



Executive Summary

328 WEST BRANDON BOULEVARD, BRANDON, FL 33511 | RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,901 SF
Lot Size:	0.81 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1998
Zoning:	CG

PROPERTY OVERVIEW

Presenting a unique leasing opportunity at 328 West Brandon Boulevard, formerly home to a successful car wash. This 4,901 square foot property includes a 2,552 square foot building and a 2,000 square foot drive-thru canopy, all situated on a generous .81-acre lot zoned CG. The property's versatile zoning allows for a variety of commercial uses, making it an ideal location for retail, service-based businesses, or office spaces. With its high visibility and strategic location, this property offers a captivating canvas for businesses seeking a prominent presence in the Brandon area. Don't miss the chance to transform this well-equipped property into the next thriving business venture.

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Additional Photos

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Retailer Map

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Aerial Map

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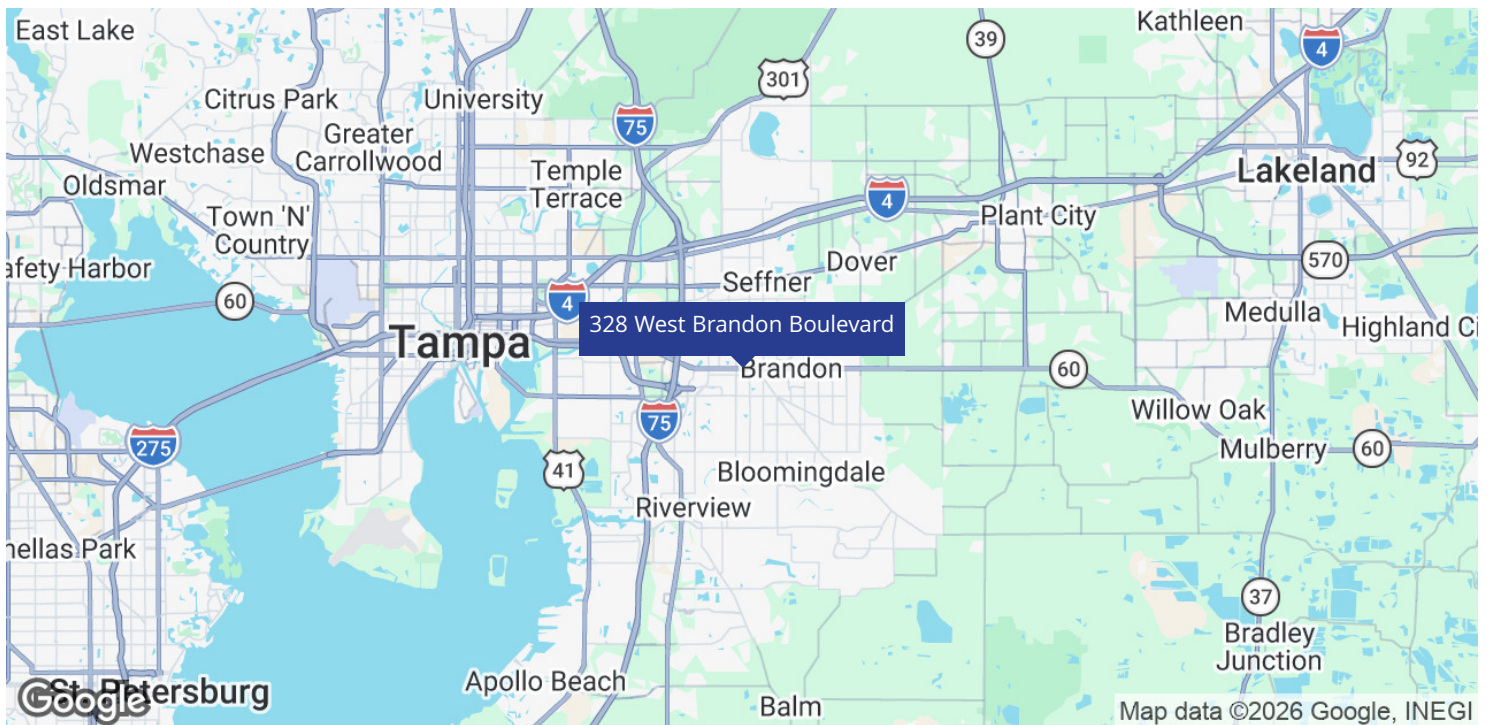
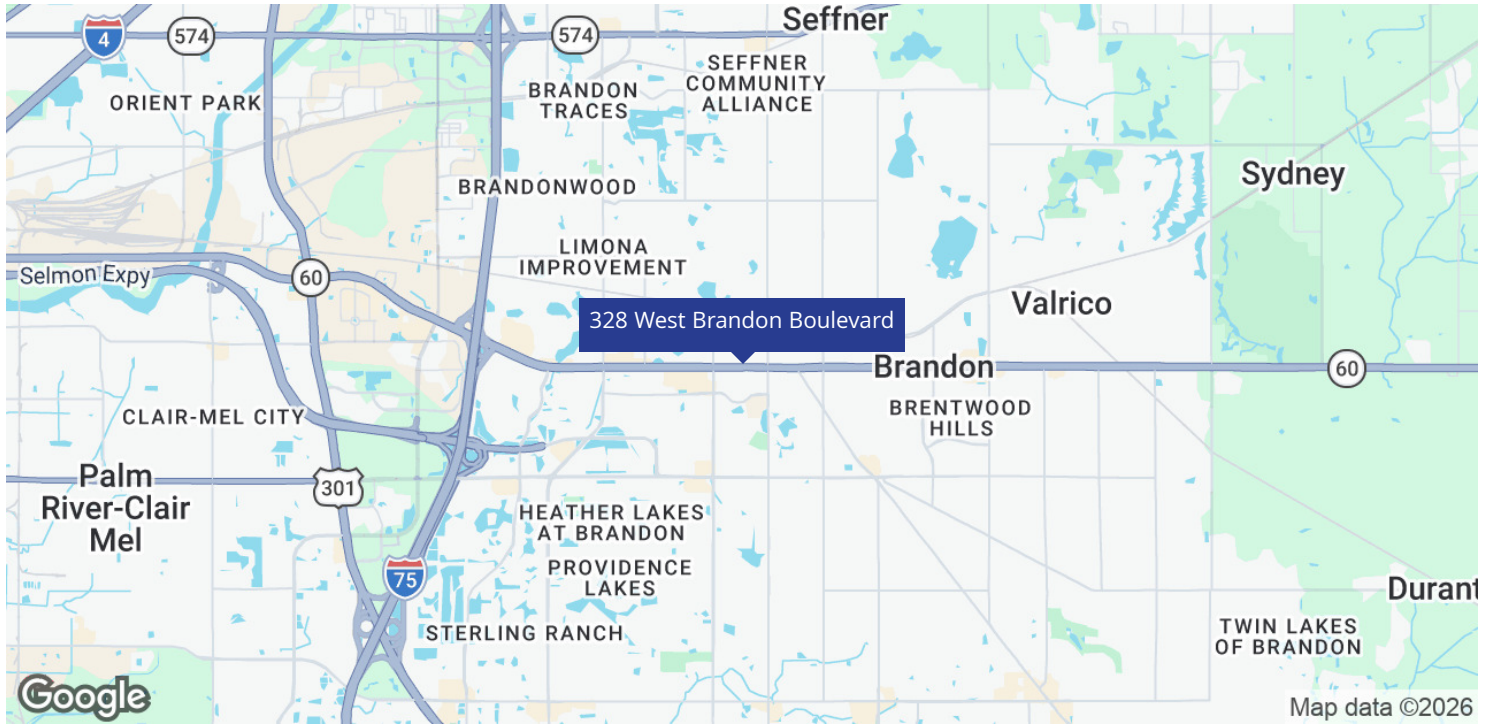


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Location Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,360	99,168	224,385
Average Age	38.9	39.8	39.7
Average Age (Male)	34.5	38.3	38.4
Average Age (Female)	42.6	40.8	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,924	37,533	85,144
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$67,952	\$98,063	\$95,667
Average House Value	\$257,232	\$312,257	\$318,691

2023 American Community Survey (ACS)