



**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 Caeser'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 | Households | Avg Household Income | Consumer Spending (000s) |
| 5 Miles 201,970 | 5 Miles 75,149 | 5 Miles \$83,691 | 5 Miles \$2,308,240 |

AREA MAP



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

MILLER

FLORIDA



SITE PLAN

SCALE 1/16"=1'-0"



PATRIOT VILLAGE SHOPPING CENTER

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APRIL 7, 2003

GI / PROJECT 2/202317-20/PY_Elevation
202317.00

E Brandon Boulevard

