



Executive Summary

3414 BELL SHOALS RD | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$50.00 - 65.00 SF/yr (NNN)
Building Size:	9,300 SF
Available SF:	1,300 - 1,500 SF
Lot Size:	43,990 SF
Number of Units:	5
Zoning:	PD

PROPERTY OVERVIEW

Boutique National is excited to offer a prime retail center, located on a Publix anchored outparcel, in the affluent Bloomingdale sub-market of Brandon FL.

The space is completely redeveloped option comprised of five units ranging between 1300 ft.² to 1500 ft.² with a drive-thru.

The Asset boasts excellent visibility, access, and ample parking. Pylon signage and building signage available.

PROPERTY HIGHLIGHTS

- Shared Grease Trap.
- Drive Thru space available.
- Each unit separately metered. 200 amps/3 phase power.
- TI allowance based on tenant credit.
- Outparcel of recently redeveloped Publix anchored center.
- Available December 2025.
- Spaces delivered in vanilla shell.
- Rear exits to each unit.

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Coffee	1,500 SF	16.13%	\$65.00	\$97,500	2026	2031
B	Phone Provider	1,300 SF	13.98%	\$55.00	\$71,500	2026	2031
C	QSR	1,300 SF	13.98%	\$55.00	\$71,500	2026	2036
D	Retailer	1,300 SF	13.98%	\$50.00	\$65,000	2026	2033
E	Dental	1,300 SF	13.98%	\$50.00	\$65,000	2026	2036
TOTALS		6,700 SF	72.05%	\$275.00	\$370,500		
AVERAGES		1,340 SF	14.41%	\$55.00	\$74,100		

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Retailer Map

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Plans

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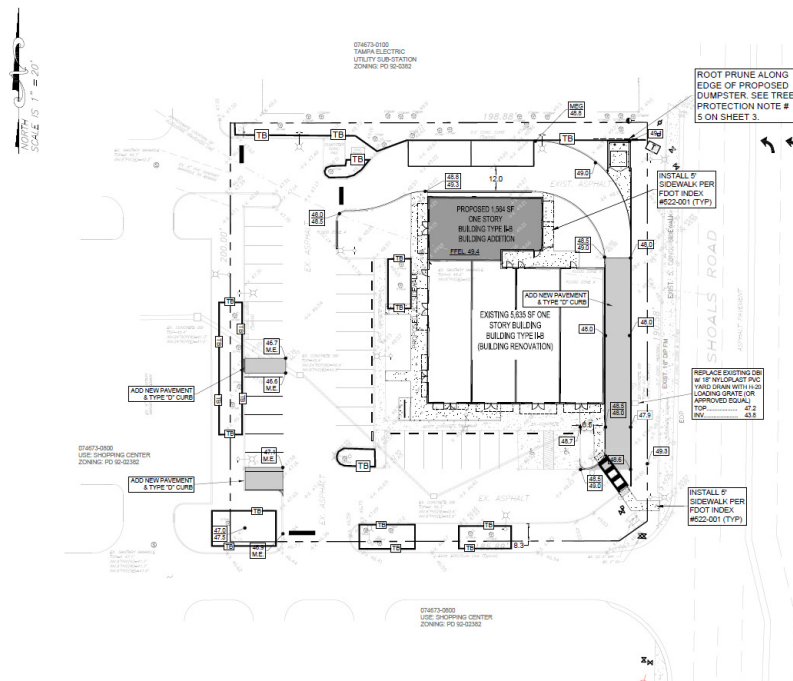
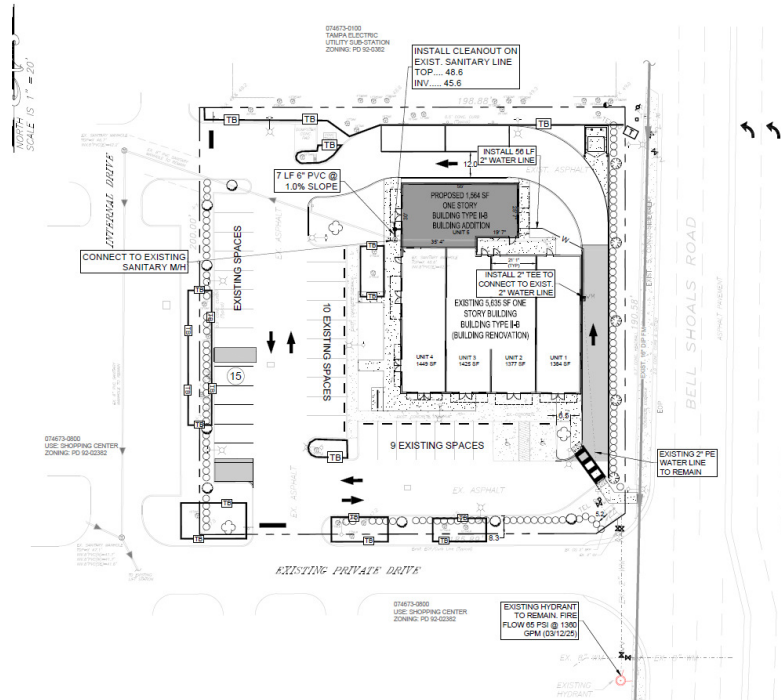
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Site Plans

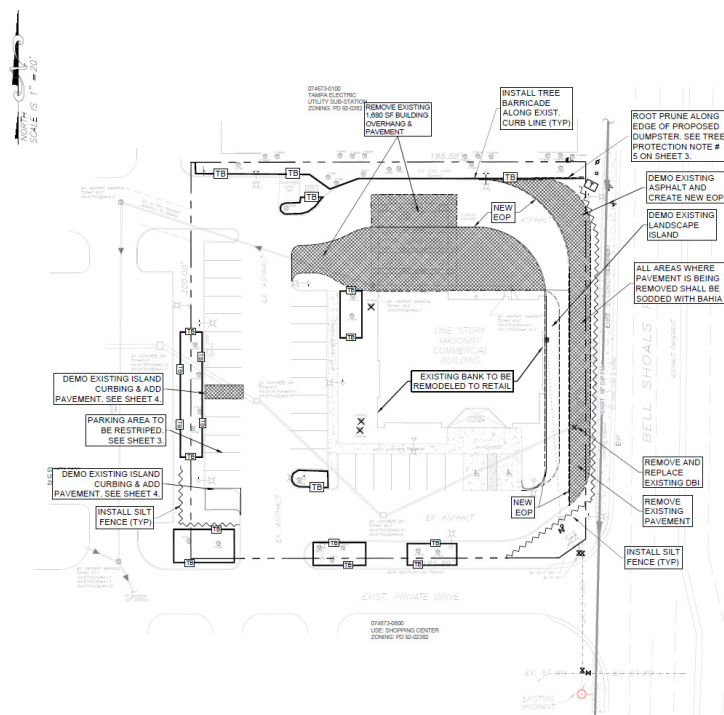
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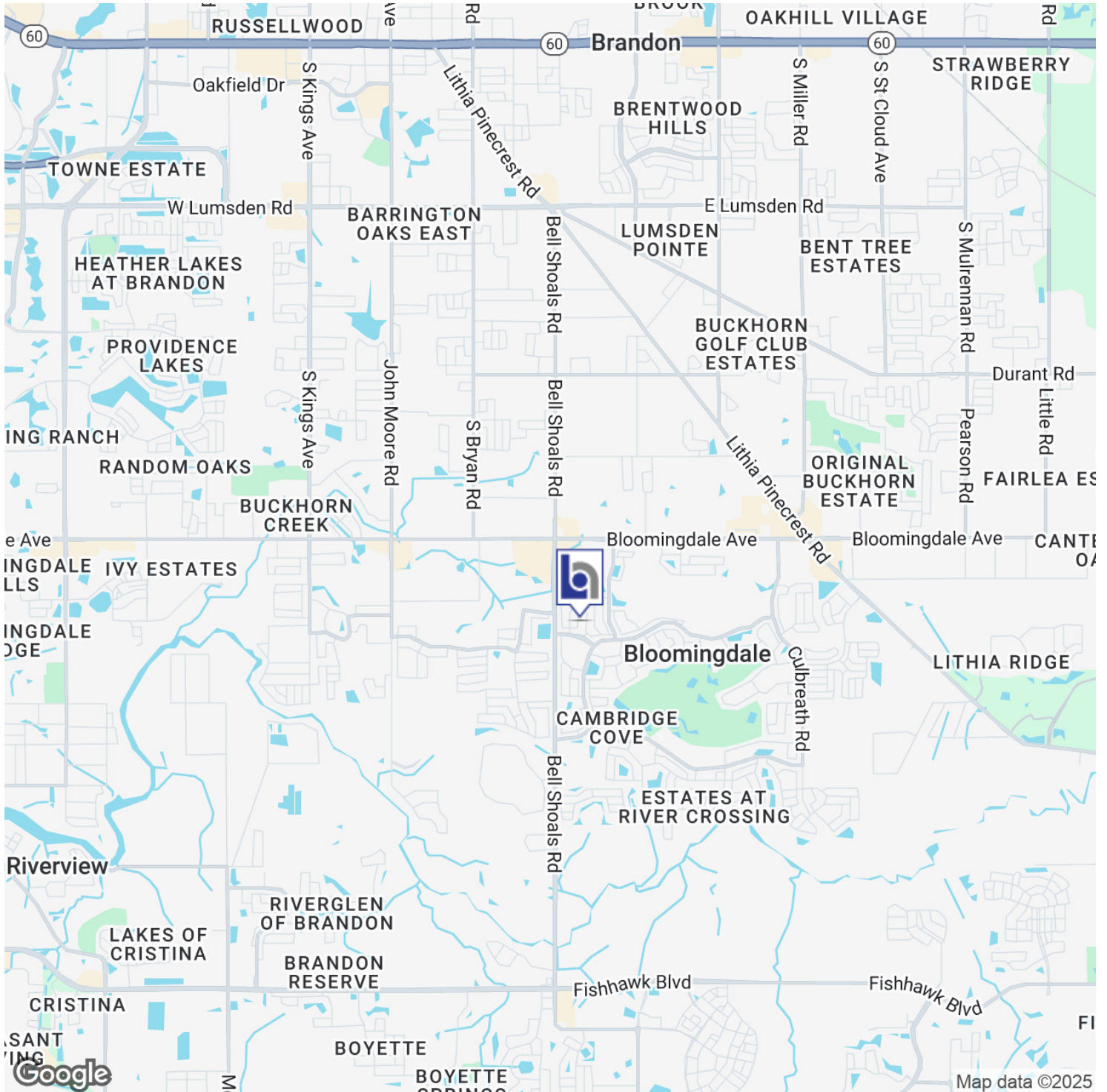
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Location Map

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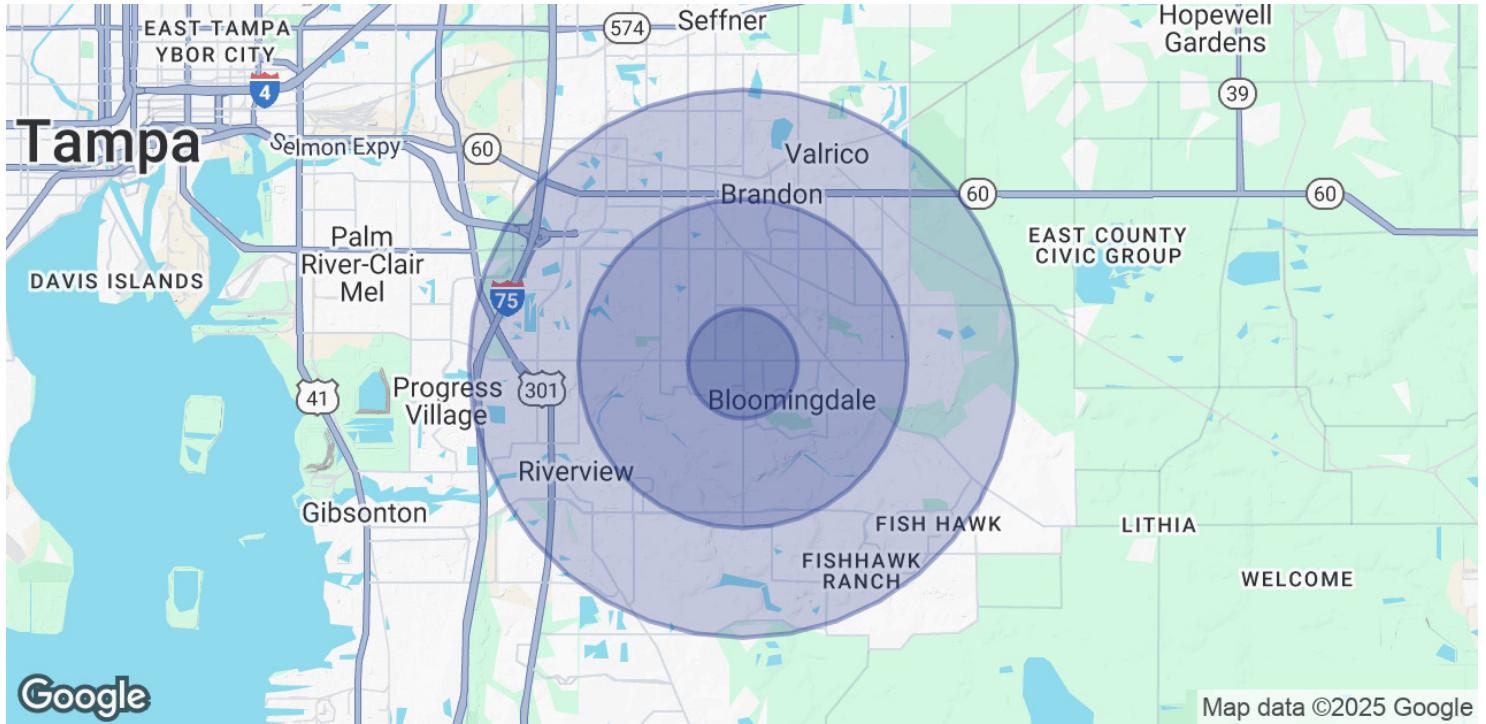
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,668	82,868	224,752
Average Age	42	42	40
Average Age (Male)	41	41	39
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,615	30,343	84,129
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$117,813	\$122,589	\$113,458
Average House Value	\$411,483	\$420,124	\$382,795

Demographics data derived from AlphaMap

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