



Plaza at Brandon Town Center

Brandon, FL

Tampa-St. Petersburg-Clearwater (FL)



Spencer Phelps
Leasing Representative
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www.kimcorealty.com/100110



AERIAL



GROSS LEASABLE AREA (GLA)

143,785 SF

PARKING SPACES

681

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DENSITY AERIAL

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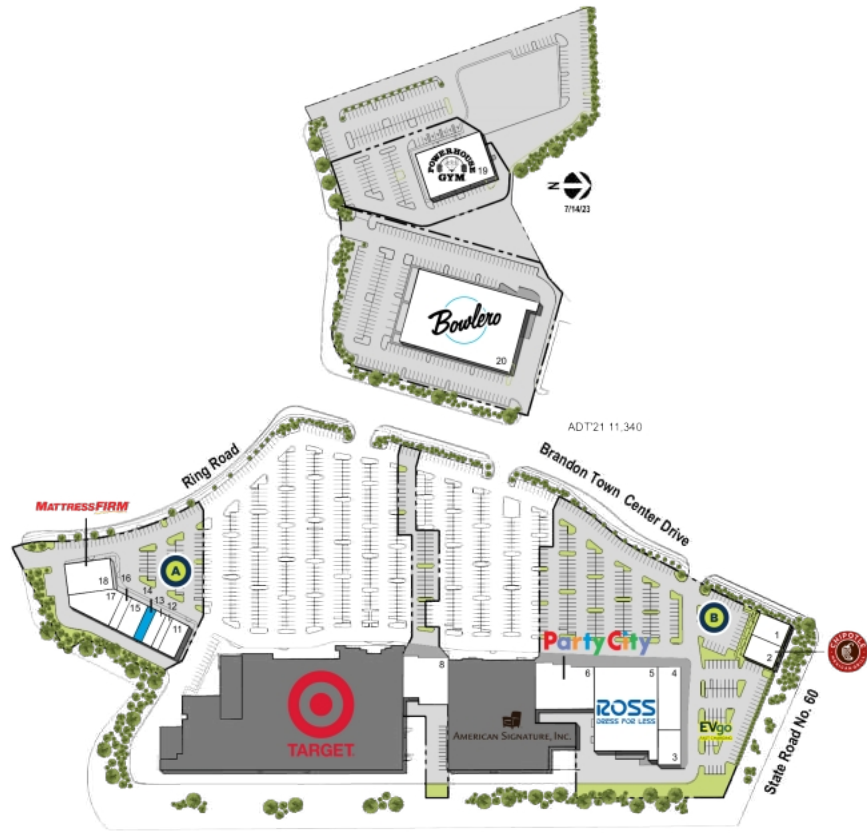


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■ Available
 ■ Non-Controlled
 ⓐ Curbside Pick-up



| | TENANT | SQ FT |
|----|-------------------------------|--------|
| 1 | Vitamin Shoppe | 3,500 |
| 2 | Chipotle Mexican Grill | 3,500 |
| 3 | Salon Lofts | 3,750 |
| 4 | Men's Wearhouse | 6,750 |
| 5 | Ross Dress for Less | 25,106 |
| 6 | Party City | 12,300 |
| 8 | Rockler Woodworking and [...] | 9,650 |
| 11 | HoneyBaked Ham | 3,000 |
| 12 | Body Details | 1,200 |
| 13 | H&R Block | 1,800 |
| 14 | Available | 1,500 |
| 15 | Marquee Dental Partners | 3,000 |
| 16 | Chloe's Nail Bar | 1,500 |
| 17 | G. Fried Flooring America | 5,625 |
| 18 | Mattress Firm | 6,604 |
| 19 | Powerhouse Gym | 15,000 |
| 20 | Bowlero | 40,000 |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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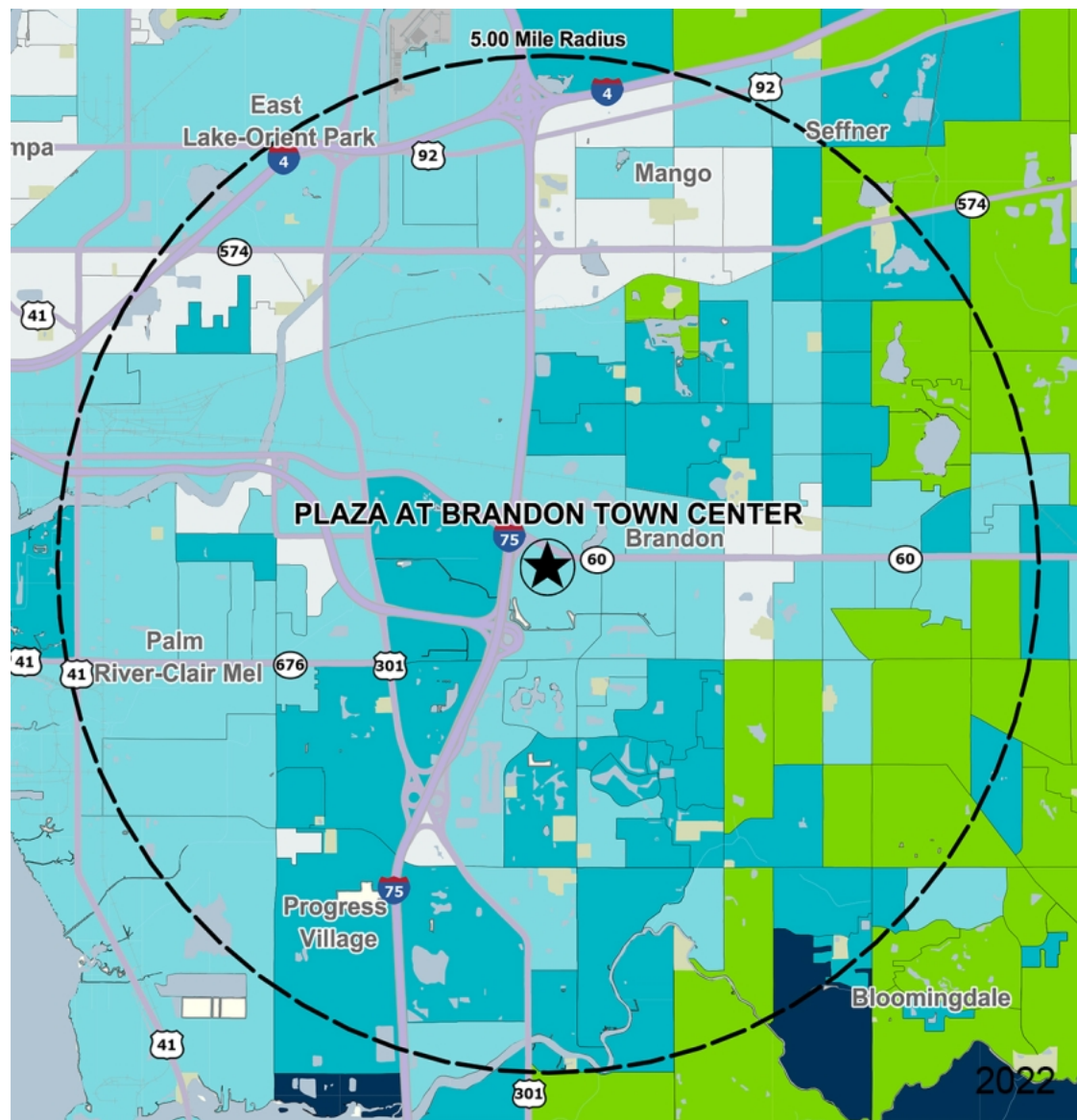


COMPETITION MAP

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by Block Group

Demographics

| 2022 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|----------|----------|----------|
| Population | 8,563 | 96,265 | 223,103 |
| Daytime Pop | 12,140 | 99,021 | 226,860 |
| Households | 3,628 | 38,153 | 84,144 |
| Average HH Income | \$61,211 | \$75,744 | \$77,714 |
| Median HH Income | \$48,703 | \$61,788 | \$61,931 |
| Per Capita Income | \$26,116 | \$30,375 | \$29,535 |

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Brandon Town Center Dr. & Ring Rd., Brandon, FL



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