

# RETAIL—OFFICE FOR LEASE



TAMPA  
COMMERCIAL  
REAL ESTATE

## 1076 E Brandon Bv, Brandon, FL 33511



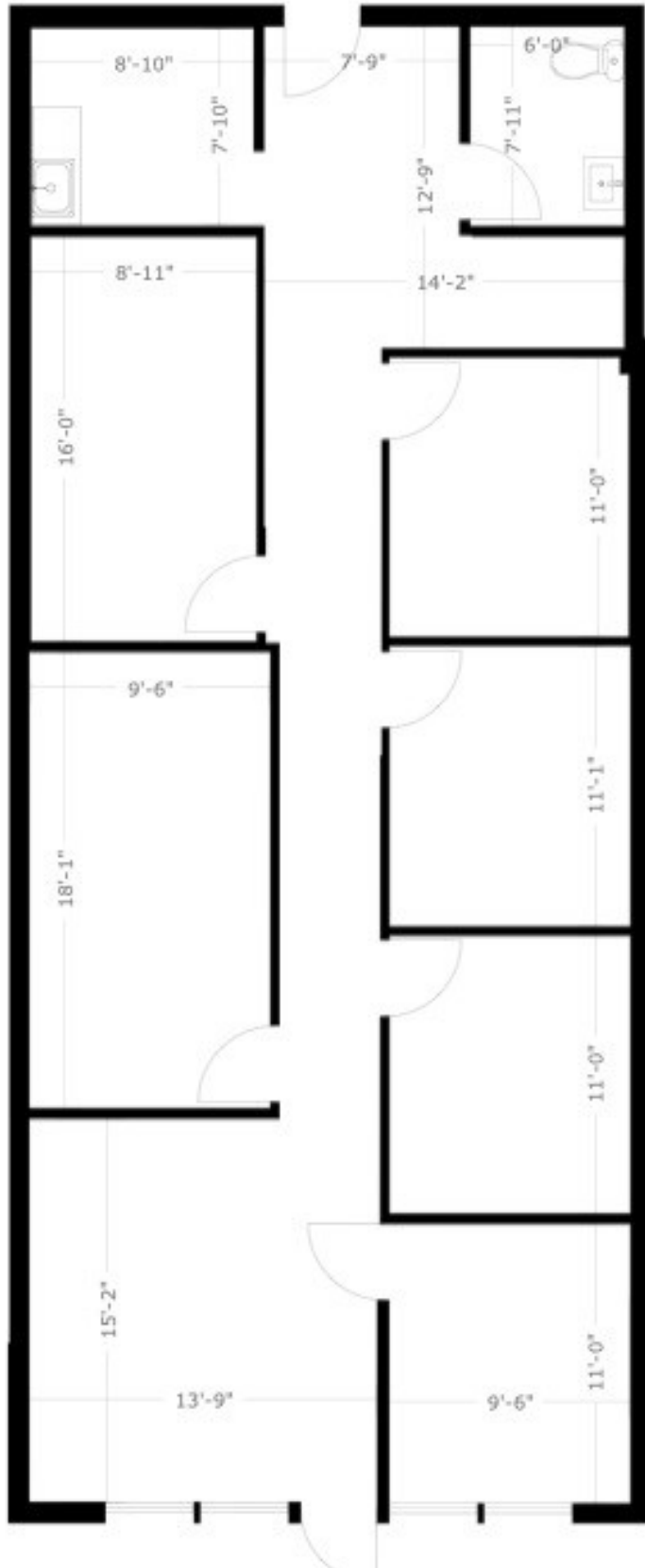
- Rate: \$13.50/sf NNN + CAM \$7.00/sf (Mo Pmt approx: \$2,647.92 + sales tax)
- Space- Suite 112—1,550sf
- Tons of parking
- Prime first floor location
- 4 offices + two conference rooms
- Excellent Demographics: 286,000 people within 15 minutes drive time
- Traffic Count: 53,000 vehicles /day on Brandon Bv. Adjacent to Walmart
- Prior Use: Holistic Healing



Information is from sources deemed reliable. Broker is not responsible for errors & omissions

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### Floor Plan Suite 112

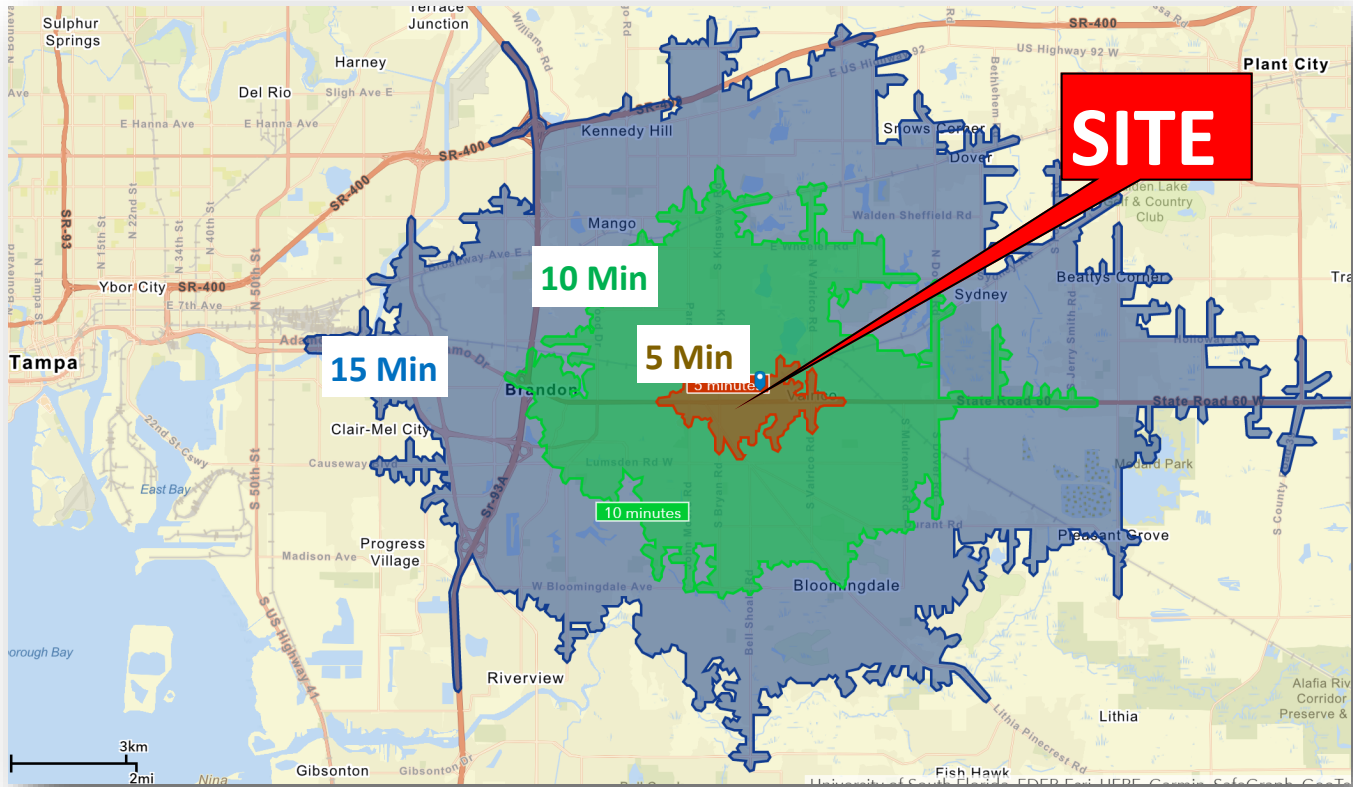


For more information please contact:  
Steven Silverman, Broker (813)785-3665  
Steven@TampaCommercialREalEstate.com  
www.TampaCommercialRealEstate.com

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## Trade Area Demographics



2021	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>	4,678	69,572	142,495
<b>HOUSEHOLDS</b>	2,285	34,198	78,343
<b>MED AGE</b>	38.6	39.8	38.1
<b>MED HH INCOME</b>	\$50,965	\$61,932	\$63,188
<b>AV HH INCOME</b>	\$60,777	\$80,576	\$81,808



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