

Offering Memorandum

**1209 W BRANDON  
BLVD BRANDON,  
FL 33511**

List Price:

**\$2,840,000**

**7.5% Cap Rate**

Presented by:

Nick Cuccia and  
Darren Moore

**MAVCOMMERCIAL**



# EXECUTIVE SUMMARY

---

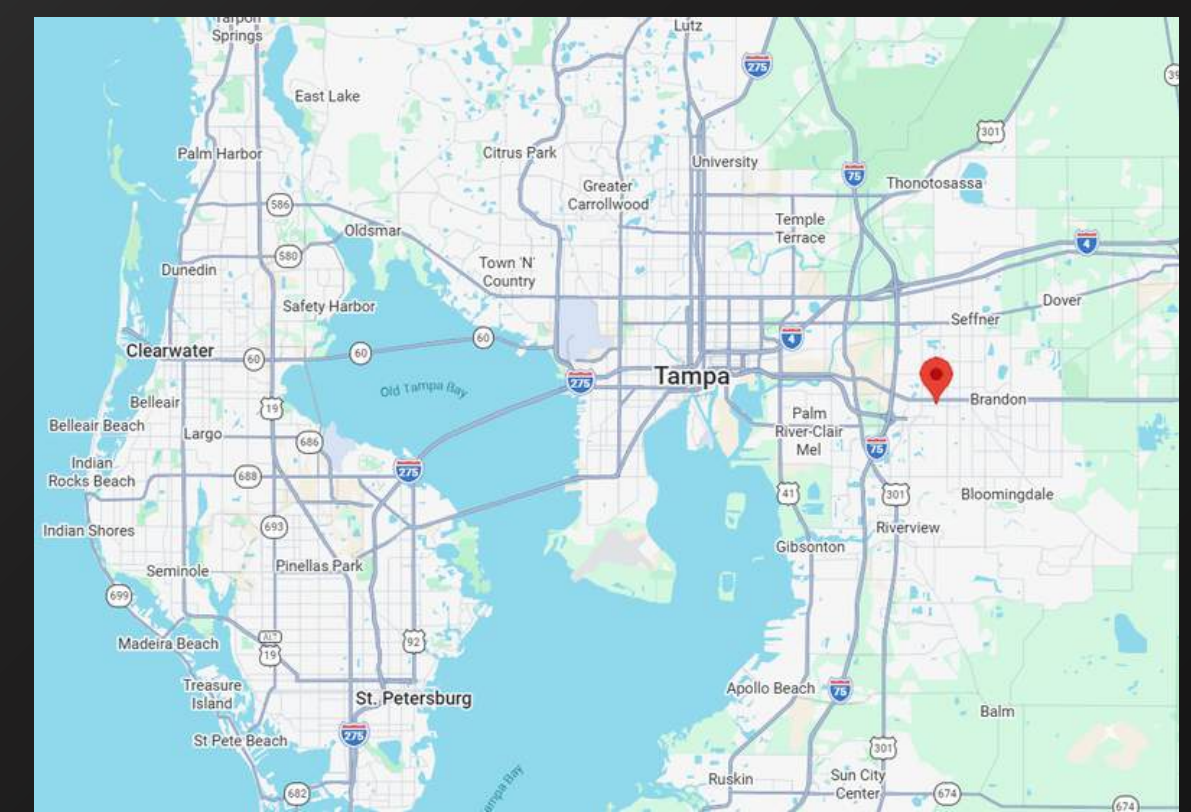
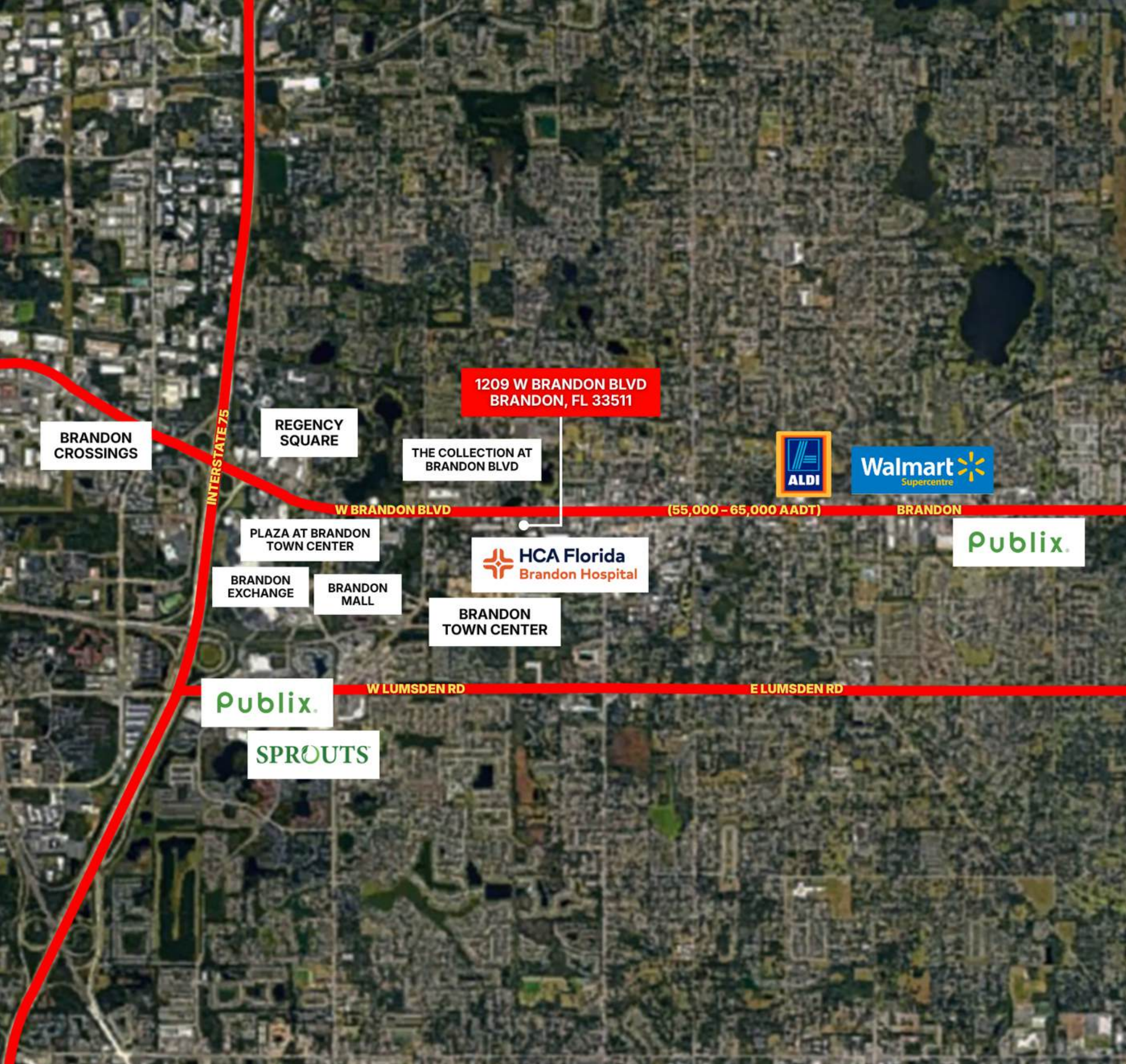
1209 W Brandon Blvd is a multi-tenant retail center located along the high-traffic State Road 60 corridor in Brandon, part of the greater Tampa market. The property offers approximately 13,061 SF on a 1.02-acre site with strong frontage visibility, pylon signage, and convenient access to Interstate 75 and Interstate 4. Configured for multi-tenant use, it provides flexible suite sizes suitable for retail, office, and service tenants. The surrounding area features dense residential development and strong national retail presence, supporting consistent traffic and demand. Overall, it presents a stable, well-located retail investment with leasing flexibility and long-term upside potential.





# LOCATION

Located along State Road 60 (W Brandon Blvd) in Brandon, the property offers excellent regional access just minutes from Tampa. It is directly connected to major corridors including Interstate 75 and Interstate 4, surrounded by dense residential neighborhoods, retail centers, and daily consumer traffic.



# PROPERTY OVERVIEW

Address	1209 W Brandon Blvd Brandon, FL 33511
Rentable Square Feet	Bldg 1: 6,500 sqft Bldg 2: 6,500 sqft
Site Area	1.02 acres
Year Built	1986
No. of Floors	Single
Parking Ratio	44 (3:1000)
Tenancy	Multiple
Occupancy	100%
Major Tenant	Tires Plus
Construction	Concrete Block
Zoning	Zoning - BMS-GW





# INVESTMENT HIGHLIGHTS

---



## Prime Visibility

High-exposure frontage along State Road 60 (W Brandon Blvd) with strong daily traffic counts and excellent signage opportunities driving consistent customer awareness.



## Regional Accessibility

Direct access to I-75 and I-4, providing seamless connectivity throughout the Tampa Bay region and supporting strong commuter and customer flow.



## Strong Demographics

Surrounded by dense, established residential neighborhoods with strong household incomes and ongoing growth supporting steady retail demand and repeat visitation.



## Flexible Layout

Multi-tenant configuration allows for diverse retail, office, medical, and service uses, offering leasing flexibility and adaptability for various business types.



## Income & Upside

Stabilized tenancy provides current cash flow, with additional upside through lease-up opportunities, rent growth, and strategic repositioning potential over time.



## Established Retail Corridor

Situated among national retailers and high-performing commercial tenants, benefiting from strong synergy, traffic generators, and sustained economic activity in Brandon.

# REAL ESTATE AGENTS

Meet the Real Estate Agents — two seasoned professionals with deep market expertise, disciplined investment strategies, and a proven history of delivering strong returns.



**DARREN MOORE**

Commercial  
Real Estate Agent



**NICK CUCCIA**

Commercial  
Real Estate Agent

# WHAT WE DO

---

- 01** Targeted Acquisitions: We identify undervalued residential, commercial, and development opportunities positioned for strong appreciation and stable cash flow.
- 02** Value-Add Strategy: Through renovations, repositioning, and disciplined management, we drive rent growth, improve occupancy, and maximize asset performance.
- 03** Investor Returns: Our data-driven approach delivers consistent ROI, attractive cap rates, and long-term portfolio growth for our partners.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

---

The information contained in this Offering Memorandum has been prepared by MavRealty and is proprietary and strictly confidential. It is intended solely for the use of the party to whom it is delivered and may not be reproduced, distributed, or made available to any other person or entity without the prior written consent of MavRealty.

By accepting and reviewing this Offering Memorandum, the recipient acknowledges and agrees to hold and treat all information contained herein in the strictest confidence and to refrain from photocopying, duplicating, or disclosing this information in any form. If the recipient has no interest in the subject property, this material must be promptly returned to MavRealty.

This Offering Memorandum has been prepared for informational purposes only to provide a summary of unverified financial, physical, and market information and to establish a preliminary level of interest in the subject property. It is not intended to be a substitute for a complete due diligence investigation.

MavRealty has not made, and does not make, any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. This includes, but is not limited to, information regarding:

- Income, expenses, or projected financial performance of the property
- Size, square footage, or physical condition of the improvements
- Presence or absence of environmental conditions, including but not limited to asbestos, PCBs, or other contaminants
- Compliance with local, state, or federal regulations
- Financial condition or business prospects of any tenant, or any tenant's intentions to renew or continue occupancy

The information contained herein has been obtained from sources we believe to be reliable; however, it has not been independently verified by MavRealty. All prospective purchasers and investors must conduct their own independent investigations, analyses, and due diligence concerning the subject property and all matters relevant thereto.

By reviewing this Offering Memorandum, the recipient agrees that MavRealty and its affiliates shall have no liability for any inaccuracies or omissions, nor for any representations or warranties, expressed or implied, contained in or omitted from this material or any other written or oral communication transmitted to the recipient.

# MAVCOMMERCIAL

[WWW.MAVREALTY.COM](http://WWW.MAVREALTY.COM)

Copyright ©2026 MavRealty. All Rights Reserved