

521 CLAY AVE

Brandon, FL, 33510

LAND FOR SALE



PROPERTY DETAILS

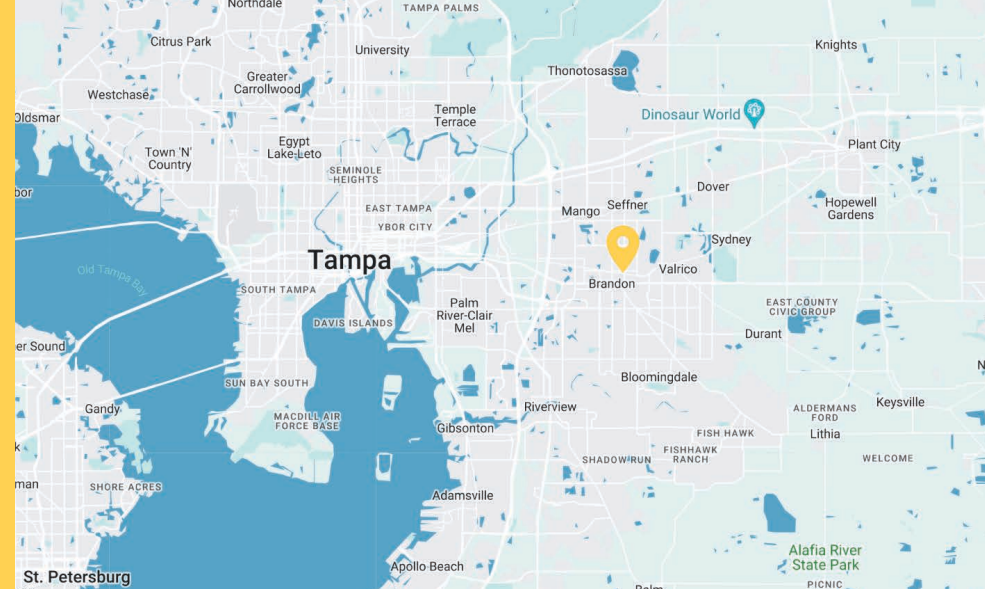
- +/- 4.24 AC Land for Sale
- Zoned RSC-6
- Over 350 FT frontage with access from Clay Rd.
- Half a mile from Brandon Blvd. and in close proximity to major retailers
- Brandon is a popular suburb of Tampa with unprecedented growth of nearly 3.8% growth from 2023, and as one of the top destinations for new residents to the Tampa Bay region

NEARBY RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,260	93,978	208,326
Households	4,249	35,100	79,181
Average Household Income	\$77,769	\$105,075	\$102,278
Daytime Employees	7,731	33,545	83,807



TRAFFIC COUNTS

KINGSWAY RD - 8,900 VPD
E BRANDON BLVD - 69,000 VPD

CONTACT FOR LEASING

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CECI TRICOLI

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4693 Van Dyke Rd.

Lutz, FL 33558

www.NorthbridgeCREG.com



14.1 mi Downtown Tampa
20.3 mi Tampa Int. Airport
36.5 mi Clearwater

★ SITE



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