

# BRANDON BOULEVARD SHOPPES

# FOR LEASE

1930 EAST BRANDON BOULEVARD, VALRICO, FL 33594




## LOCATION DESCRIPTION

Neighborhood Center serving the growing Valrico Community

## PROPERTY HIGHLIGHTS

- Anchored by ESporta Fitness
- Located across from Publix-anchored center
- Monument signage along highly traveled Brandon Boulevard (59,000 AADT)
- In addition to LA Fitness, the Shoppes features Dollar Tree, Subway, Pizza Hut, & AT&T
- Located within one-mile of Walmart Supercenter, Lowe's and Home Depot



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,795	81,738	190,886
Daytime Population	12,320	72,517	164,904
Households	4,911	29,986	70,791
Average HH Income	\$92,277	\$103,796	\$100,163



**DANA DOWSETT**

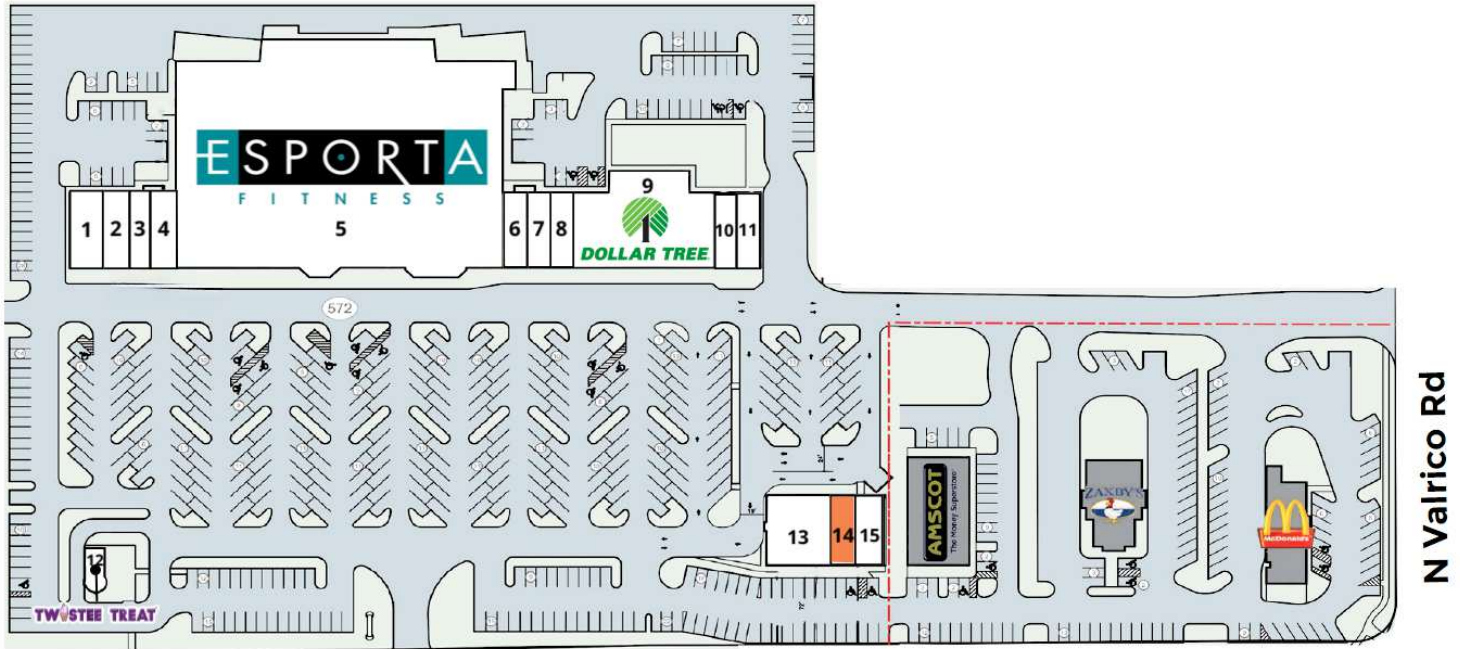
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## E Brandon Blvd

SUITE	TENANT NAME	SPACE SIZE
1	Hibachi Express	2,100 SF
2	China Star	1,400 SF
3	Mimi's Nails	1,400 SF
4	6element Barbershop	1,370 SF
5	Esporta Fitness	56,077 SF
6	Optical Outlet	1,400 SF
7	PT Solutions	1,400 SF
8	Pizza Hut	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
9	Dollar Tree	9,530 SF
10	Subway	1,400 SF
11	AT&T	1,400 SF
12	Twistee Treat	600 SF
13	America's Best Eyeglasses	3,500 SF
14	Available	1,500 SF
15	In Negotiation	1,500 SF



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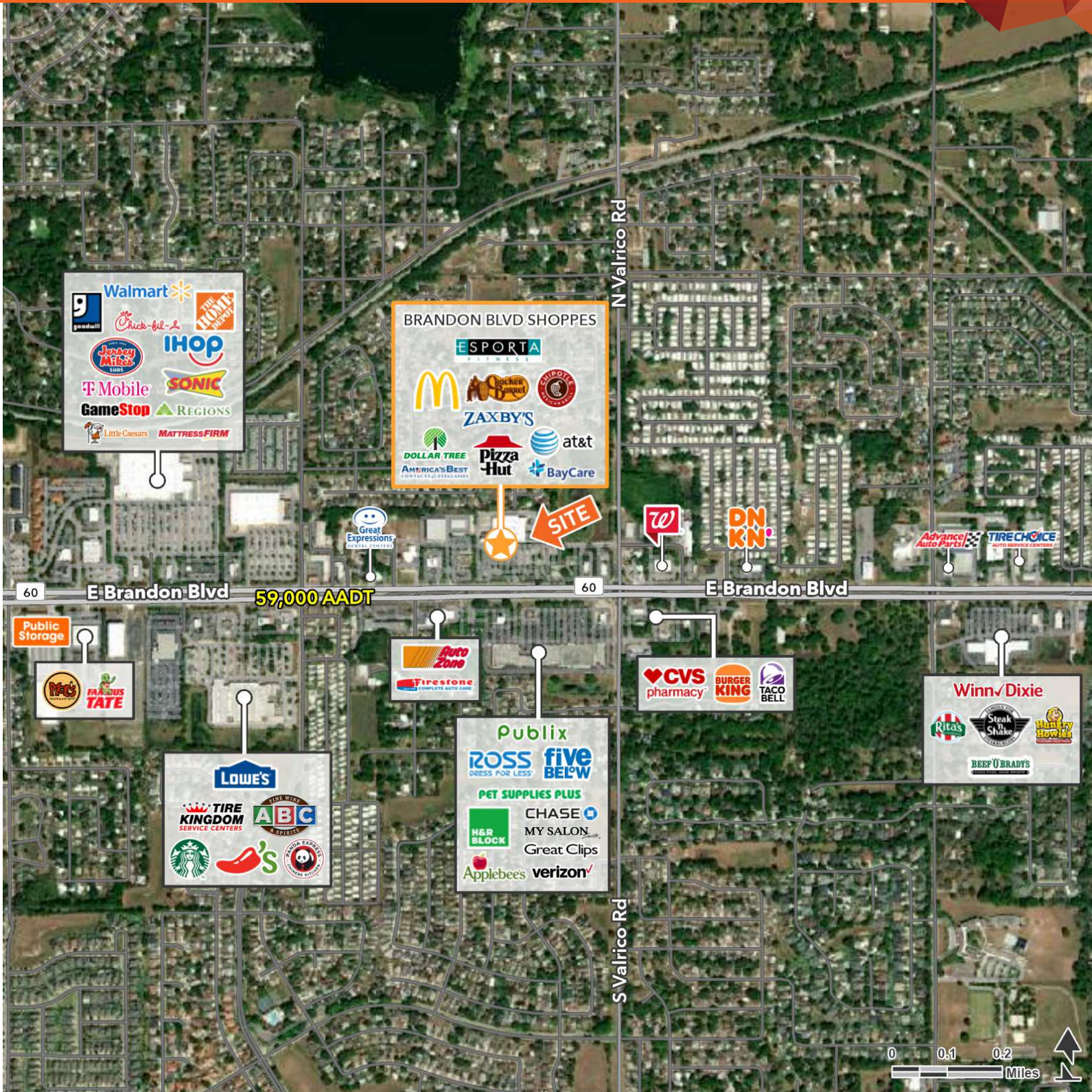
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