



FOR SALE

~~\$789,900.00~~

201 S. Lakewood Dr.
Brandon, FL

Located at the traffic-lit intersection
Brandon Blvd and S. Lakewood Dr.

Zoning:

Commercial (General/Mixed
Use Residential)



Site & Infrastructure

Utilities: Public water & sewer available

Stormwater/Retention: On-site required per
county review

Setbacks: Approx. 10' side | 15' rear |
per county LDC standards



Traffic Counts: 20,000.00+ cars per day

Demographics:

3 miles: Approx. 86,400 residents

5 miles: Approx. 221,800 residents

Population Density (5 mile): `2,9500 people per sq.
mile



813-810-0570

cheryl_white@kw.com

Let me turn you're real estate dreams into
reality

Why This Site Works

- High-traffic visibility in growing Brandon corridor
- Established demographics and income base
- Ready for commercial or mixed-use development
- Flat, rectangular lot for optimal site planning