

CLAYTON PLAZA

459 - 665 W. Brandon Boulevard, Brandon, FL 33511



CENTER HIGHLIGHTS

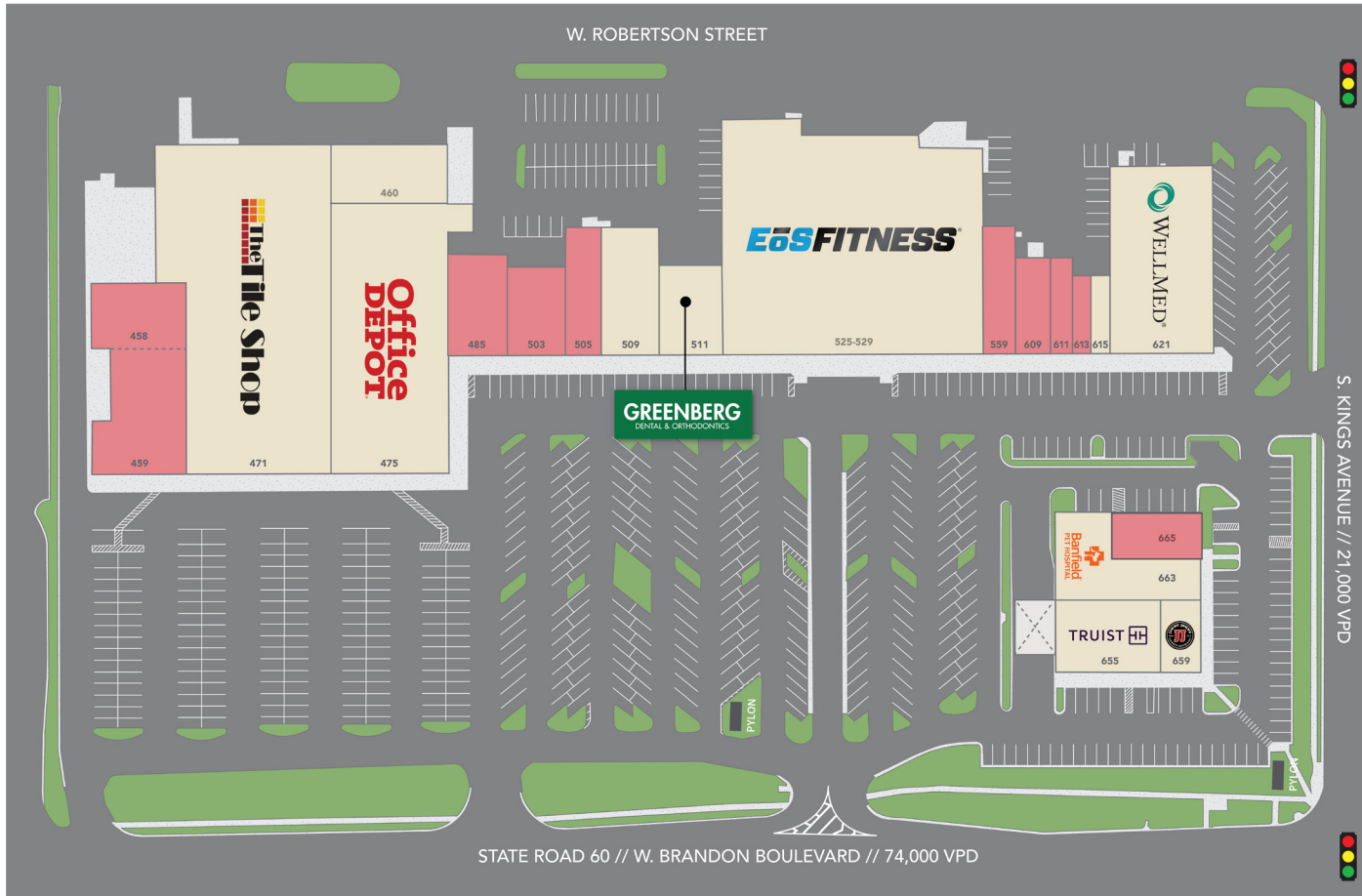
CLAYTON PLAZA is an EoS Fitness anchored shopping center redevelopment located in the Tampa MSA's Brandon neighborhood. Positioned along Brandon Blvd (SR-60) and Kings Avenue, the center sees over 100,000 vehicles per day. The property has excellent visibility and benefits from multiple access points along Brandon Blvd with additional signalized access from Kings Avenue.

Clayton Plaza is just minutes from the Selmon Expressway which connects the entire Brandon market to downtown Tampa. The property is positioned in the area's main retail corridor and benefits from I-75 access just 2 miles away. Between 2020 and 2023, the submarket population has seen a population growth of 5.36% and is forecasted to grow another 6.07% by 2028.



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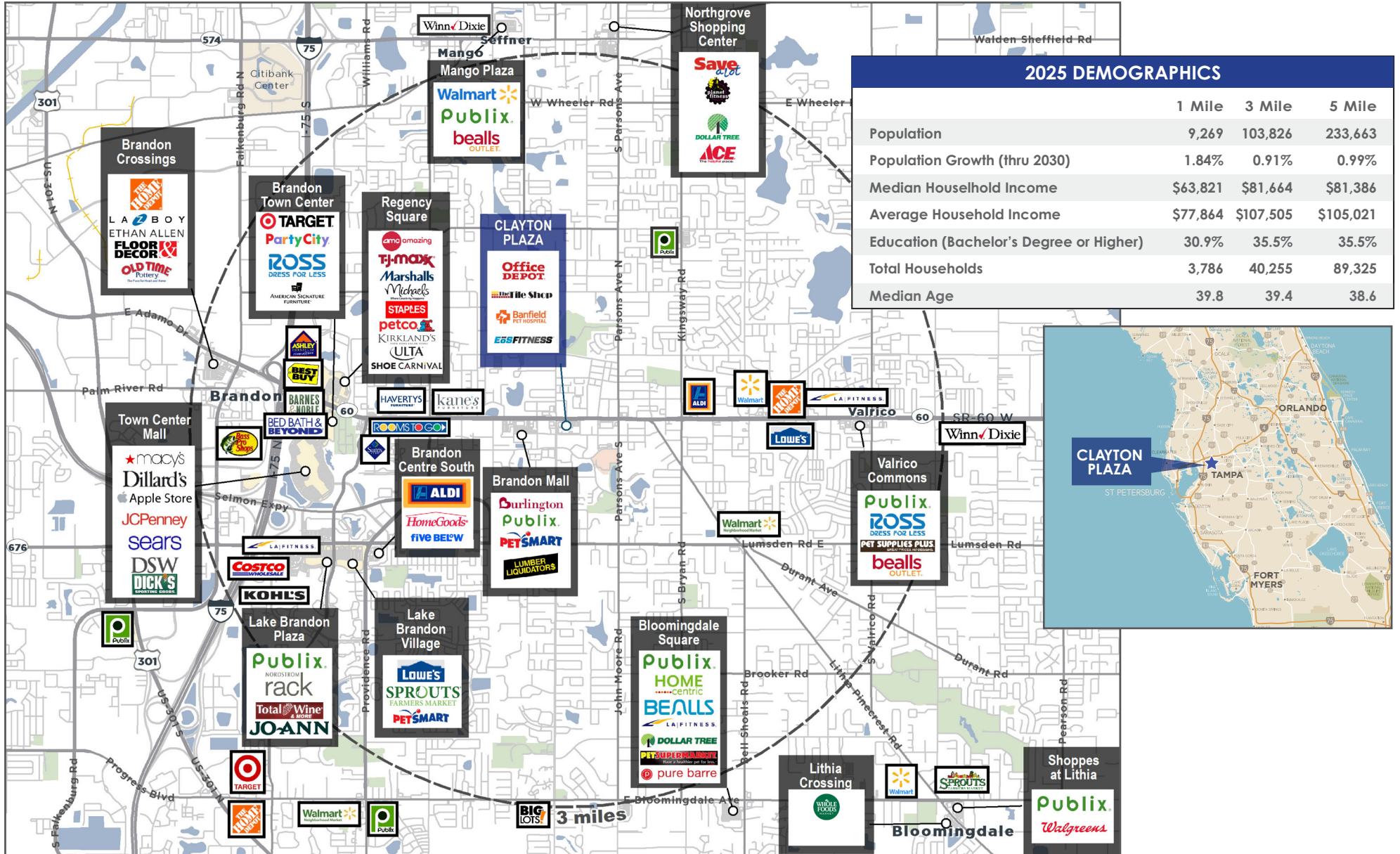


UNIT	TENANT	SF
458	AVAILABLE	3,750
459	AVAILABLE	7,154
460	STORAGE	5,650
471	THE TILE SHOP	28,900
475	OFFICE DEPOT	20,759
485	AVAILABLE	3,645
503	AVAILABLE	3,400
505	AVAILABLE	2,600
509	FLORIDA POOLS & SPA	4,600
511	GREENBERG DENTAL	3,500
525-529	EoS Fitness	35,000
559	AVAILABLE	2,605
609	AVAILABLE	2,150
611	AVAILABLE	1,300
613	AVAILABLE	900
615	PURE NAIL BAR	900
621	WELLMED	11,600
655	TRUIST BANK	5,206
659	JIMMY JOHNS	1,503
663	BANFIELD PET HOSPITAL	5,000
665	AVAILABLE	2,300

KEY
■ Available

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EXISTING BUILDING

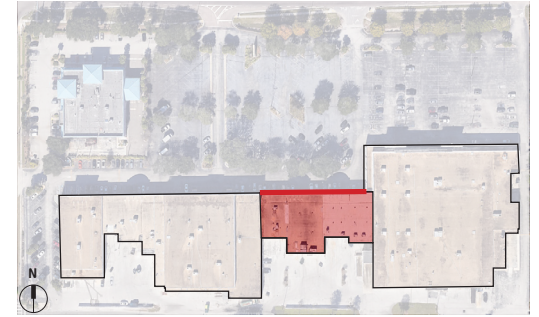


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