



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

1301 W BRANDON BLVD, BRANDON, FL 33511



OFFERING SUMMARY

Ground Lease Rate:	Contact Broker for Pricing
Available Building SF:	4,268 SF
Lot Size:	1.29 Acres
Year Built:	1983
Building Size:	4,268 SF
Zoning:	BMS-GW
Traffic Count:	61,000 AADT
Parking Spaces:	10
Estimated Property Tax:	\$28,155.49
APN:	71794.0000

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non-Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Located on W. Brandon Blvd. in Brandon, FL. This location is in a highly dense retail corridor and backs up to many established neighborhoods. Less than 1.5 miles to the I-75 Interchange.

Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS
DENNY'S GROUND LEASE
 1301 W BRANDON BLVD, BRANDON, FL 33511



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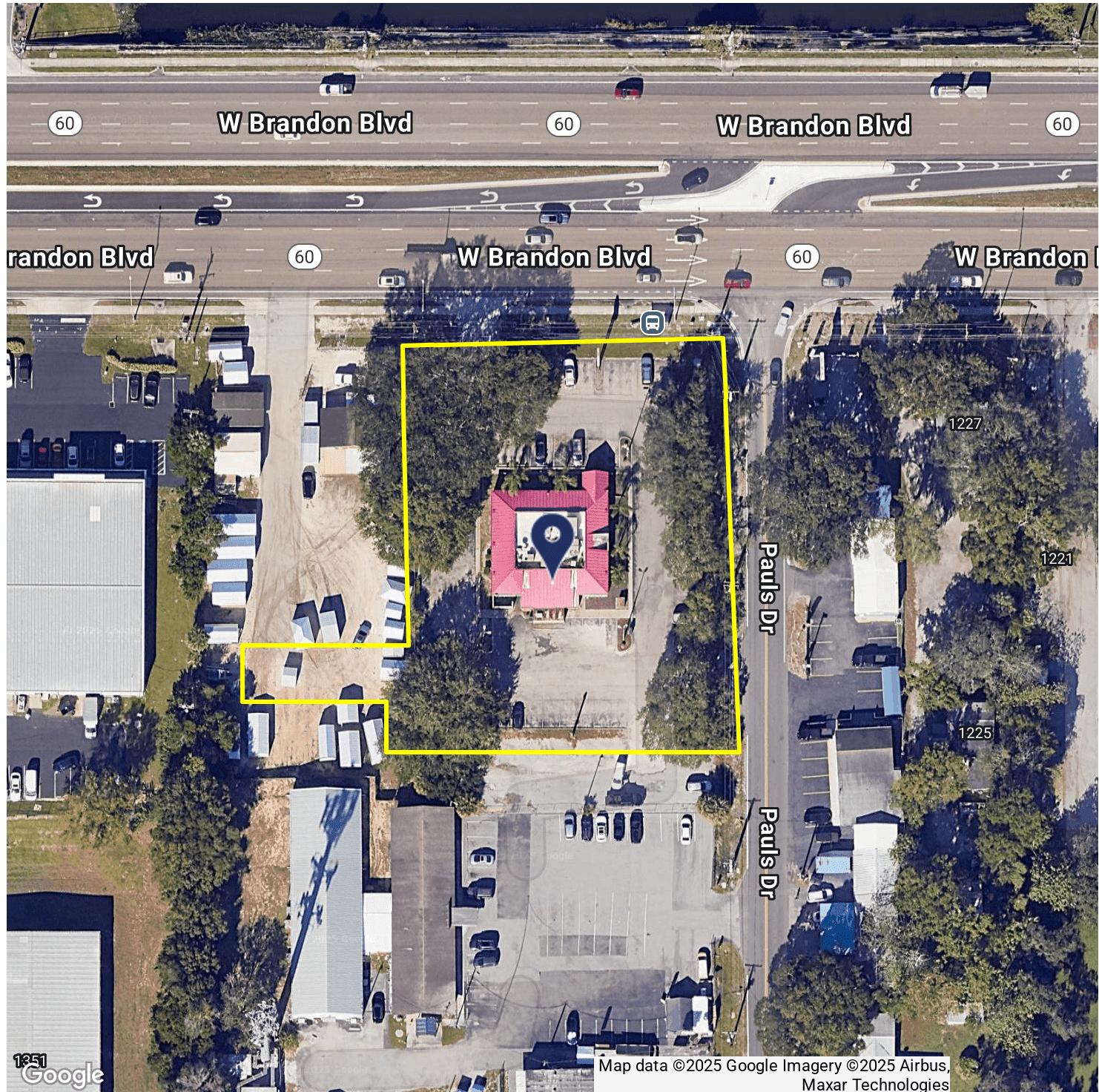
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PARCEL MAP
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RETAILER MAP

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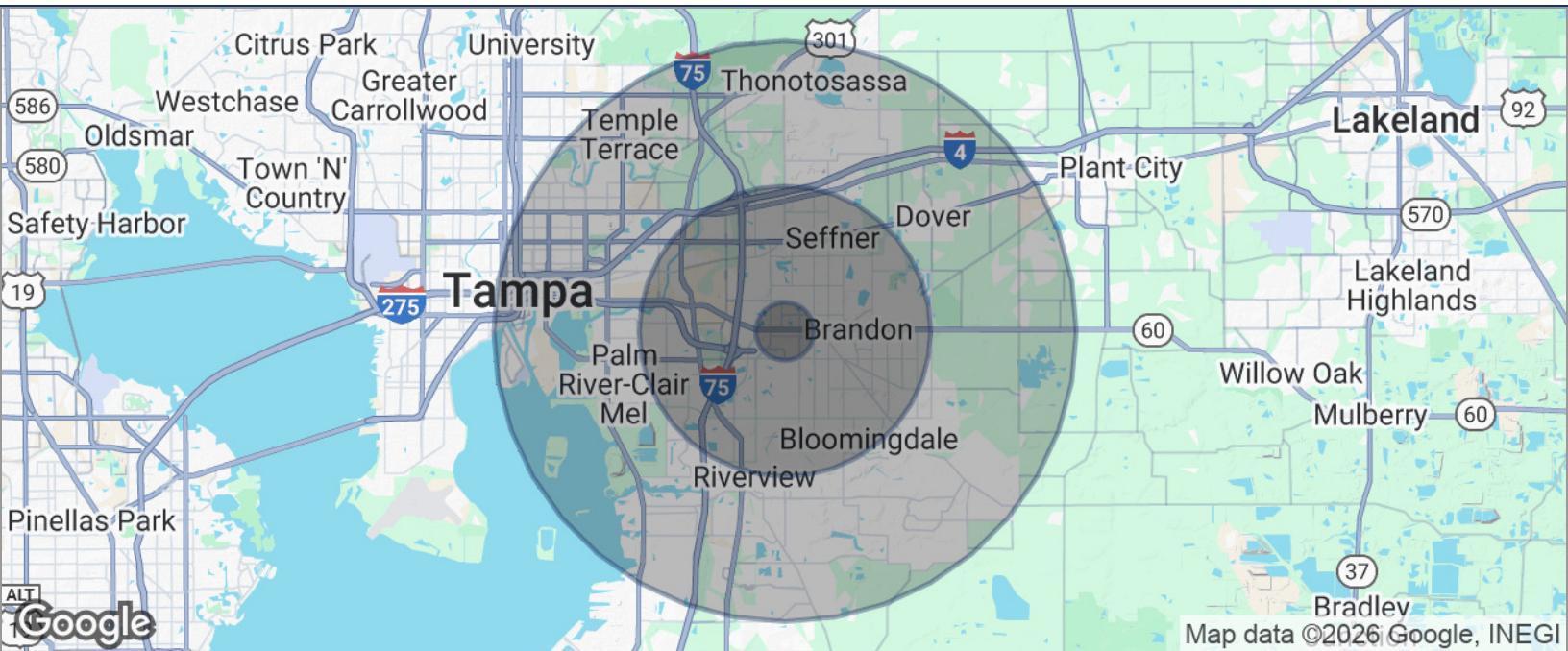
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DEMOGRAPHICS MAP DENNY'S GROUND LEASE 1301 W BRANDON BLVD, BRANDON, FL 33511



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,247	234,830	576,325
MEDIAN AGE	40	40	39
MEDIAN AGE (MALE)	38	38	37
MEDIAN AGE (FEMALE)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,558	88,940	210,749
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$76,897	\$94,935	\$93,877
AVERAGE HOUSE VALUE	\$282,660	\$335,130	\$343,230

* Demographic data derived from 2020 ACS - US Census

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