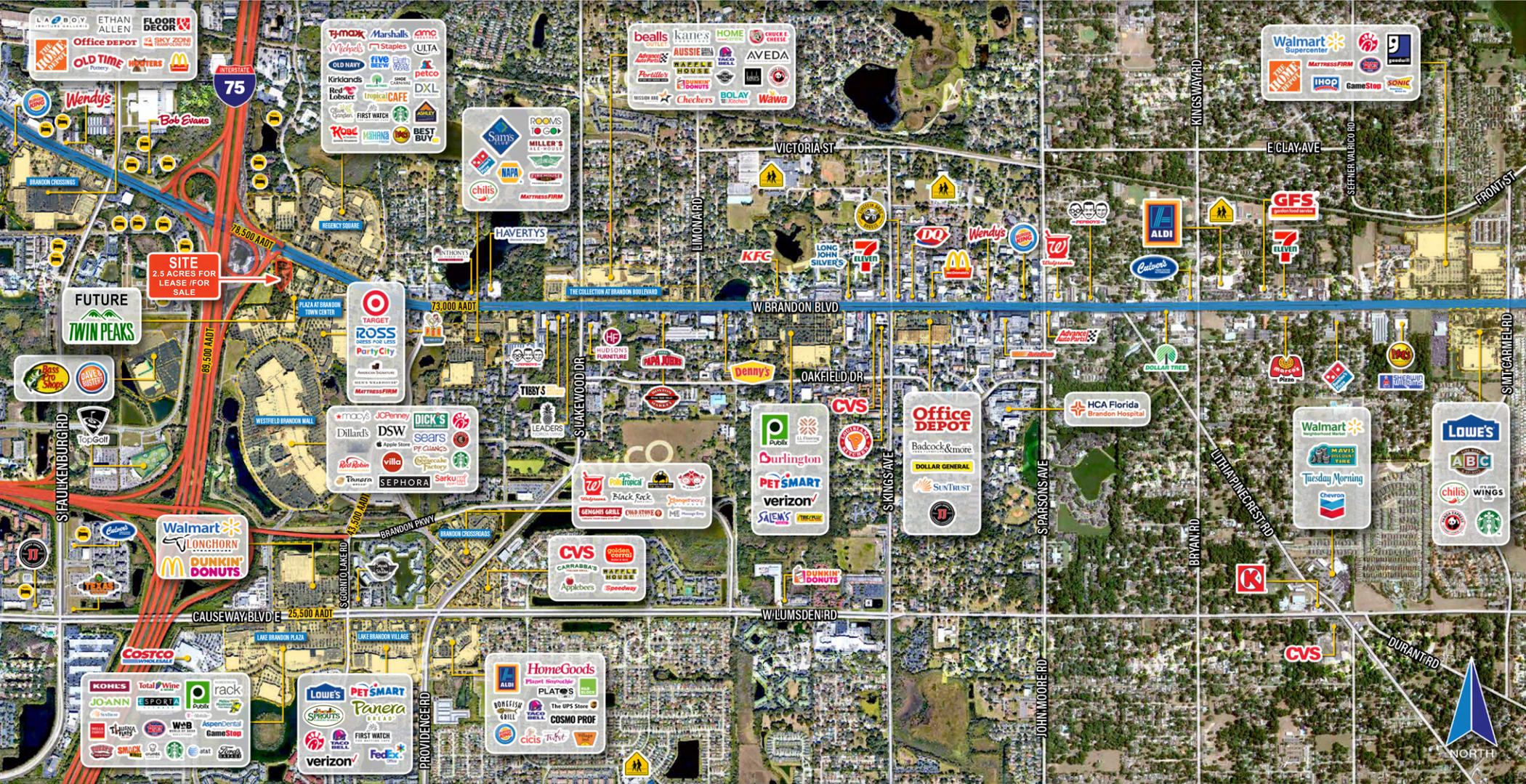


2.5 ACRES | FOR LEASE OR FOR SALE

132 BRANDON TOWN CENTER DRIVE | BRANDON, FL 33511 | HILLSBOROUGH COUNTY



arizona | florida | new mexico | texas | www.anzcollc.com



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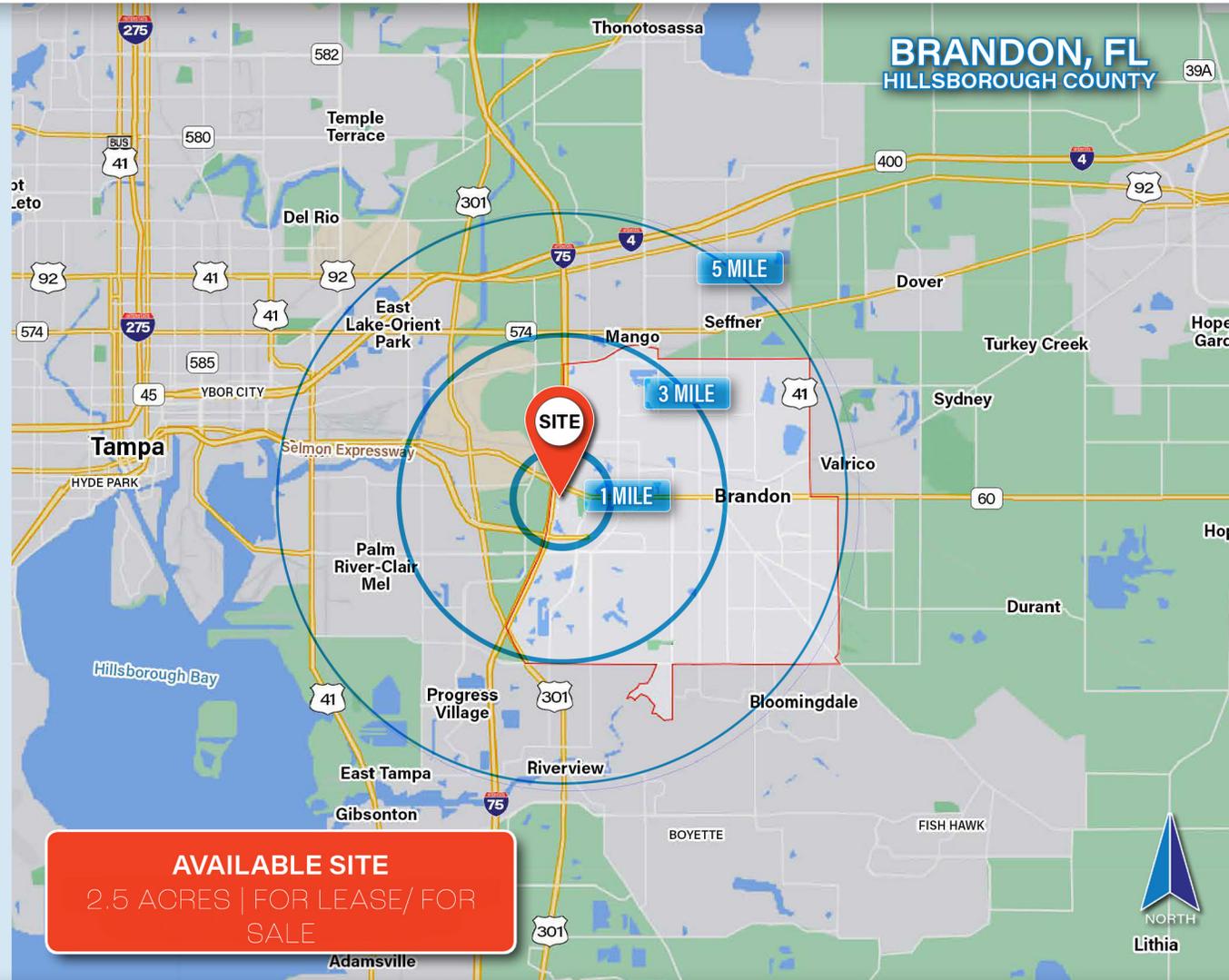
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PROPERTY FEATURES:

- ° FOR LEASE RESTAURANT SITE: PROPOSED 2,478± SF BUILDING WITH 545± SF PATIO SPACE ON 2.5± ACRES TOTAL.
- ° LOCATED AT THE NORTHERN ENTRANCE TO WESTFIELD BRANDON MALL.
- ° SITE HAS GOOD VISIBILITY FROM I-75 & W BRANDON BLVD WITH STRONG TRAFFIC COUNTS.
- ° IN STRONG RETAIL TRADE WITH UP TO 4.13% PROJECTED GROWTH RATE AND ABOVE AVERAGE INCOMES.
- ° RESTAURANTS IN CLOSE PROXIMITY TO SITE INCLUDE CHIPOTLE, OLIVE GARDEN, RED LOBSTER, STARBUCKS, KOBE ICHIBAN, PF CHANGS, BAHAMA BREEZE, RED ROBIN, SARKU JAPAN, PANERA, THE CHEESECAKE FACTORY AND MORE.

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	9,263	91,029	210,284
 POPULATION GROWTH (5 YR. FORECAST)	4.13%	3.97%	4.02%
 AVERAGE HOUSEHOLD INCOME	\$70,240	\$84,877	\$82,229
 TOTAL EMPLOYEES	7,848	40,361	104,090



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