

For Lease, For Sale, Redevelopment or Potential Build-to-Suit

JIM ALLEN

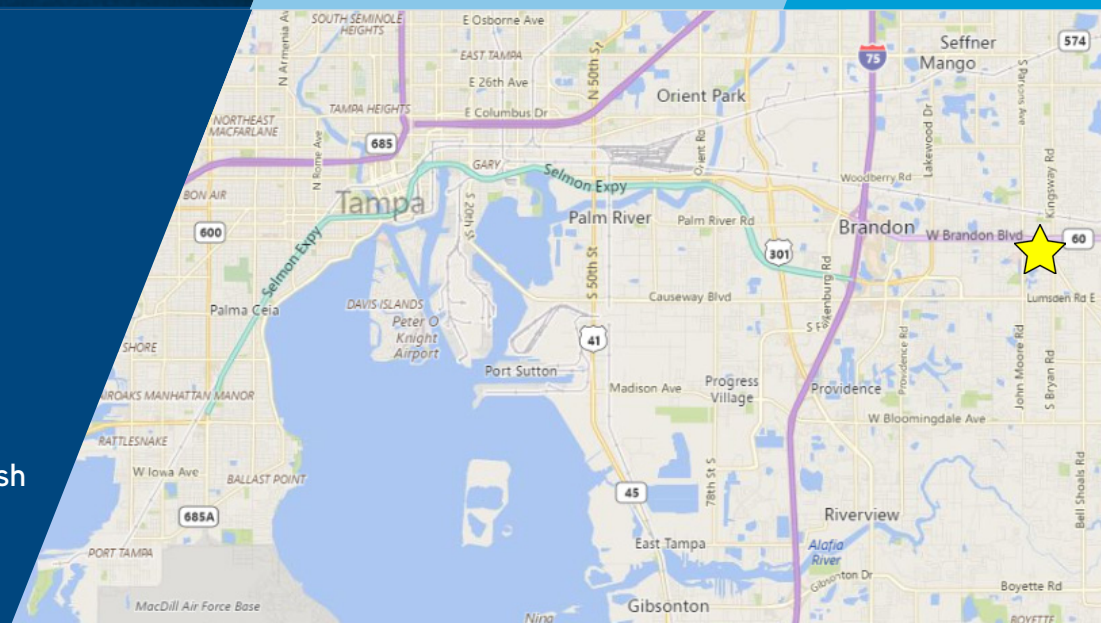
Healthcare & Office Services
Executive Managing Director
813 871 8534

jim.allen@colliers.com



Key Features/Highlights

- › Estimated 24,000-30,000 SF, retail center
- › 4/1,000 parking
- › 3.24 acre site with 381 feet of frontage on Brandon Boulevard
- › **Purchase Price: \$3,200,000**
- › 64,000 vehicles per day on Brandon Boulevard
- › Key demographics for Brandon submarket, see page 2
- › Excellent opportunity to close now for permitting/design and demolish upon sale-lease expiration, short term lease back through Q3 2018
- › Call to confirm cell tower income



AREA DEMOGRAPHICS (5 mile radius)



Total Population
(2017)
210,576



Total Households
(2017)
79,138



Average Household Size
2.60



Projected Population
(2022)
226,019



Household Growth
(2017-2022)
7.42%



Median Home Value
(2017)
\$170,634



Population Growth
(2017-2022)
7.33%



Median Household Income
(2017)
\$60,415



Average Age
(2017)
37.30

Site Information

Site Area	3.24 acres	
Parcel ID	U-26-29-20- ZZZ-000002-62360.0	
Zoning	CG	
Frontage	381 feet	
Vehicles per Day (Brandon Boulevard)	64,000	
Assessed Value (2017)	Land	\$933,650
	Improvements	\$1,048,210
	Total	\$1,981,860
Property Taxes (2017)	\$35,788.07	

