



Plaza at Brandon Town Center

Brandon, FL

Tampa-St. Petersburg-Clearwater (FL)



Spencer Phelps
Leasing Representative
(407) 302-6518
sphelps@kimcorealty.com



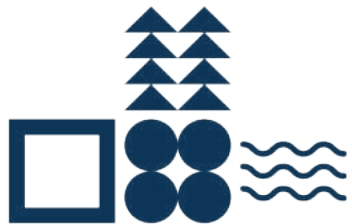
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AERIAL



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GROSS LEASABLE AREA (GLA)

143,785 SF

PARKING SPACES

681



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Google Earth

DENSITY AERIAL



Property Overview

Plaza at Brandon Town Center is a great center located in the heart of Brandon's retail corridor. This site features a strong national tenant line up, excellent traffic counts and strong visibility.

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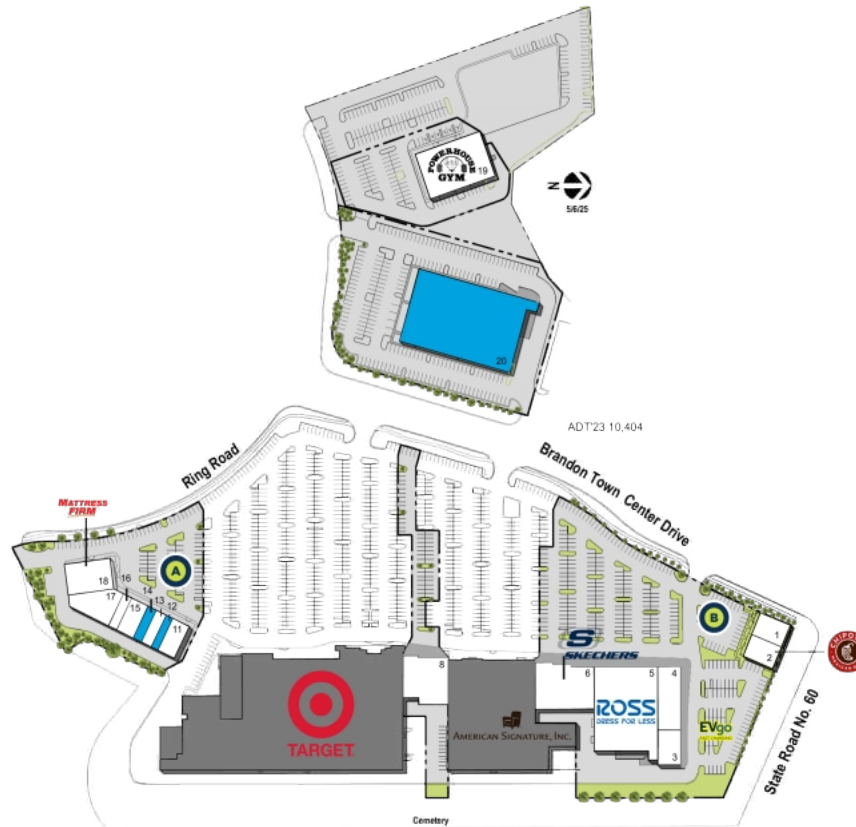


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■ Available ■ Non-Controlled ● Curbside Pick-up



	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	Skechers	12,300
8	Rockler Woodworking and [...]	9,650
11	HoneyBaked Ham	3,000
12	Available	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	Available	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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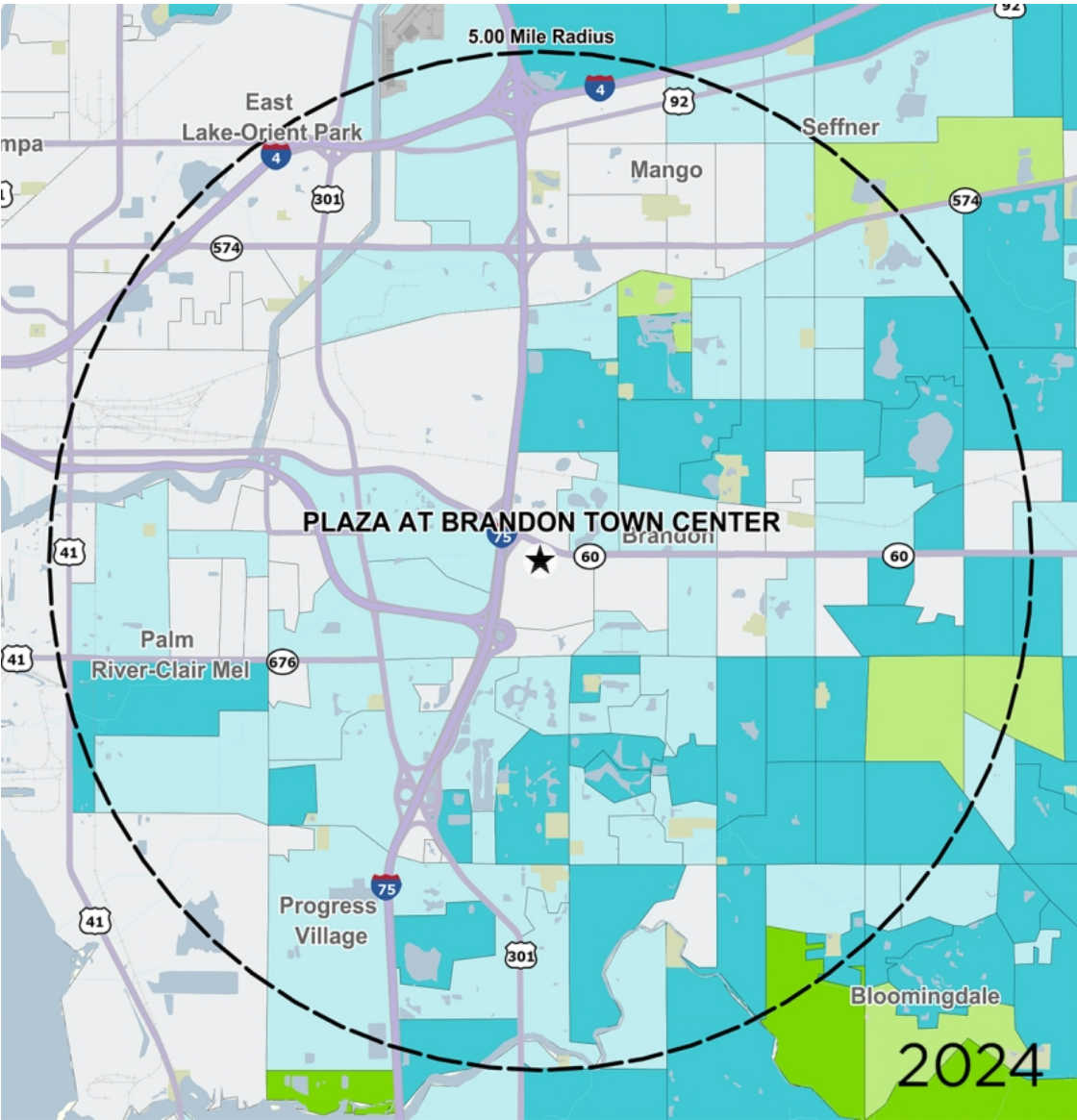


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,560	92,263	226,195
Daytime Pop	10,824	98,456	231,082
Households	3,619	36,891	85,716
Average HH Income	\$73,959	\$88,563	\$91,154
Median HH Income	\$65,287	\$71,851	\$73,467
Per Capita Income	\$31,547	\$35,841	\$34,810

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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



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