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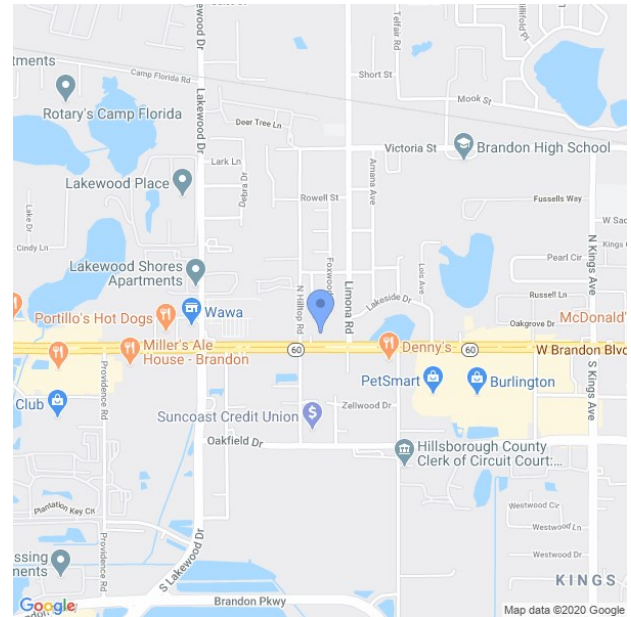


# Prime Brandon Stand Alone Lease

1426 WEST BRANDON BOULEVARD, BRANDON, FLORIDA 33511



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$NEGOTIABLE**  
BLDG TYPE **SINGLE TENANT**  
YEAR BUILT **2014**  
STORIES **1**

GROSS BLDG **4,387 SQFT**  
TOTAL AVAIL **4,387 SQFT**  
AVAIL **4,387 TO 0 SQFT**  
LAND AREA **1.08 ACRES**  
MARKET **BRANDON**

- Highly Desirable S.R. 60 Location
- Extremely High Traffic Count
- Direct Access to Main Thoroughfare
- Outdoor Patio Area and Ample Parking
- Monument and Building Signage Visible to Approximately 69,000 Travelers Each Day

This prime location on S.R. 60/Brandon Boulevard was built in 2014, with 4,387 square feet of leasable space and an outdoor patio area. This property is an exceptional lease opportunity in the Heart of Brandon, perfect for restaurant, retail, medical or offices. This location has a dense population and robust office community nearby, with high volume traffic exposure daily, easy commute and access, located just East of I-75, and close proximity to U.S. 301, and I-4. Bring your business here and take advantage of the more than 69,000 drivers passing each day.

Located in thriving Brandon market in Hillsborough county just East of Interstate 75 on State Road 60/Brandon Boulevard.

 1 Spaces

TYPE: RESTAURANT

AVAILABLE: 4,387  SqFt

FLOOR: 1