



1301 KINGSWAY RD

1301 Kingsway Rd, Brandon, FL 33510

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PROPERTY INFORMATION

Section 1



Property Summary

OFFERING MEMORANDUM



PROPERTY DESCRIPTION

Position your business at 1301 Kingsway Road in Brandon, an established neighborhood commercial property with excellent visibility and convenient access. The available space offers an efficient layout suitable for a variety of retail, office, medical, or service-oriented businesses. Located along the Kingsway Road commercial corridor, the property benefits from strong surrounding residential density, shared on-site parking, and easy access to SR 60, I-75, and Brandon's primary retail and employment centers. This is an excellent opportunity for businesses seeking a well-located space in one of Brandon's most established commercial corridors.

PROPERTY HIGHLIGHTS

- Available Space: Suites ranging from ±580 SF to ±1,880 SF
- Lease Rate: \$18.00/SF NNN
- Property Type: Multi-tenant retail and office center
- Flexible Layouts: Multiple suite sizes to accommodate a variety of businesses
- Ideal Uses: Retail, professional office, medical, salon, wellness, or service users
- Visibility: Frontage along Kingsway Road with excellent street exposure
- Accessibility: Convenient access to SR 60, I-75, and Brandon Parkway

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	6
Available SF:	580 - 1,880 SF
Lot Size:	0.497 Acres
Building Size:	6,776 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,599	4,904
Total Population	950	3,858	12,578
Average HH Income	\$103,047	\$103,232	\$100,864

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LOCATION DESCRIPTION

Located on Kingsway Road in the heart of Brandon, the property is surrounded by established residential neighborhoods, national retailers, restaurants, medical offices, and everyday service businesses. The site offers convenient access to State Road 60, Interstate 75, Brandon Regional Hospital, Westfield Brandon Mall, and the greater Tampa metropolitan area. Its central location provides businesses with excellent connectivity to Brandon, Valrico, Seffner, and eastern Hillsborough County, making it an ideal location for serving both local residents and the surrounding business community.





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- Accessibility: Convenient access to SR 60, I-75, and Brandon Parkway
- Parking: Shared on-site customer parking
- Availability: Immediate occupancy for qualified tenants
- Location: Established Brandon commercial corridor surrounded by residential and commercial development



Additional Photos



OFFERING MEMORANDUM



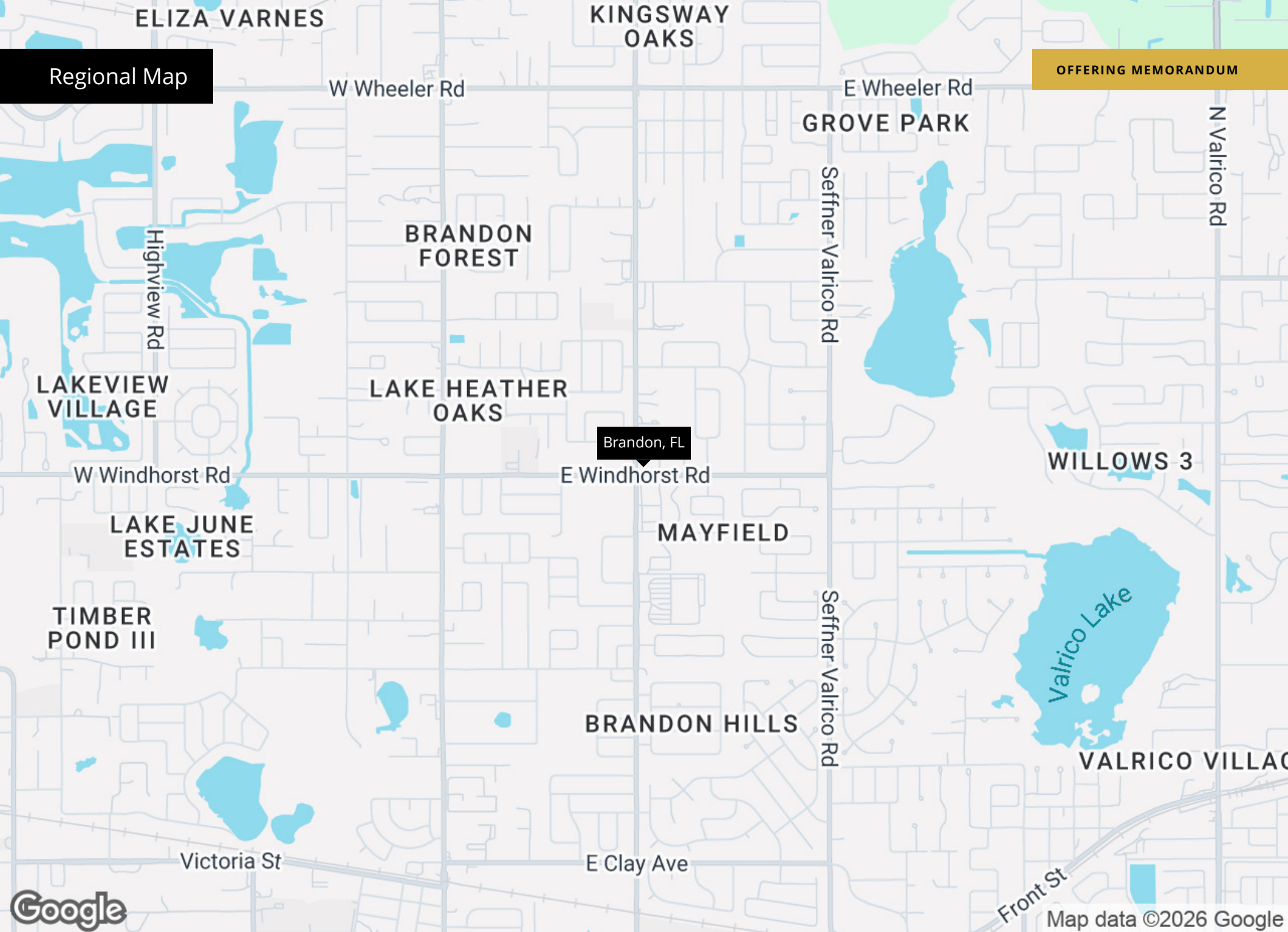


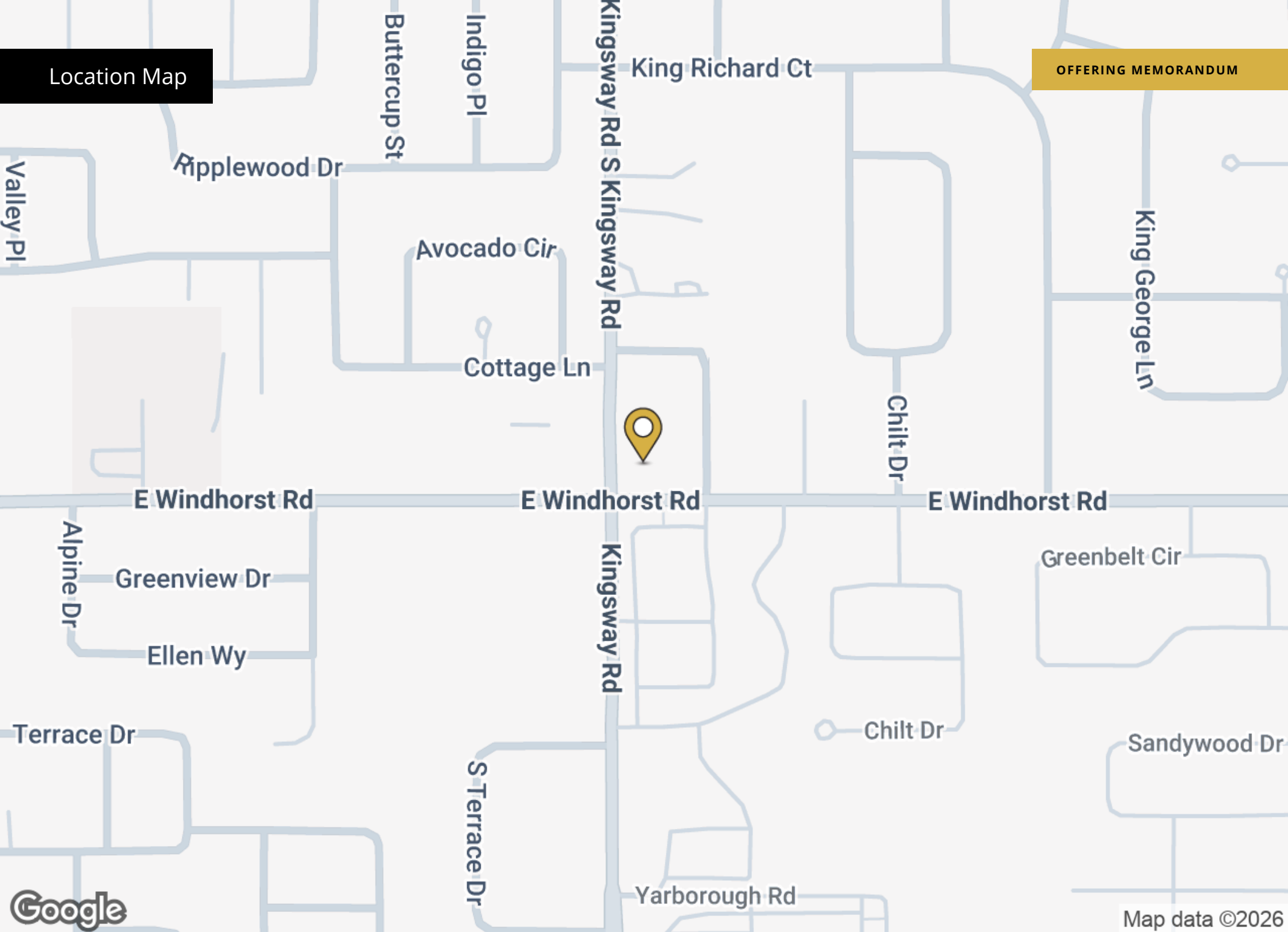
LOCATION INFORMATION

Section 2

Regional Map

OFFERING MEMORANDUM









It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)



FINANCIAL ANALYSIS

Section 3

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES

Section 4



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LEASE COMPARABLES

Section 5



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DEMOGRAPHICS

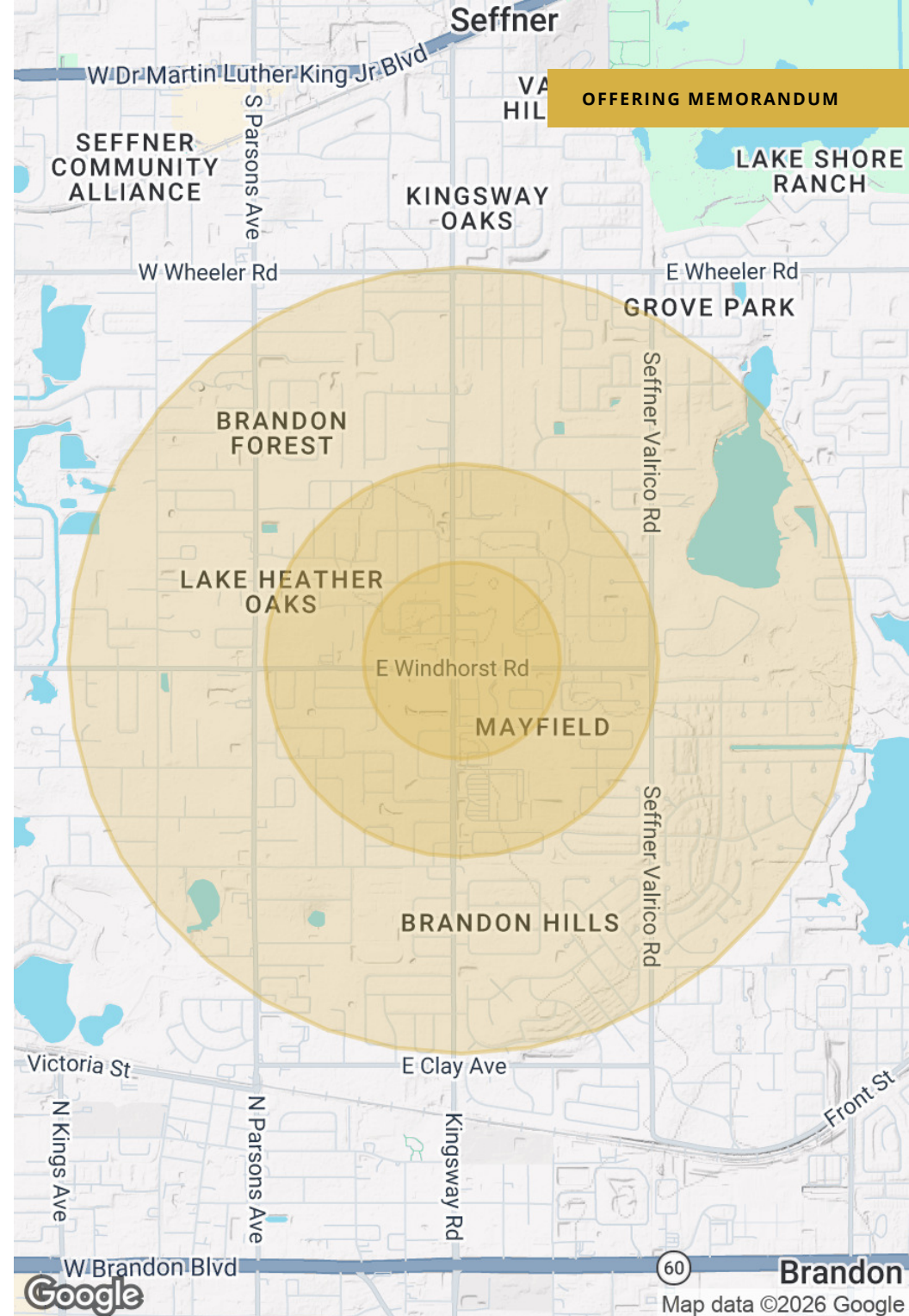
Section 6



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	950	3,858	12,578
Average Age	45.0	44.6	43.5
Average Age (Male)	41.5	40.5	40.9
Average Age (Female)	42.9	43.2	43.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,599	4,904
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$103,047	\$103,232	\$100,864
Average House Value	\$261,019	\$260,980	\$307,879

2023 American Community Survey (ACS)





ADVISOR BIOS

Section 7



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