



retail  
Commercial Real Estate Solutions®

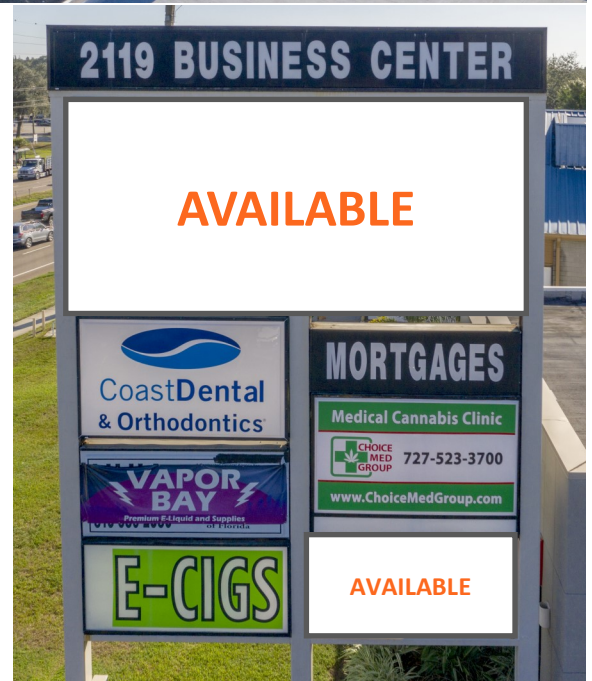
**FOR LEASE**

2119 W. Brandon Blvd. (SR-60) Brandon, FL 33511  
Hillsborough County



**PROPERTY HIGHLIGHTS**

- 3,964 SF Retail End Cap Available NOW (Former Mattress Firm)
- 1,988 SF Retail End Cap Coming Available Soon!
- Up to 3,420 SF Office Suites Available
- Excellent Opportunity for: Wireless, Mattress, Flooring, Home Furnishings, Pet, Automotive, Printing/Signage
- Massive Pylon Signage!
- State Road 60 Visibility and Access. Located in the Area’s Main Retail Corridor
- Operating Expenses — \$6.36 SF
- \$32.00 SF NNN — Retail Suites
- \$15.00 SF NNN — Office Suites



**94,000 Cars Per Day**

**CONTACT FOR MORE INFO:**

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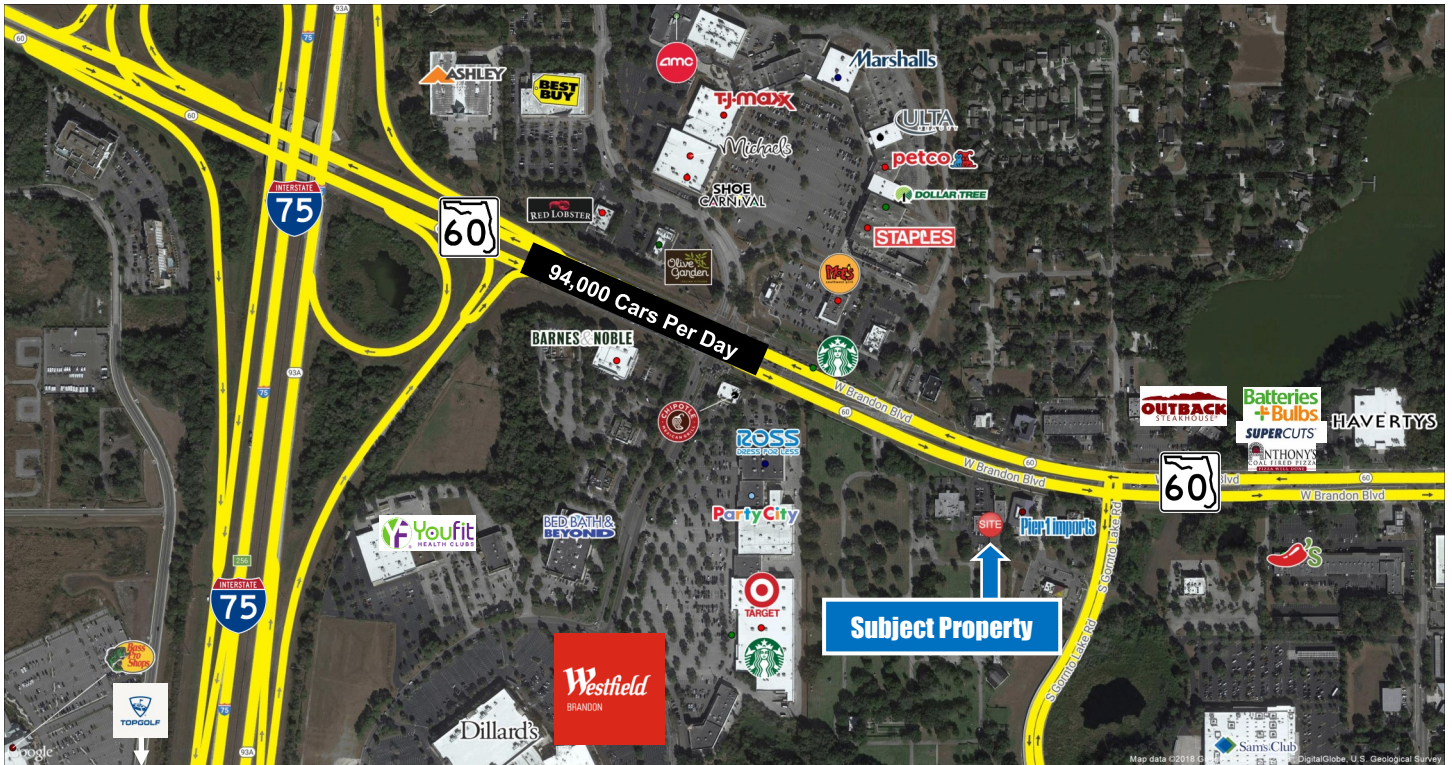
4107 W. Spruce St., Suite 101  
Tampa, FL 33607



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JOIN OTHER AREA RETAILERS:



HAVERTYS

BARNES & NOBLE

Pier 1 imports

Westfield  
BRANDON

ROSS  
DRESS FOR LESS



Michael's  
MAKE CREATIVITY HAPPEN

Marshalls

T.J. maxx

BED BATH & BEYOND



STAPLES

Party City

AMC  
THEATRES

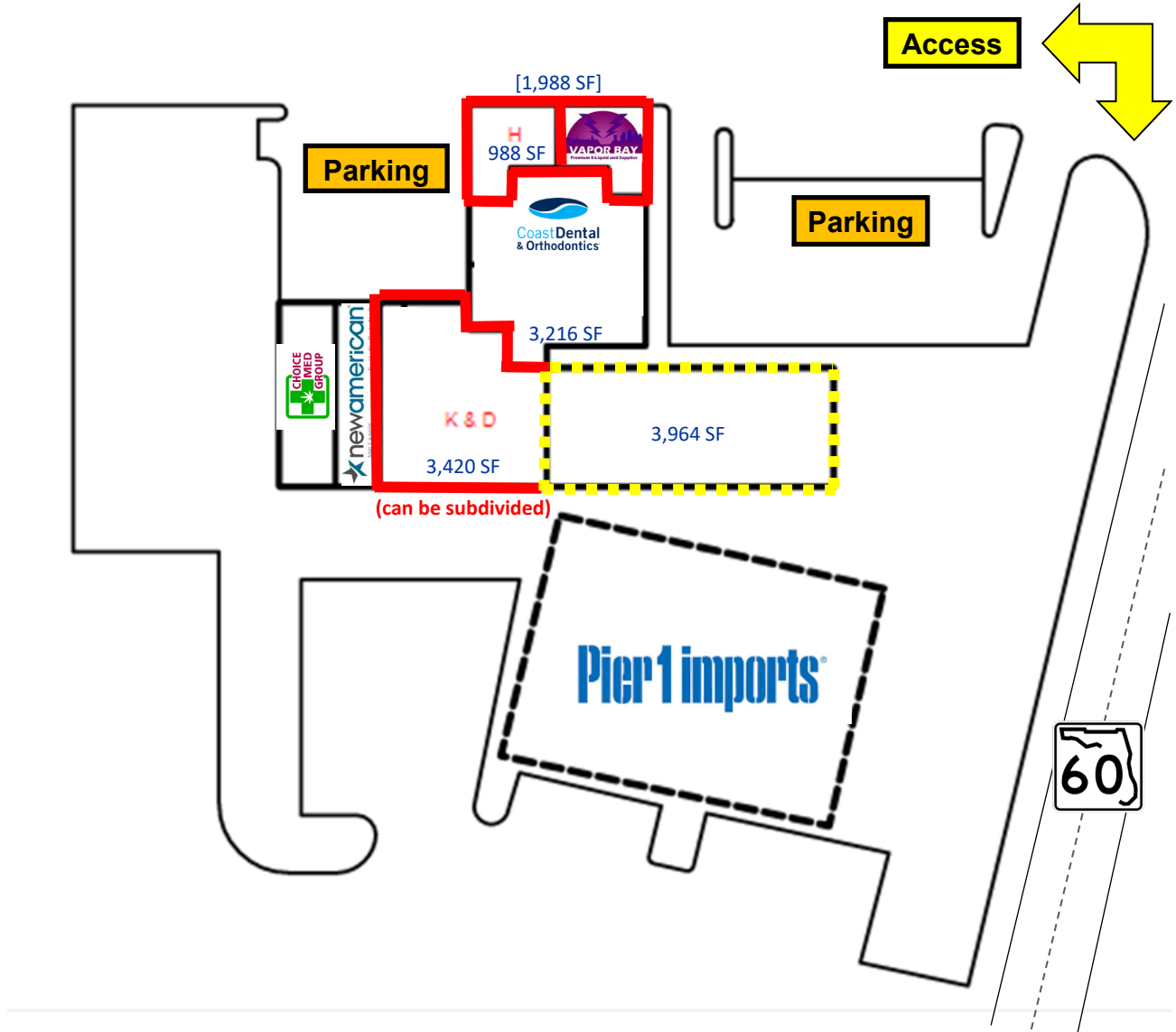




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SITE PLAN





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<b>Demographics</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	8,953	80,980	186,760
Average Household Income	\$47,842	\$61,744	\$61,096
Households	3,679	31,945	70,356
Daytime Population	7,049	44,277	82,445

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