

# THE COLLECTION AT BRANDON BLVD

1602 W BRANDON BLVD, BRANDON, FL 33511

FOR LEASE



## LOCATION DESCRIPTION

Redeveloped community center strategically situated on Brandon Boulevard to serve the rapidly growing community

## PROPERTY HIGHLIGHTS

- Excellent visibility with over 1,250 feet of frontage along Brandon Boulevard
- Seven access points and two signalized intersections
- Diverse and internet insulated tenant-mix well tailored to serve the surrounding neighborhoods, consisting of fitness, furniture, discount variety store, dining, medical, education and service uses
- Outparcels attract additional customer traffic: Mission BBQ, Checkers, Bolay and Panda Express
- Traffic Counts (AADT): Brandon Boulevard - 64,500; Lakewood Drive - 25,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,949	95,444	228,882
Daytime Population	15,033	107,718	228,495
Households	4,387	37,992	86,926
Average HH Income	\$71,287	\$86,688	\$88,999

TSCG®

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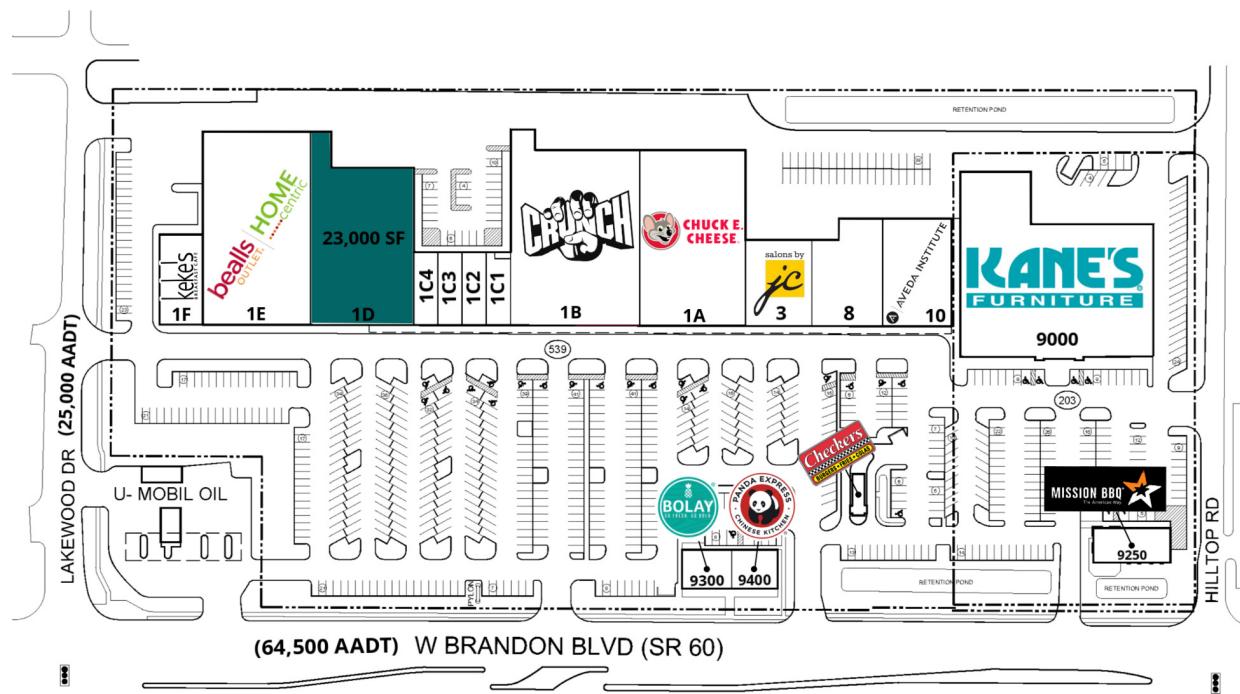
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SUITE	TENANT NAME	SPACE SIZE
1A	Chuck E. Cheese	25,000 SF
1B	Crunch Fitness	30,497 SF
1C1	Raining Berries	2,105 SF
1C2	F45 Training	2,360 SF
1C3	Ideal Dental	2,270 SF
1C4	Avalon Nails & Spa	2,270 SF
1D	At Lease	23,000 SF
1E	Beall's Outlet / Home Centric	28,000 SF
1F	Keke's Breakfast Cafe	5,300 SF

SUITE	TENANT NAME	SPACE SIZE
3	Salons by JC	7,634 SF
8	Umi Buffet	9,200 SF
10	Aveda Institute	10,000 SF
9000	Kane's Furniture	65,450 SF
9250	Mission BBQ	3,573 SF
9300	Bolay	2,600 SF
9400	Panda Express	2,400 SF
9500	Checkers	672 SF



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