617 EAST BRANDON BOULEVARD



## LOCATION MAPS

1703-1711 DALE MABRY HIGHWAY



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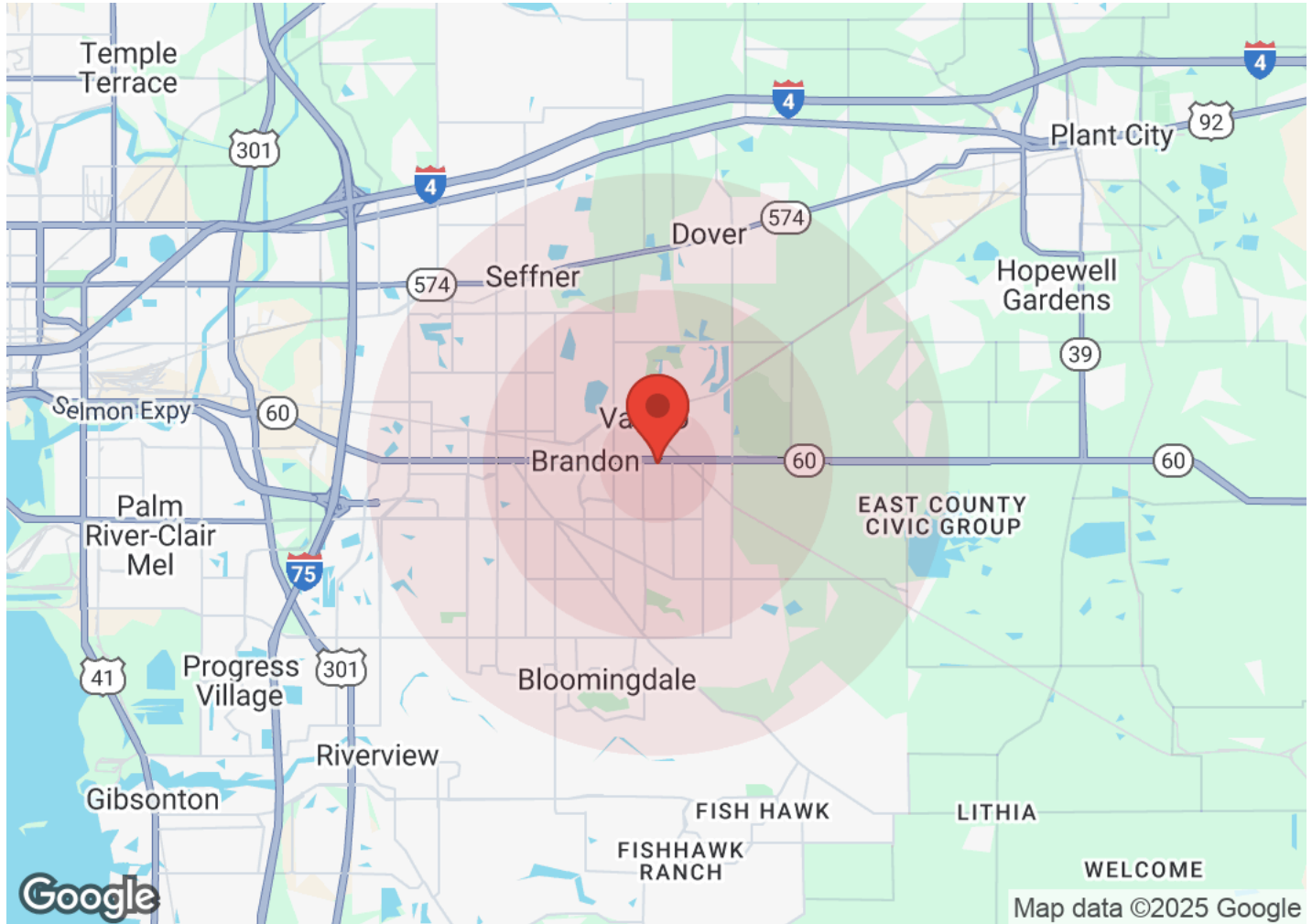
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,222	33,148	80,498	Median	\$84,836	\$92,760	\$90,240
Female	5,807	35,184	84,283	< \$15,000	381	1,844	3,933
Total Population	11,029	68,332	164,781	\$15,000-\$24,999	233	1,232	2,867
				\$25,000-\$34,999	301	1,412	3,277
				\$35,000-\$49,999	457	2,253	5,722
				\$50,000-\$74,999	610	3,448	9,434
				\$75,000-\$99,999	798	3,570	8,836
				\$100,000-\$149,999	882	5,269	11,952
				\$150,000-\$199,999	497	2,956	7,142
				> \$200,000	433	3,468	8,076
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,727	11,776	29,193	Total Units	4,914	27,094	65,186
Ages 15-24	1,204	8,066	19,514	Occupied	4,592	25,452	61,240
Ages 25-54	4,108	27,020	66,882	Owner Occupied	3,375	19,247	42,659
Ages 55-64	1,569	9,246	21,771	Renter Occupied	1,217	6,205	18,581
Ages 65+	2,422	12,224	27,420	Vacant	322	1,642	3,946
Race	1 Mile	3 Miles	5 Miles				
White	5,747	35,341	83,050				
Black	1,427	8,910	23,613				
Am In/AK Nat	8	75	181				
Hawaiian	3	14	49				
Hispanic	3,115	18,730	46,155				
Asian	485	3,656	7,844				
Multi-Racial	211	1,414	3,460				
Other	33	178	428				

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## PROFESSIONAL BIO

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.