



FOR LEASE

**307 S PARSONS AVE
BRANDON, FL 33511**

Unlock an exceptional opportunity to position your business in one of Brandon's most centrally located and high-demand corridors. This standalone ±3,790 sq. ft. commercial building offers excellent visibility, flexible interior configuration, and direct access to one of the area's busiest and most established commercial districts. Perfectly zoned CN (Commercial Neighborhood), this property is ideal for medical offices, professional services, boutique retail, wellness providers, community-based programs, or any business seeking to serve the surrounding residential and medical community. Situated just minutes from Brandon Hospital, top medical providers, restaurants, retail centers, and major roadways, the location offers unmatched convenience for customers and staff alike.



Building SqFt	3,790 SqFt
Year Built	1975
Lot Size (acres)	0.25
Parcel ID	U262920ZZZ000002625000
Zoning Type	Commercial
County	Hillsborough
Frontage	0.00 Ft
Coordinates	27.934505,-82.285415

- Ample parking available with over 14 parking spaces for shoppers and employees.
- Property is strategically located in the Brandon market with direct frontage on Parsons Ave.
- Excellent Visibility from Parsons Ave and Surrounding Businesses.
- Located on Parsons Ave, a major thoroughfare and premier location in the submarket.
- Densely populated residential neighborhood.
- Excellent Visibility and Access.

Covenant Realty, Inc.

Office: 813-900-2439
www.covenantrealtyfl.com



RONNIE RIVERA

Broker

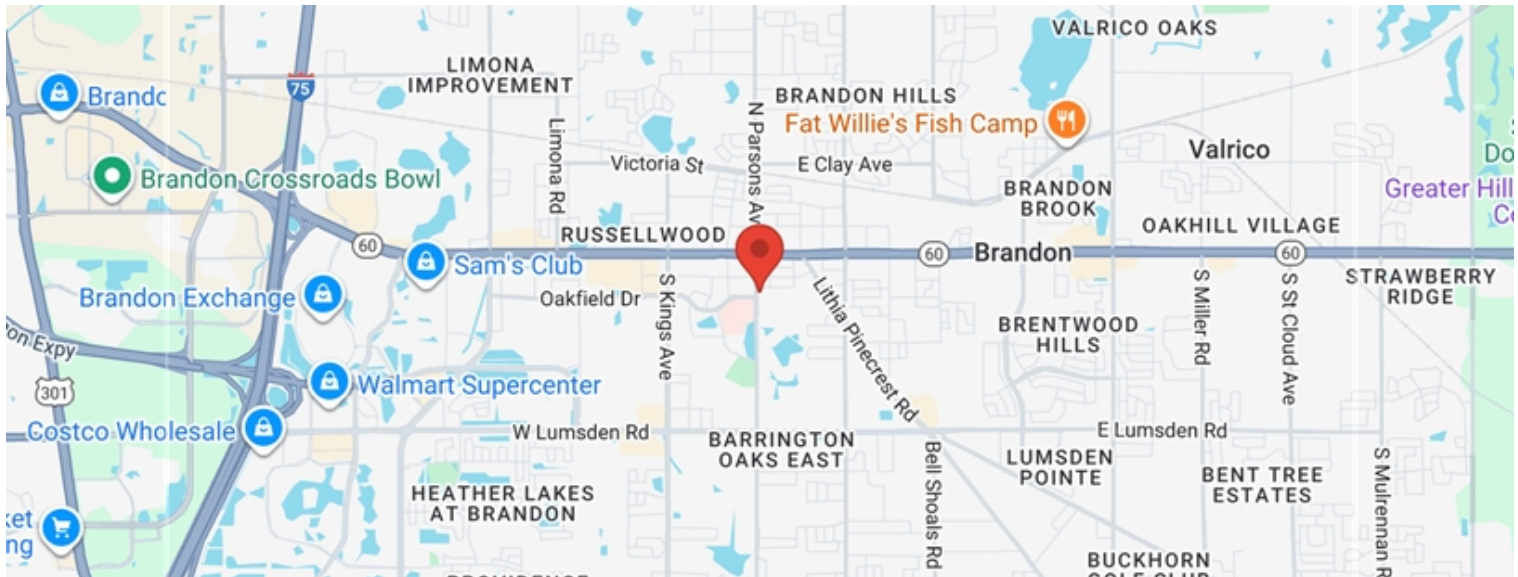
Mobile: 8139002439

Ronnie@covenantrealtyfl.com

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,278	74,178	147,241
2010 Population	8,709	90,403	194,984
2025 Population	10,446	100,632	228,244
2030 Population	10,909	104,780	239,685
2025-2030 Growth Rate	0.87 %	0.81 %	0.98 %
2025 Daytime Population	17,868	96,396	218,825

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	498	2,580	6,162
\$15000-24999	352	1,654	4,086
\$25000-34999	373	2,202	5,199
\$35000-49999	401	3,330	7,890
\$50000-74999	1,000	7,520	15,766
\$75000-99999	586	5,458	12,823
\$100000-149999	678	7,748	17,364
\$150000-199999	190	3,798	8,711
\$200000 or greater	208	4,316	9,422
Median HH Income	\$ 63,542	\$ 82,611	\$ 82,350
Average HH Income	\$ 78,497	\$ 108,674	\$ 106,266

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,398	27,664	53,596
2010 Total Households	3,515	34,736	73,286
2025 Total Households	4,284	38,605	87,422
2030 Total Households	4,492	40,437	92,365
2025 Average Household Size	2.37	2.58	2.57
2025 Owner Occupied Housing	2,019	24,362	53,465
2030 Owner Occupied Housing	2,237	26,097	57,816
2025 Renter Occupied Housing	2,265	14,243	33,957
2030 Renter Occupied Housing	2,255	14,340	34,549
2025 Vacant Housing	356	1,763	4,113
2025 Total Housing	4,640	40,368	91,535



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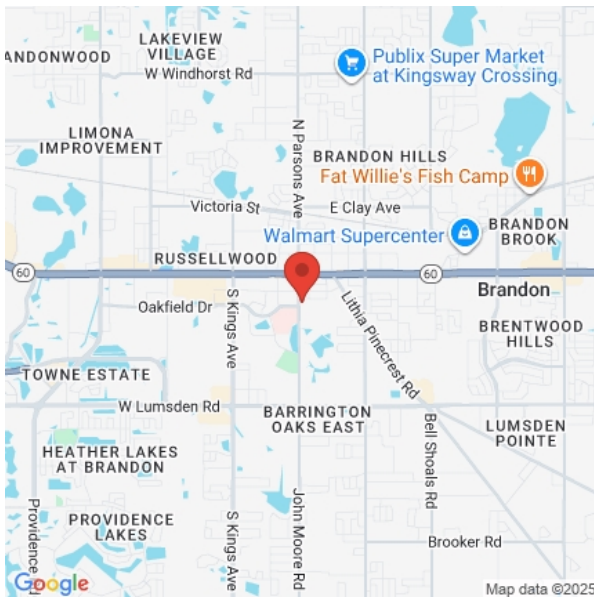
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ABOUT BRANDON

Brandon, Florida, is an unincorporated community located in Hillsborough County, in the western part of the state. It is situated east of Tampa and is part of the Tampa Bay metropolitan area. Known for its suburban atmosphere and diverse population, Brandon offers a variety of amenities and attractions for residents and visitors. Brandon offers a suburban lifestyle with a strong sense of community, good schools, and a variety of amenities and attractions. Its location in the Tampa Bay area makes it an appealing place to live for families and individuals who want a quieter environment while still being close to the opportunities of a major city.



CITY OF BRANDON

COUNTY

HILLSBOROUGH

AREA

POPULATION

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