



FOR LEASE PATRIOT VILLAGE / SR 60 RETAIL SPACE

1240 E Brandon Blvd
Brandon, FL 33511



HIGHLIGHTS

Property Type: Retail

Lease Type: NNN

Size: 4,000 Sq Ft
(divisible to 2,000
Sq Ft)

Zoning: PD

SNAPSHOT



Retail space available, move-in ready, and located directly on one of the busiest roads in all of Brandon. Shadow anchored by Wal-Mart and Home Depot.

Strong Co-Tenancy in the center including Jersey Mike's, IHOP, Little Caesar's, T-Mobile, GameStop, and Surterra Wellness.

Neighboring businesses include Chick-fil-A, Starbucks, Sonic Drive-In, Chili's, Goodwill, Publix, Aldi, and Lowe's - to name just a few.

ACCESS / PARKING

- **4.3 Miles to I-75
North/South Onramp**



- **5.93 Spaces
per 1,000 Sq Ft**

DEMOGRAPHICS



Population

5 Miles 201,970



Households

5 Miles 75,149



Avg Household
Income

5 Miles \$83,691



Consumer Spending
(000s)

5 Miles \$2,308,240

AREA MAP



TRAFFIC COUNT E Brandon BLVD: 59,500 AADT (Average annual daily traffic)



PATRIOT VILLAGE SHOPPING CENTER
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APRIL 7, 2003

CJ/ PRO-ECTS/202317.DWG/PV_L-EXP-RT
202317.DWG



E Brandon Boulevard