

RETAIL | FOR SALE

EXCELLENT STAND-ALONE RETAIL SITE

2617 E BRANDON BLVD, VALRICO, FL 33594



VIDEO TOUR



ASKING PRICE: \$1,195,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

AlexLucke@KWCommercial.com

#SL3351552

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

2617 E BRANDON BLVD, VALRICO, FL 33594



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

AlexLucke@KWCommercial.com

#SL3351552

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2617 E BRANDON BLVD, VALRICO, FL 33594



OFFERING SUMMARY

PRICE:	\$1,195,000
RETAIL SQUARE FEET:	4,488 SF
PRICE / SF:	\$266.26
LOT SIZE:	1.16 Acres
ACCESS:	Direct access off SR-60 Brandon Blvd
ZONING:	CG (Commercial General)
PERMITTED USES:	See Hillsborough County Zoning Department
FRONTAGE:	102 Feet
TRAFFIC COUNT:	37,000 AADT
UTILITIES:	Well Water & Septic
FLOOD ZONE:	Flood Zone A
APN:	U-30-29-21-ZZZ-000004-15660.0

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to present 2617 E Brandon Blvd, a prime retail property located directly on State Road 60 (Brandon Blvd) – one of Eastern Hillsborough County’s most heavily trafficked commercial corridors.

This well-positioned asset features a 4,488 SF freestanding building situated on ±1.16 acres, offering both investment and owner-user potential. Built in 1985 with durable concrete block and masonry construction, the building is divided into two units: one (approx. 1,800 SF) currently leased to Doggy Day Trips Spa & Boutique, and the other (approx. 2,688 SF) vacant and ready for immediate occupancy.

In addition to high visibility and 102+ feet of direct frontage on SR-60 with 37,000 vehicles per day (AADT), the property also features valuable rear yard space—a rare find in this corridor—making it especially attractive for businesses needing outdoor storage, fleet parking, or equipment staging.

With ample rear parking, prominent pylon signage, and CG zoning allowing for a wide variety of commercial uses, this is an ideal location for retail, showroom, contractor services, or any business looking for a high-traffic, high-exposure location with functional outdoor space.

[Click here for the Video Tour](#)

KW COMMERCIAL TAMPA PROPERTIES
5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

ALEX LUCKE, CCIM
Commercial Director
O: (727) 410-2896
C: (727) 410-2896
AlexLucke@KWCommercial.com
#SL3351552

PROPERTY PHOTOS

2617 E BRANDON BLVD



KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

C: (727) 410-2896

AlexLucke@KWCommercial.com

#SL3351552

PROPERTY PHOTOS

2617 E BRANDON BLVD



KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

ALEX LUCKE, CCIM

Commercial Director

O: (727) 410-2896

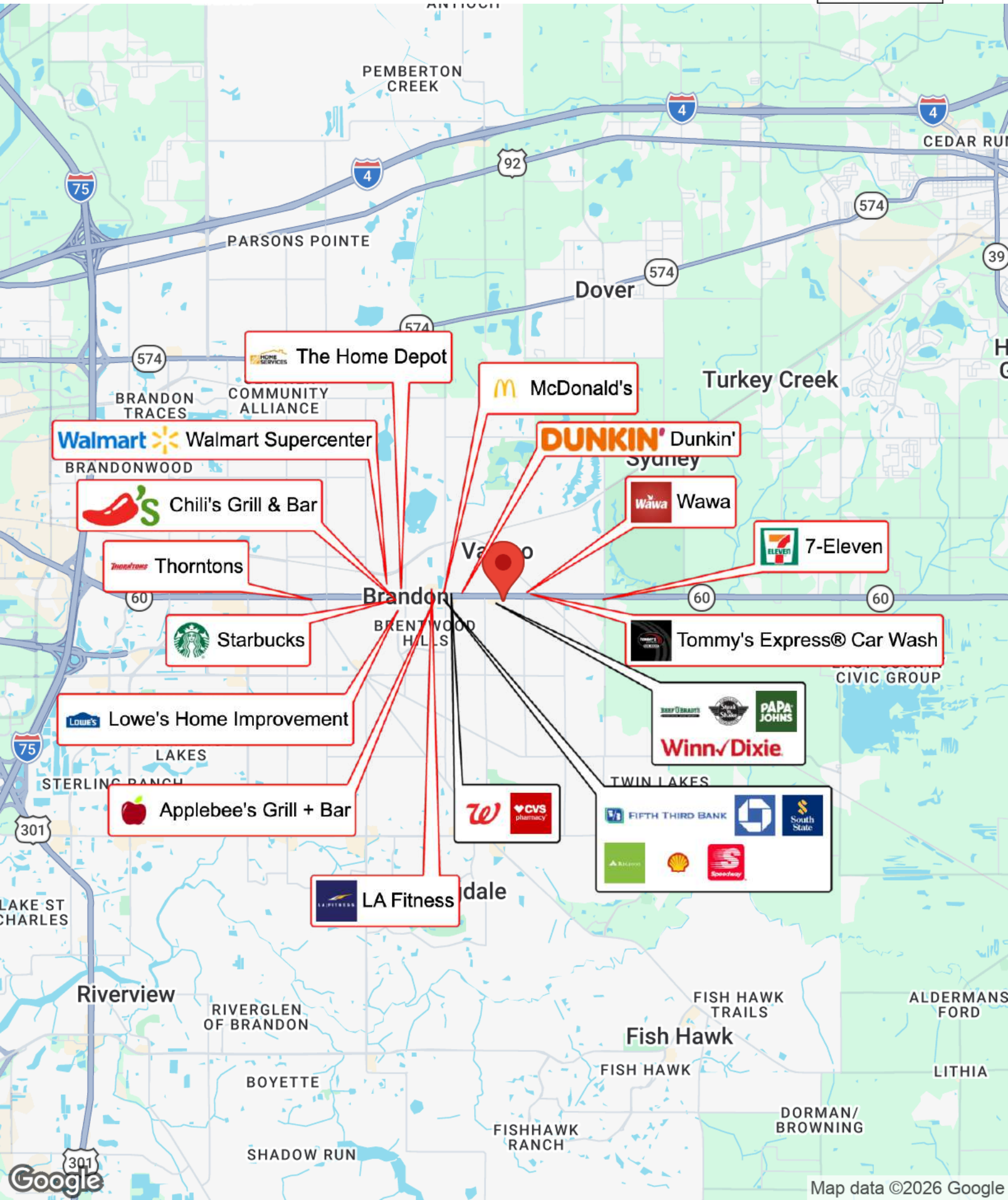
C: (727) 410-2896

AlexLucke@KWCommercial.com

#SL3351552

BUSINESS MAP

2617 E BRANDON BLVD



The Home Depot

McDonald's

Walmart Supercenter

Dunkin' Dunkin' Sydney

Chili's Grill & Bar

Wawa

Thorntons

7-Eleven

Starbucks

Tommy's Express® Car Wash

Lowe's Home Improvement

Winn-Dixie

Applebee's Grill + Bar

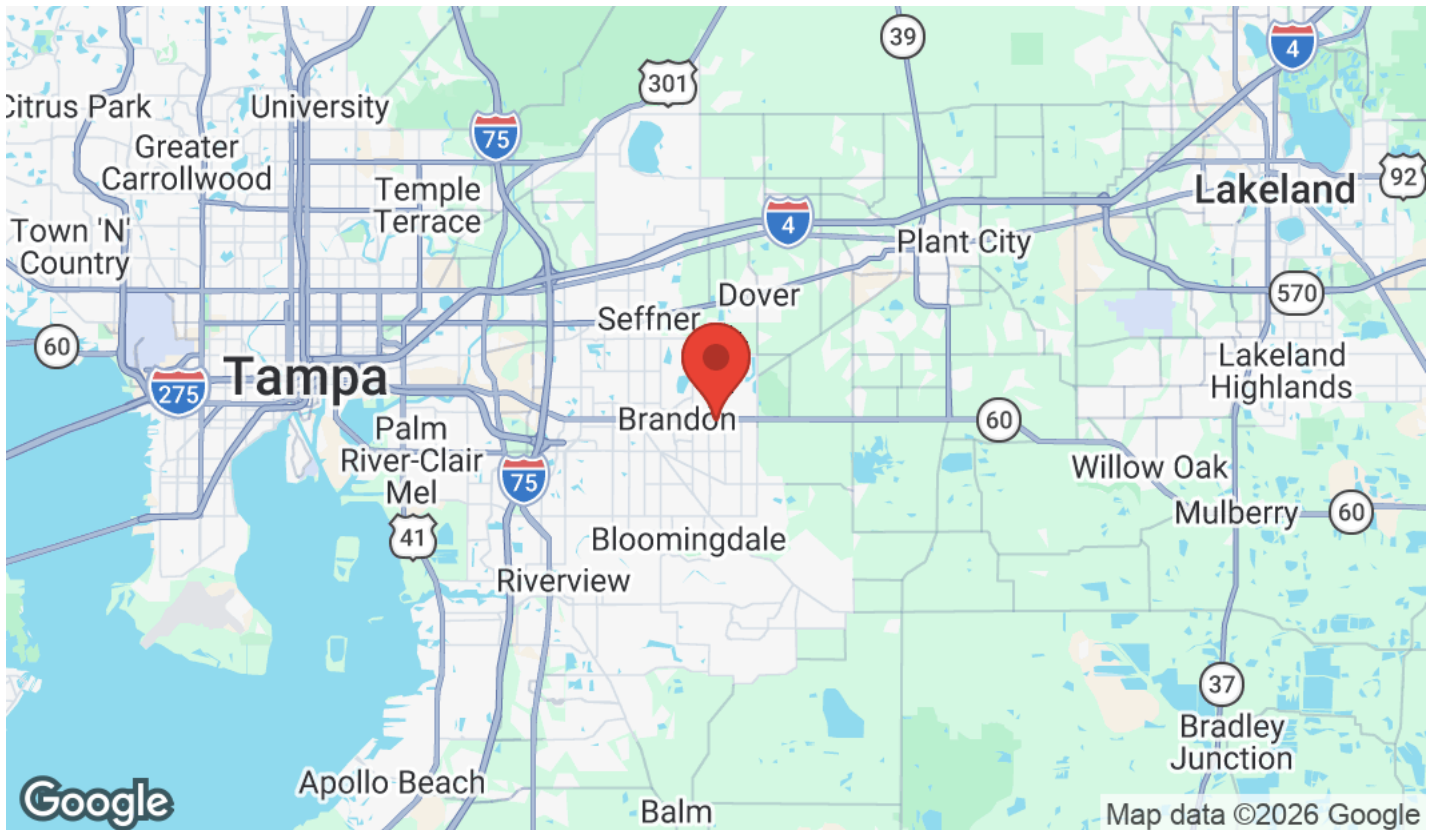
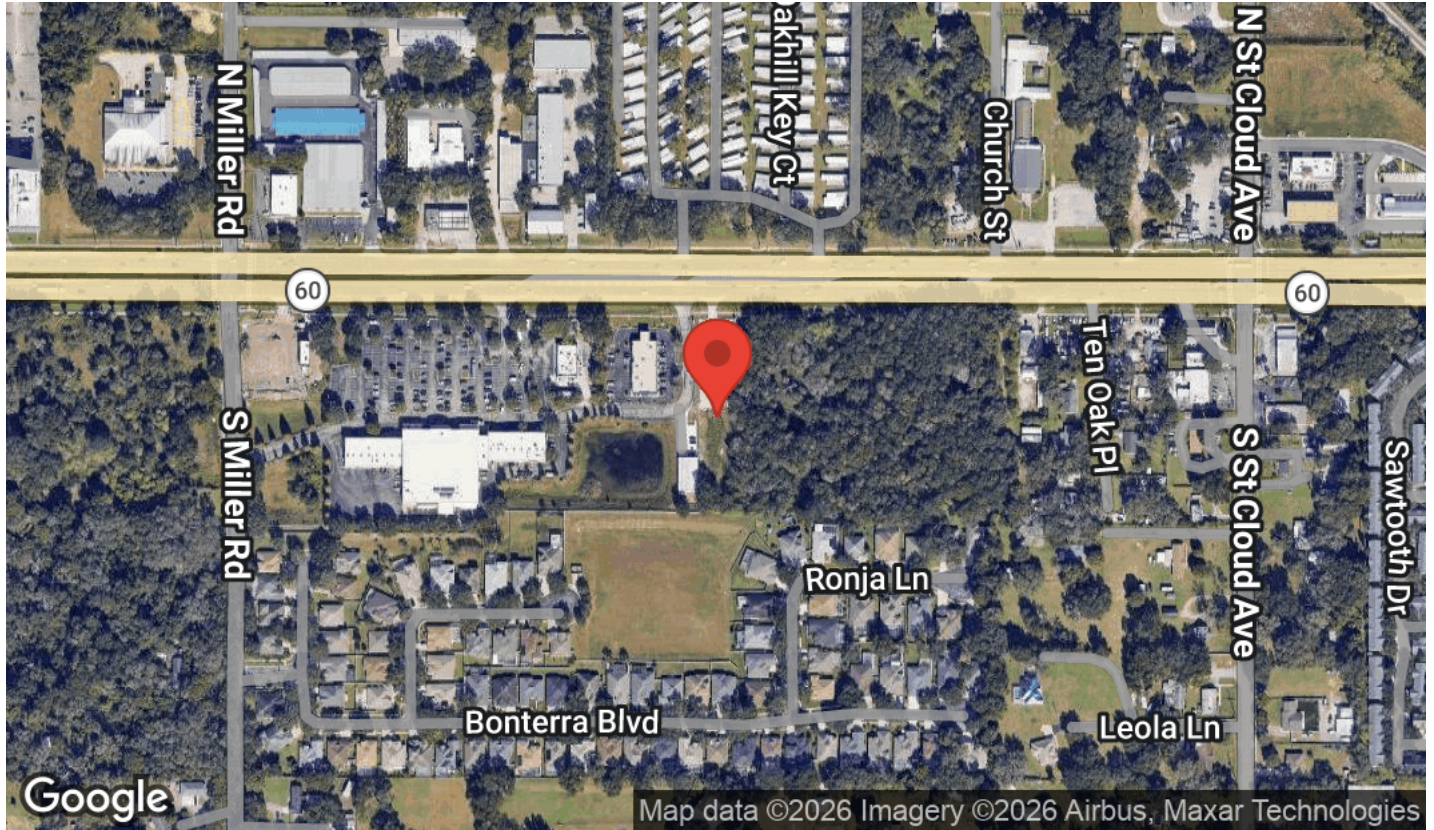
CVS pharmacy

FIFTH THIRD BANK
 South State
 Alamo
 Shell
 Speedway

LA Fitness

LOCATION MAPS

2617 E BRANDON BLVD



KW COMMERCIAL TAMPA PROPERTIES
5020 W Linebaugh Ave #100
Tampa, FL 33624

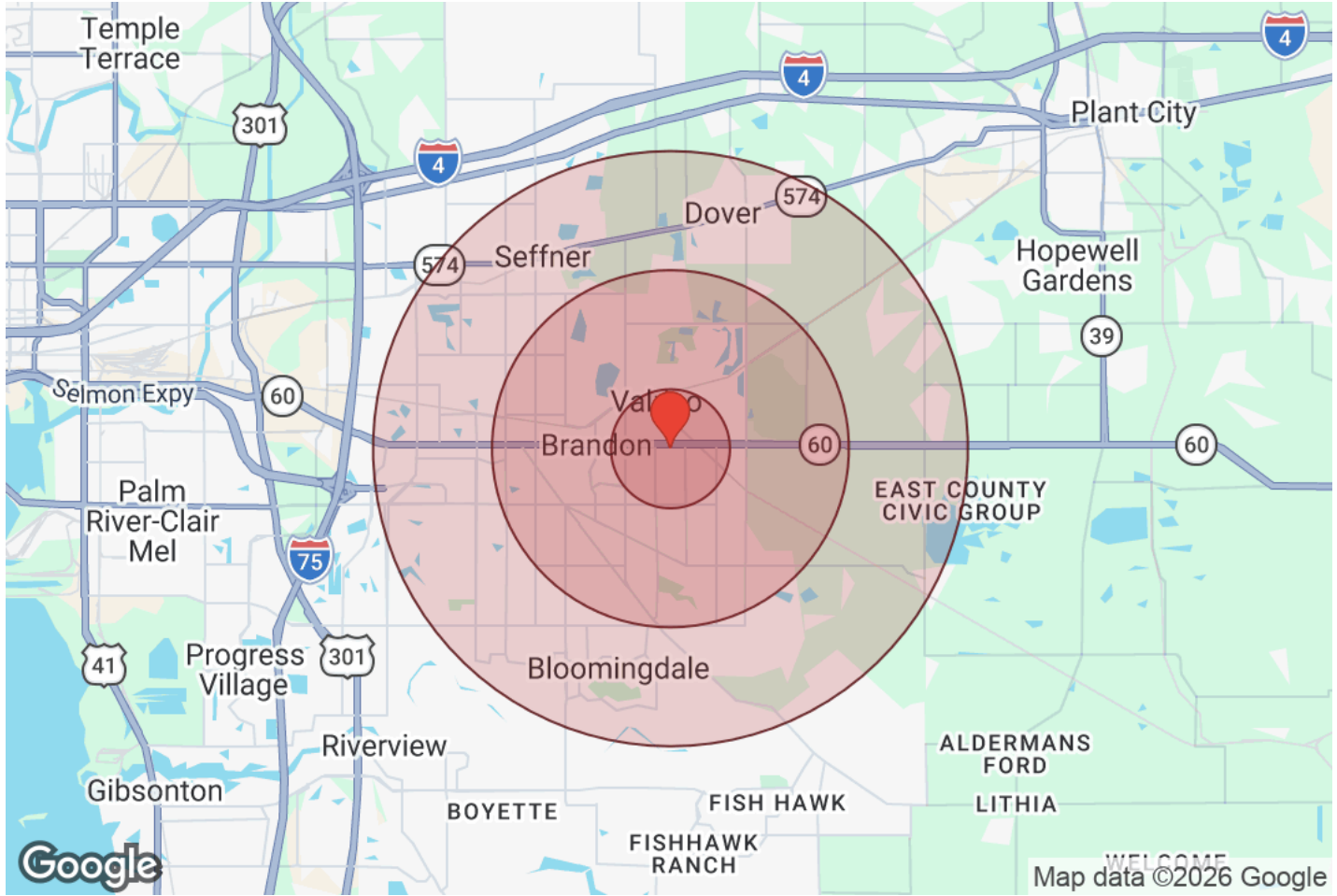


Each Office Independently Owned and Operated

ALEX LUCKE, CCIM
Commercial Director
O: (727) 410-2896
C: (727) 410-2896
AlexLucke@KWCommercial.com
#SL3351552

DEMOGRAPHICS

2617 E BRANDON BLVD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Age			
Male	5,222	33,148	80,498	Ages 0 - 14	1,727	11,776	29,193
Female	5,807	35,184	84,283	Ages 15 - 24	1,204	8,066	19,514
Total Population	11,029	68,332	164,781	Ages 25 - 54	4,108	27,020	66,882
				Ages 55 - 64	1,569	9,246	21,771
Race / Ethnicity				Ages 65+	2,422	12,224	27,420
White	5,747	35,341	83,050	Income			
Black	1,427	8,910	23,613	Median	\$84,836	\$92,760	\$90,240
Am In/AK Nat	8	75	181	Under \$15k	381	1,844	3,933
Hawaiian	3	14	49	\$15k - \$25k	233	1,232	2,867
Hispanic	3,115	18,730	46,155	\$25k - \$35k	301	1,412	3,277
Asian	485	3,656	7,844	\$35k - \$50k	457	2,253	5,722
Multiracial	211	1,414	3,460	\$50k - \$75k	610	3,448	9,434
Other	33	178	428	\$75k - \$100k	798	3,570	8,836
				\$100k - \$150k	882	5,269	11,952
Housing				\$150k - \$200k	497	2,956	7,142
Total Units	4,914	27,094	65,186	Over \$200k	433	3,468	8,076
Occupied	4,592	25,452	61,240				
Owner Occupied	3,375	19,247	42,659				
Renter Occupied	1,217	6,205	18,581				
Vacant	322	1,642	3,946				

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

ALEX LUCKE, CCIM

Commercial Director
O: (727) 410-2896
C: (727) 410-2896
AlexLucke@KWCommercial.com
#SL3351552

PROFESSIONAL BIO

2617 E BRANDON BLVD



ALEX LUCKE, CCIM Commercial Director



KW Commercial Tampa Properties
5020 W Linebaugh Ave #100
Tampa, FL 33624
O: (727) 410-2896
C: (727) 410-2896
AlexLucke@KWCommercial.com
#SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.