



## EXECUTIVE SUMMARY

## DENNY'S GROUND LEASE

1301 W BRANDON BLVD, BRANDON, FL 33511



## OFFERING SUMMARY

<b>Ground Lease Rate:</b>	\$225,000.00 per year (NNN)
<b>Available Building SF:</b>	4,268 SF
<b>Lot Size:</b>	1.29 Acres
<b>Year Built:</b>	1983
<b>Building Size:</b>	4,268 SF
<b>Zoning:</b>	BMS-GW
<b>Traffic Count:</b>	61,000 AADT
<b>Parking Spaces:</b>	10
<b>Estimated Property Tax:</b>	\$28,155.49
<b>APN:</b>	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

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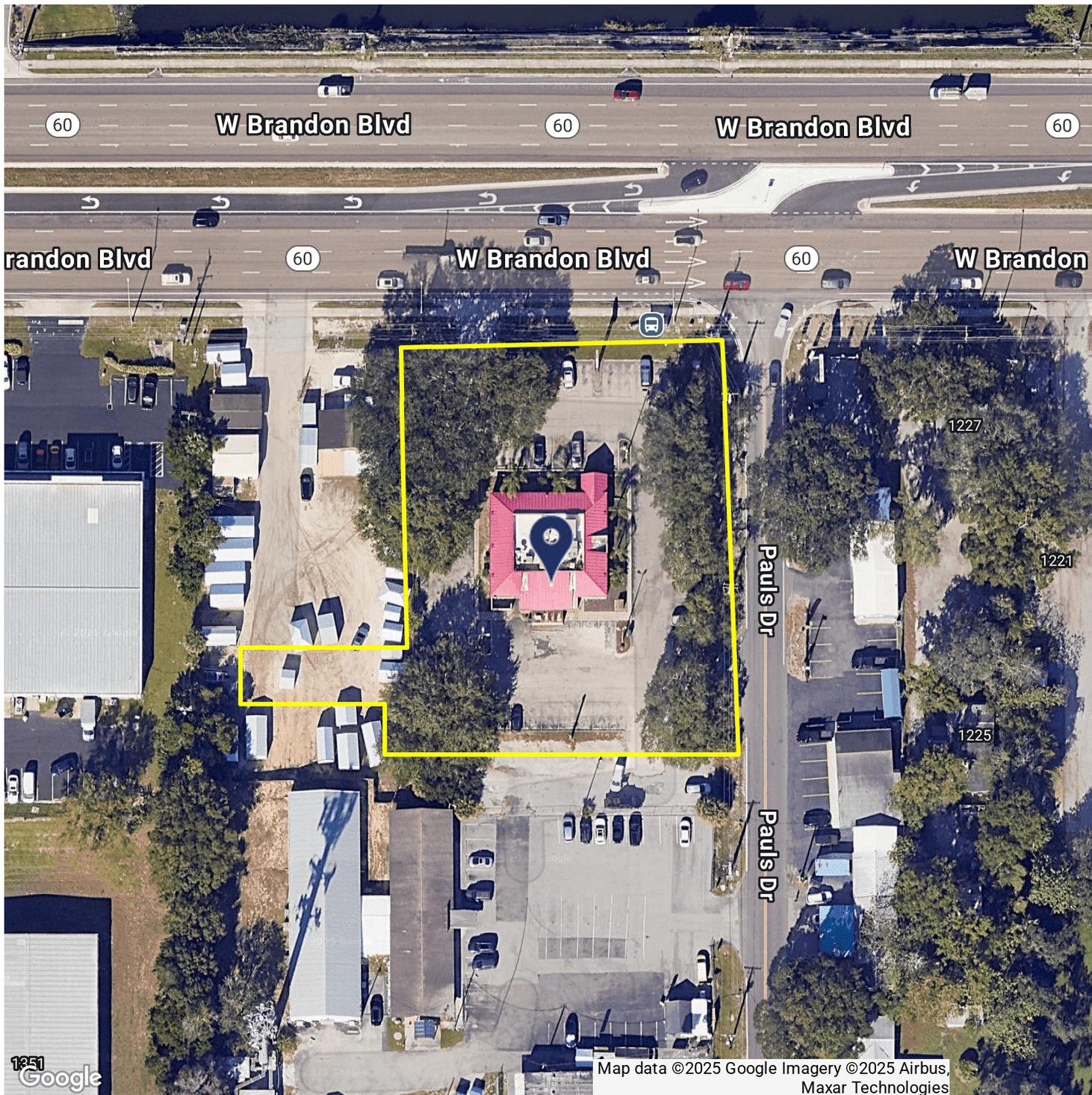




PARCEL MAP

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RETAILER MAP

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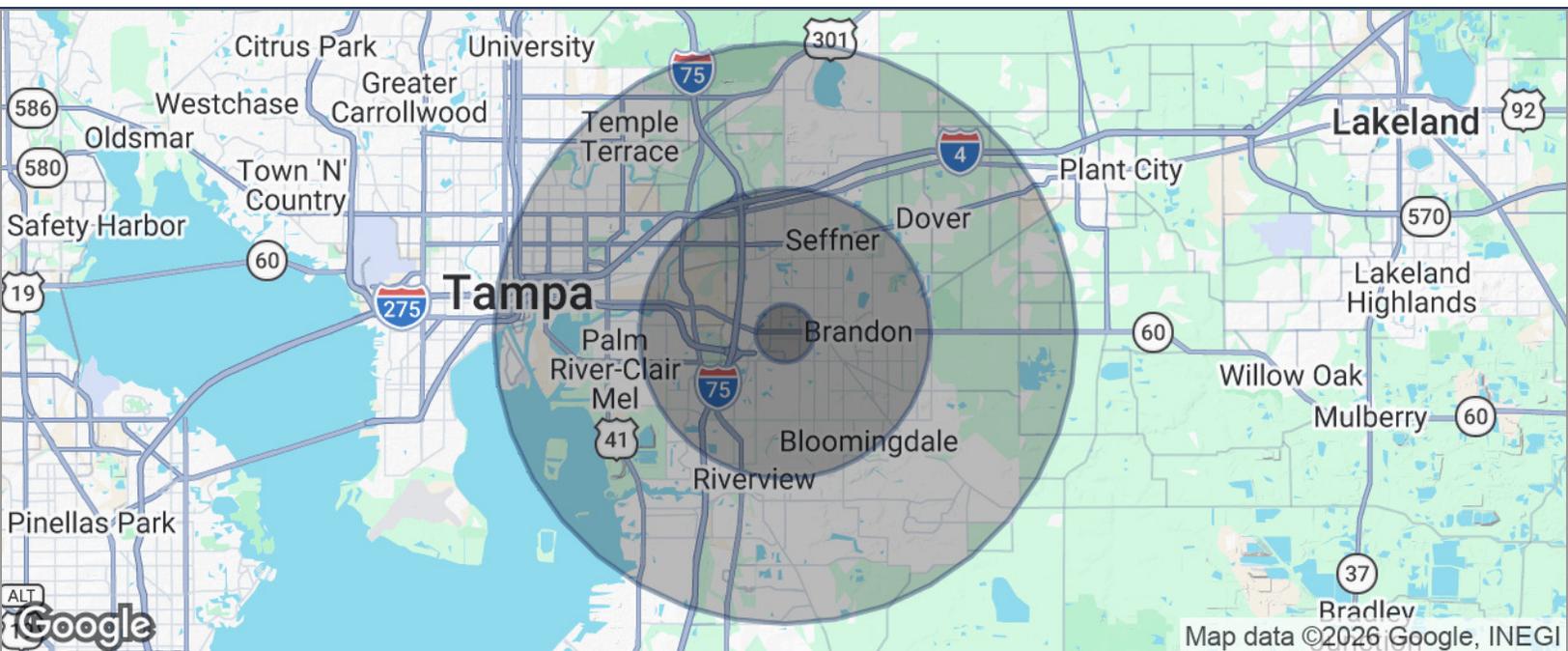




## DEMOGRAPHICS MAP

## DENNY'S GROUND LEASE

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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