



FOR SALE \$699,999
Ground Lease – Build to Suit
5.46 Acres / 1.23 Buildable Acres
Zoned PD-BPO & Limited Commercial

E. Bloomingdale Rd, Brandon, FL 33511

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CONTENTS

Offering Highlights.....	3
Aerial Map	4
Location Map.....	5
Drive Times and Demographics.....	6
FDOT 2023 Traffic Counts.....	7
Conceptual Plan Buildable Area.....	8
Utilities Conceptual Plan.....	9
Approved Uses.....	10
Aerial Photographs.....	11-13
What's in My Community.....	14-16
East Tampa Market Overview.....	17-18

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SHANE BILLINGS, Broker Associate - Tampa

Specialties: Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 30 years of experience in the environmental field—setting him apart from other brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential “red flags” early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. In 2025, Shane celebrates his ninth year in the commercial real estate industry.

Jack Wynne, Broker Associate – St. Petersburg

Specialties: Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



OFFERING HIGHLIGHTS

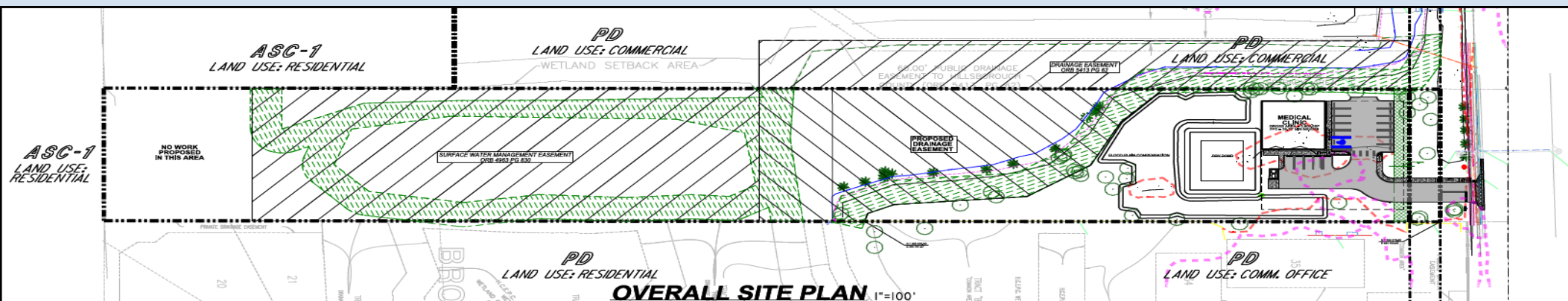
Price for Real Estate	\$699,999
Total Acreage	5.46 acres
Buildable Uplands	1.23 acres
Frontage	Approx. 165 ft
Sewer & Water Utilities	Hillsborough County
Flood Zone	Zone A
Traffic Count 2024	39,500
Zoning	PD-BPO & Limited Commercial
Parcel #	074707-0000

This 1.23-acre buildable parcel, located adjacent to Bloomingdale Plaza in Brandon, Florida, presents a premier investment opportunity in a high-demand retail and office market. It is zoned for Business Professional Offices (BPO) and specific retail uses including apparel/shoe stores, small appliance or art supply stores, bicycle sales, furniture/home furnishings or hardware stores, pet shops, specialty food stores, and sporting goods stores. The parcel is ideally suited for a medical facility, boutique office building, or small multi-tenant retail strip. Associated with Rezoning Petition MM 08-0313 BLD (87-0116), the site allows for a building up to 6,000 square feet with a maximum height of 35 feet, supported by Hillsborough County sewer and water service lines as well as a fire hydrant along the northern boundary.

Strategically positioned with 165 feet of frontage on E. Bloomingdale Avenue, the parcel benefits from a 2024 FDOT traffic count of 39,500 cars per day, offering exceptional visibility and accessibility. Its adjacency to Bloomingdale Plaza shopping center, anchored by Urban Air Adventure Park, ensures synergistic consumer traffic, ideal for specialty retail and professional services. The parcel serves a robust consumer base, with 26,175 residents within a 5-minute drive, 109,993 within 10 minutes, and 250,723 within 15 minutes.

The seller offers flexible terms to maximize investor appeal: a build-to-suit option at cost plus 9%, allowing customized development of up to 6,000 SF, or an “as is” ground lease starting at \$75,000 per year (~\$1.40/sq. ft.), competitive with Brandon’s retail rental rates. Proximity to major employers (e.g., Brandon Regional Hospital, Progressive Insurance) and retail hubs like Brandon Exchange Mall (1 million+ SF) enhances the parcel’s value, while Hillsborough County’s infrastructure investments ensure long-term growth. This parcel is a rare opportunity to develop or lease a high-visibility site in one of Tampa Bay’s most dynamic commercial corridors, poised for immediate impact and sustained returns.

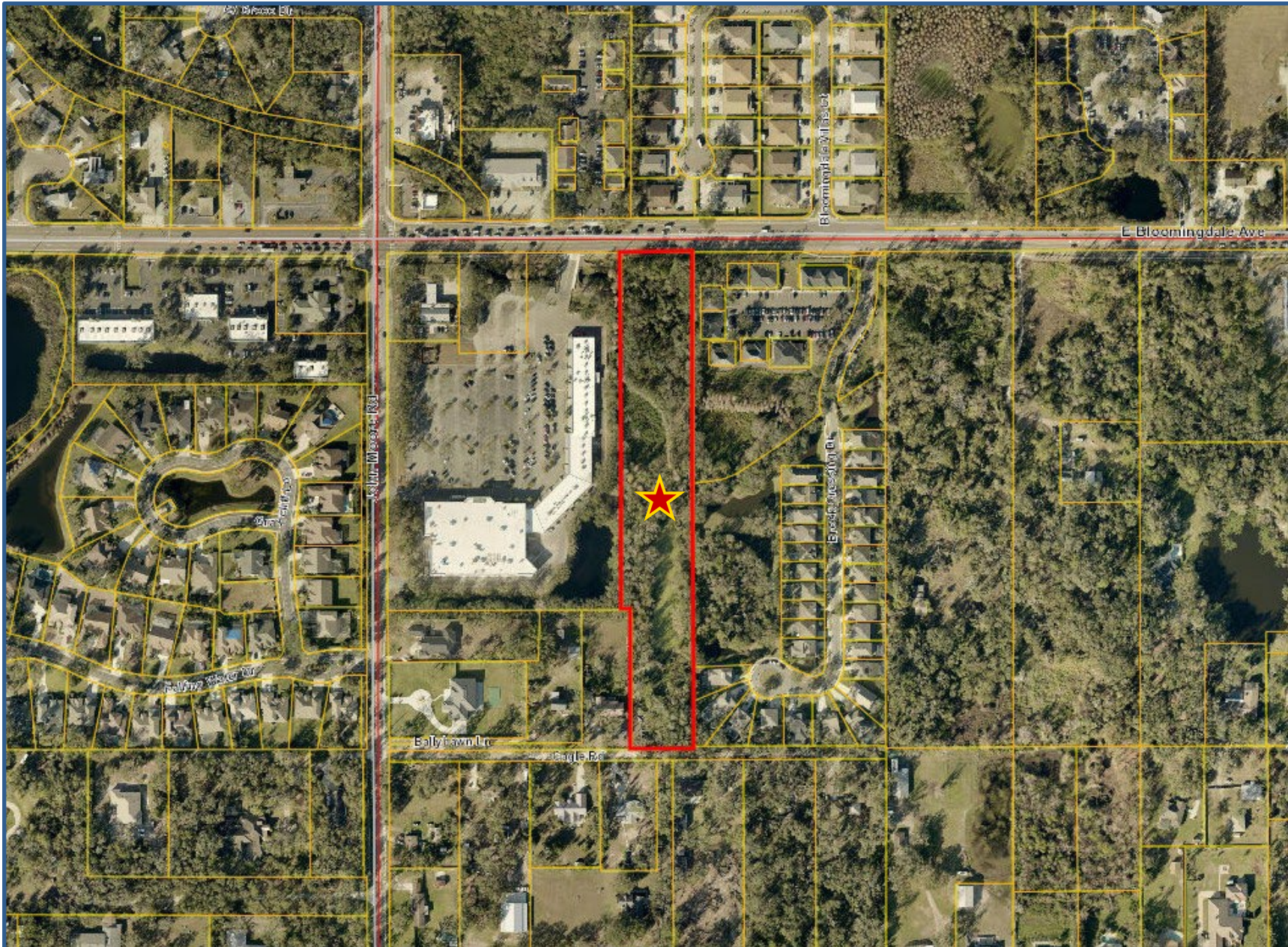
Conceptual Plan



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AERIAL MAP (HILLSBOROUGH COUNTY PROPERTY APPRAISER 2024)

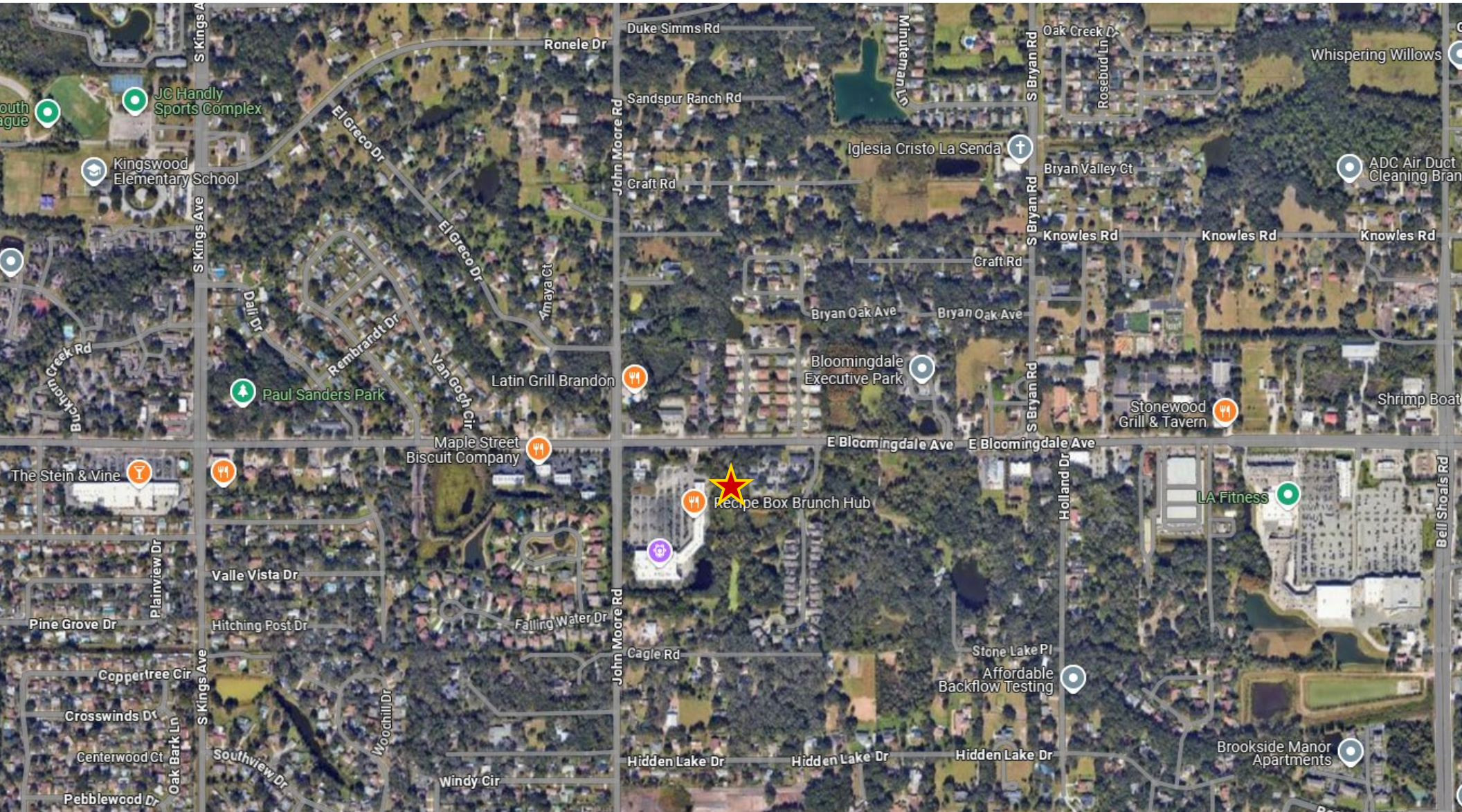


5.46 Acres / 1.23 Buildable Acres

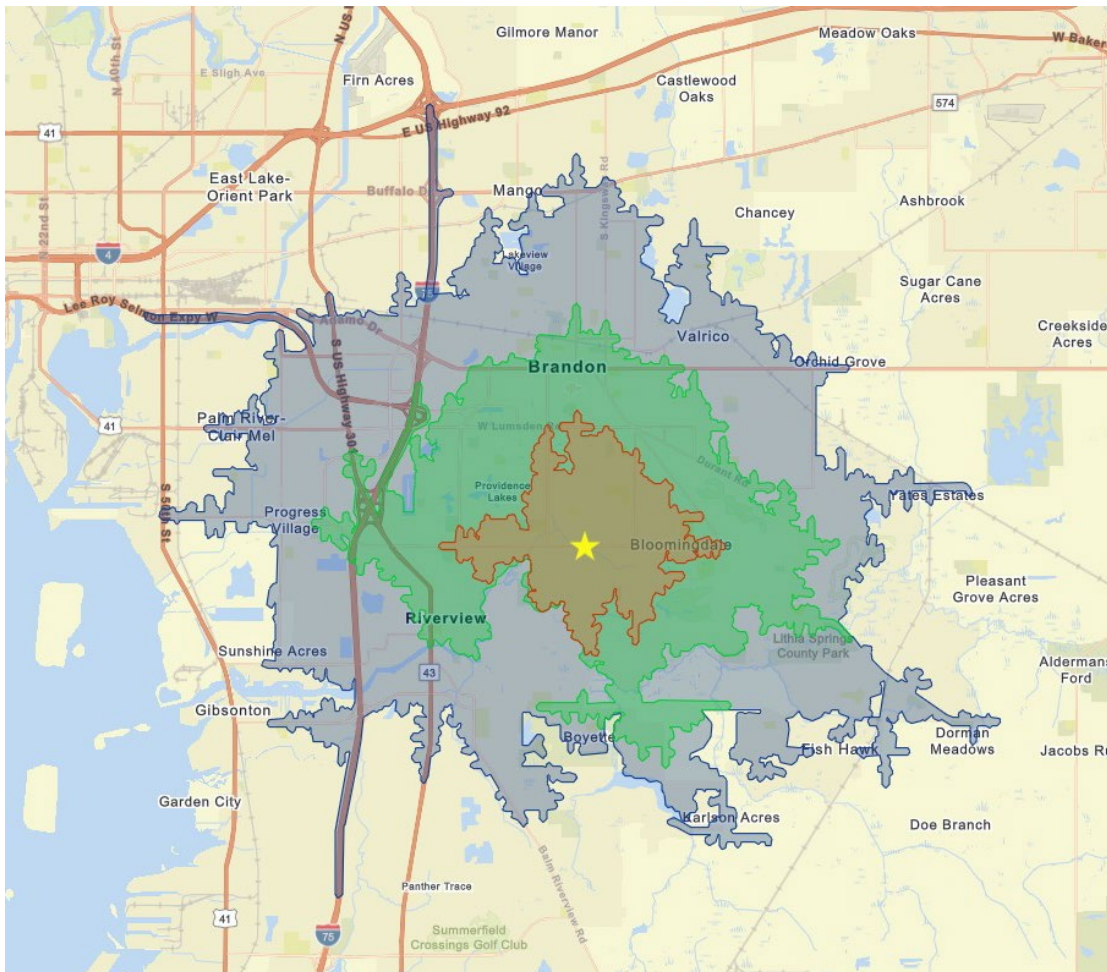
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LOCATION MAP (GOOGLE MAPS)



5-10-15 Minute Drive Time Map



2025 Demographics



Total Population

5 Minute Drive:	26,175
10 Minute Drive:	109,993
15 Minute Drive:	250,723



Total Households

5 Minute Drive:	9,795
10 Minute Drive:	42,736
15 Minute Drive:	95,494



Daytime Workers

5 Minute Drive:	8,910
10 Minute Drive:	43,179
15 Minute Drive:	97,996



Median Age

5 Minute Drive:	42.2
10 Minute Drive:	39.4
15 Minute Drive:	39.0



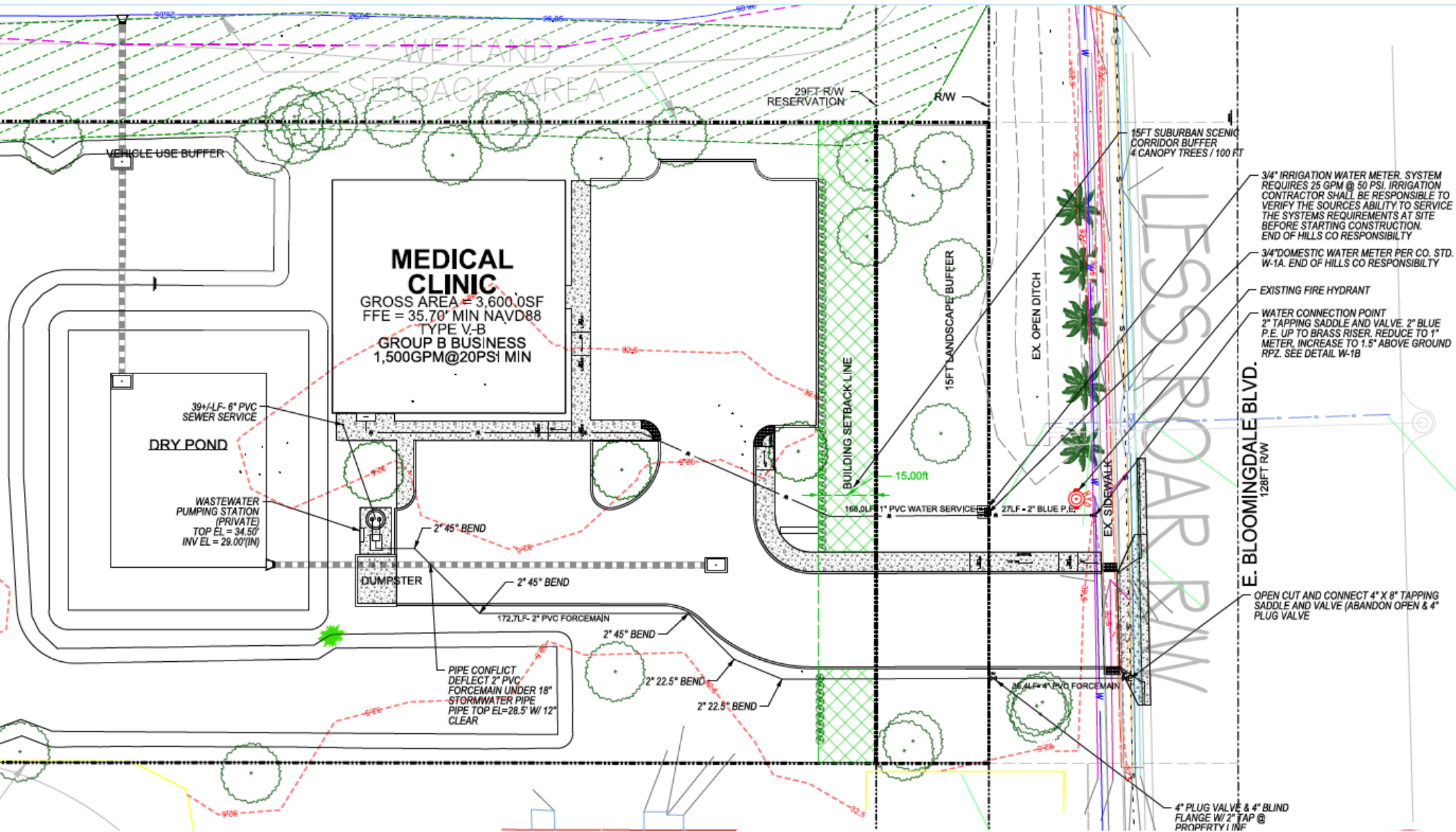
Median HH Income

5 Minute Drive:	\$97,615
10 Minute Drive:	\$87,501
15 Minute Drive:	\$86,953

FDOT 2024 Traffic Counts



Utilities Conceptual Plan



Approved Uses

Approval - Approval, subject to the conditions listed below, is based on site plan received April 29, 2008.

1. The project is permitted Business, Professional Office (BPO) uses and the following Commercial, Neighborhood (CN) uses only:

- Apparel and shoe stores
- Appliance store, small
- Art supply store
- Bicycle sales
- Camera store
- Furniture/home furnishings store
- Hardware store
- Jewelry/watch repair store
- Locksmith
- Pet shop
- Specialty food store
- Sporting goods store

The project is subject to the BPO development standards, unless otherwise referenced herein:

- Maximum building area 6,000 square feet
- Maximum height 35 feet
- Minimum rear yard setback 1,096 feet
- Residential style architecture
- No more than 50 percent of the building shall be permitted CN uses

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AERIAL VIEW SE



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AERIAL VIEW SW



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AERIAL VIEW ESE





What's in My Community?

Places that make your life richer and community better

Pathward
5 minutes



5 MINUTES DRIVE TIME



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri



What's in My Community?

Places that make your life richer and community better

Pathward
10 minutes

10 MINUTES DRIVE TIME



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What's in My Community?

Places that make your life richer and community better

Pathward
15 minutes



15 MINUTES DRIVE TIME



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EASTERN OUTLYING TAMPA RETAIL MARKET OVERVIEW

Per CoStar, the **Eastern Outlying Tampa** retail submarket has a vacancy rate of 2.2% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 0.5%, a result of 33,000 SF of net delivered space and -9,000 SF of net absorption. Eastern Outlying's vacancy rate of 2.2% compares to the submarket's five-year average of 1.9% and the 10-year average of 2.4%. The Eastern Outlying retail submarket has roughly 210,000 SF of space listed as available, for an availability rate of 2.5%.

As of the third quarter of 2025, there is no retail space under construction in Eastern Outlying. In comparison, the submarket has averaged 53,000 SF of under construction inventory over the past 10 years. The Eastern Outlying retail submarket contains roughly 8.5 million SF of inventory. Market rents in Eastern Outlying are \$25.00/SF. Rents have changed by 4.9% year over year in Eastern Outlying, compared to a change of 4.8% across the wider Tampa market. Annual rent growth of 4.9% in Eastern Outlying compares to the submarket's five-year average of 6.0% and its 10-year average of 5.2%



The **East Tampa** retail submarket has a vacancy rate of 1.9% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.0%, a result of no net delivered space and -130,000 SF of net absorption. East Tampa's vacancy rate of 1.9% compares to the submarket's five-year average of 2.0% and the 10-year average of 2.4%. Among the retail subtypes, neighborhood center vacancy stands at 5.0%, power center vacancy is 1.3%, strip center vacancy is 3.0%, mall space has no vacancy, and general retail vacancy is 0.7%. The East Tampa retail submarket has roughly 280,000 SF of space listed as available, for an availability rate of 2.1%. As of the third quarter of 2025, there is no retail space under construction in East Tampa. In comparison, the submarket has averaged 33,000 SF of under construction inventory over the past 10 years. Market rents in East Tampa are \$28.00/SF. Rents have changed by 5.0% year-over-year in East Tampa, compared to a change of 4.8% across Tampa as a whole. Market rents have changed by 4.8% in strip center properties year over year and 4.7% in general retail properties. Annual rent growth of 5.0% in East Tampa compares to the submarket's five-year average of 6.3% and its 10-year average of 5.5%

EASTERN OUTLYING TAMPA OFFICE MARKET OVERVIEW

Per CoStar, the **Eastern Outlying Tampa** office submarket has a vacancy rate of 3.6% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.6%, a result of 1,300 SF of net delivered space and -40,000 SF of net absorption. Eastern Outlying's vacancy rate of 3.6% compares to the submarket's five-year average of 3.3% and the 10-year average of 5.8%. The Eastern Outlying office submarket has roughly 74,000 SF of space listed as available, for an availability rate of 3.0%. As of the third quarter of 2025, there is no office space under construction in Eastern Outlying. In comparison, the submarket has averaged 14,000 SF of under construction inventory over the past 10 years. Eastern Outlying contains 2.5 million SF of inventory, compared to 131 million SF of inventory metro wide. Average rents in Eastern Outlying are roughly \$28.00/SF, compared to the wider Tampa market average of \$31.00/SF. Rents have changed by 4.3% year over year in Eastern Outlying, compared to a change of 3.6% metro wide. Annual rent growth of 4.3% in Eastern Outlying compares to the submarket's five-year average of 5.1% and its 10-year average of 5.1%.



The **East Tampa** office submarket has a vacancy rate of 8.9% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.7%, a result of 19,000 SF of net delivered space and 93,000 SF of net absorption. East Tampa's vacancy rate of 8.9% compares to the submarket's five-year average of 9.1% and the 10-year average of 8.3%. The East Tampa office submarket has roughly 840,000 SF of space listed as available, for an availability rate of 7.9%. As of the third quarter of 2025, there is 3,000 SF of office space under construction in East Tampa. In comparison, the submarket has averaged 27,000 SF of under construction inventory over the past 10 years. East Tampa contains 10.6 million SF of inventory, compared to 131 million SF of inventory metro wide. Average rents in East Tampa are roughly \$29.00/SF, compared to the wider Tampa market average of \$31.00/SF. Rents have changed by 4.1% year over year in East Tampa, compared to a change of 3.6% metro wide. Annual rent growth of 4.1% in East Tampa compares to the submarket's five-year average of 4.3% and its 10-year average of 4.7%.



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