



SHOPS AT KINGSWAY

1301 Kingsway Rd, Brandon, FL 33510

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Property Summary

SHOPS AT KINGSWAY

PROPERTY DESCRIPTION

1301 Kingsway Road is an offering +875 SF suite offering an efficient layout for retail, office, medical, or service-oriented businesses. The property features excellent visibility, shared on-site parking, and convenient access along an established Brandon commercial corridor. Surrounded by strong residential density and located near SR 60, I-75, and Brandon's major retail and employment centers, this space provides an ideal opportunity for businesses seeking a well-positioned neighborhood location.

PROPERTY HIGHLIGHTS

- Multi-tenant retail and office center
- Multiple suite sizes to accommodate a variety of businesses
- Retail, professional office, medical, salon, wellness, or service users
- Frontage along Kingsway Road with excellent street exposure
- Convenient access to SR 60, I-75, and Brandon Parkway

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	6
Available SF:	875 SF
Lot Size:	0.497 Acres
Building Size:	6,776 SF

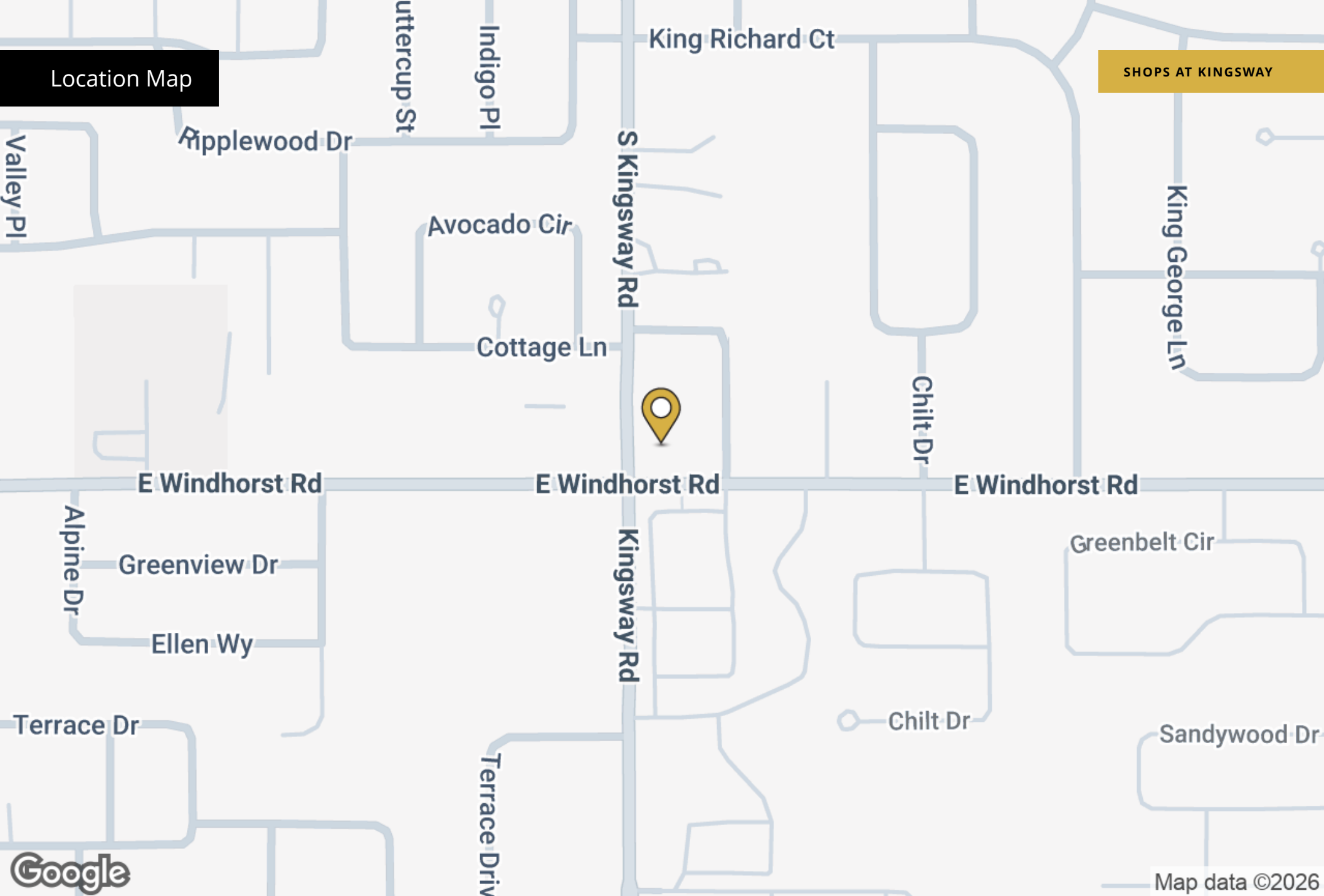
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,599	4,904
Total Population	950	3,858	12,578
Average HH Income	\$103,047	\$103,232	\$100,864

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Location Map

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NATIONWIDE
— REALTY SOLUTIONS —

Additional Photos



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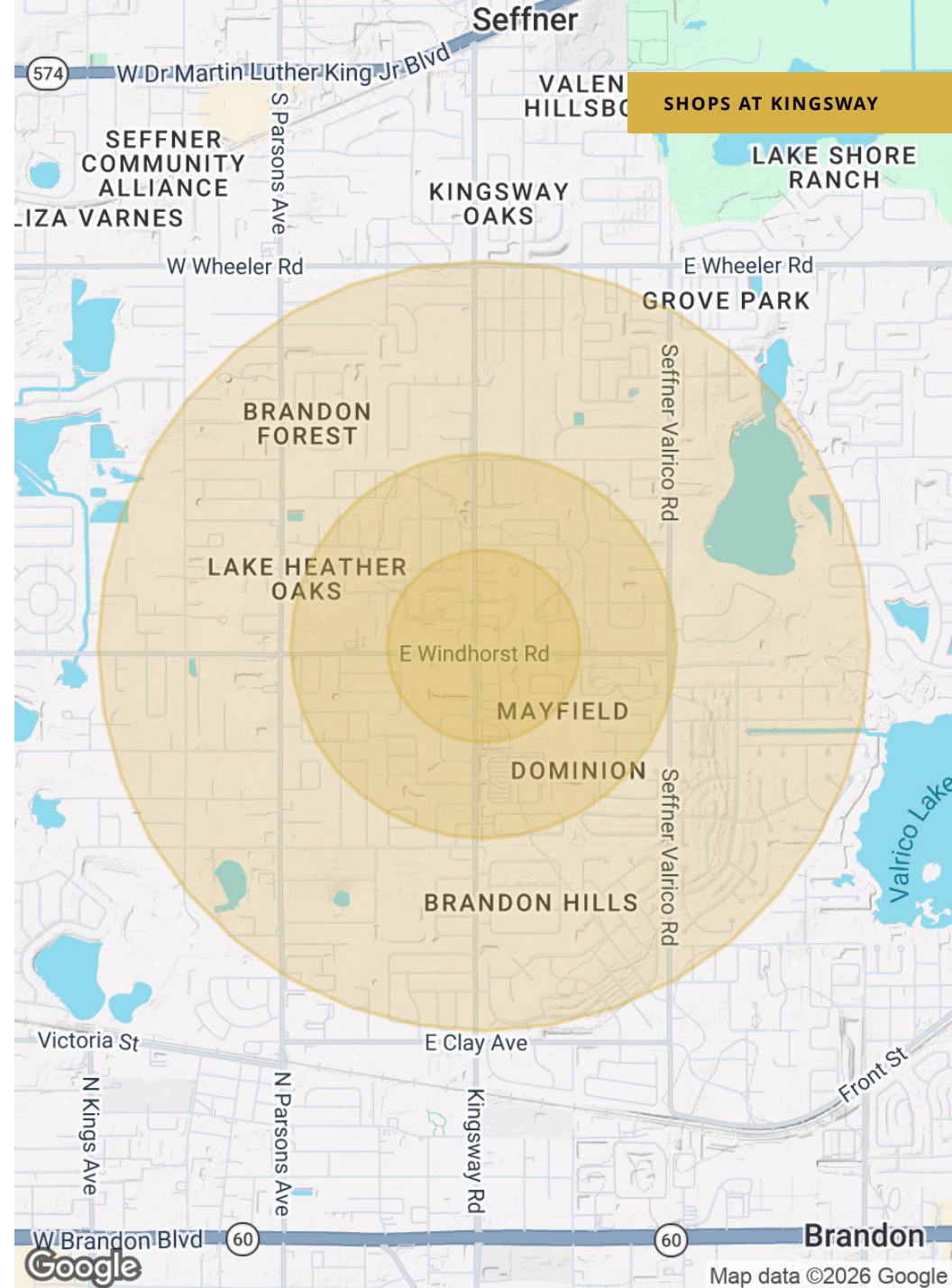
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	950	3,858	12,578
Average Age	45.0	44.6	43.5
Average Age (Male)	41.5	40.5	40.9
Average Age (Female)	42.9	43.2	43.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,599	4,904
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$103,047	\$103,232	\$100,864
Average House Value	\$261,019	\$260,980	\$307,879

2023 American Community Survey (ACS)



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