

# RETAIL SPACE : FOR LEASE

620 - 666 Oakfield Drive

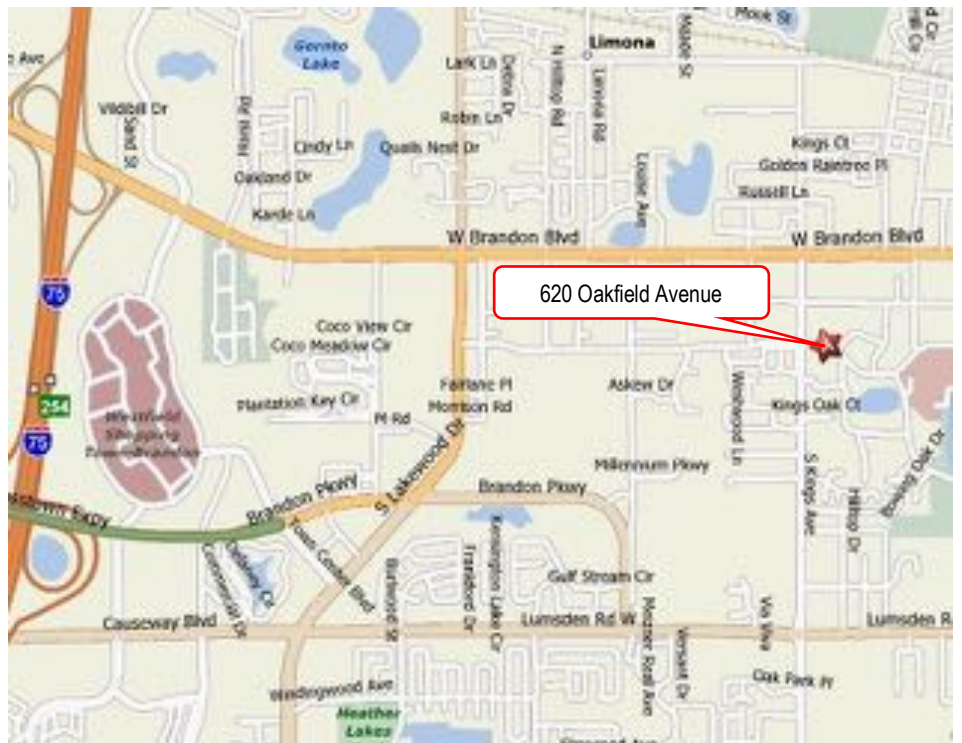
Brandon, Florida 33511



## 1,300 - 2600 SF of Retail Space Available

### PROPERTY FEATURES include:

- Retail strip center built in 1980, located in the center of Brandon's business district, minutes away from Brandon Regional Hospital
- Located on major intersection in Brandon, Kings Ave and Oakfield Drive. Traffic counts Kings Ave = 23,000 + cars per day, Oakfield = 17,000.
- Modified gross rate includes: water, sewer, all CAM charges, real estate taxes and building insurance
- **Only (3) unit left in this plaza!**
- **Monthly Rent Payments: 1,300 SF = \$1,734** (plus 6.8% sales tax)



For information, contact:

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**(813) 390-0951**

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Hillsborough's Finest Real Estate Team

*Let us work for you!*

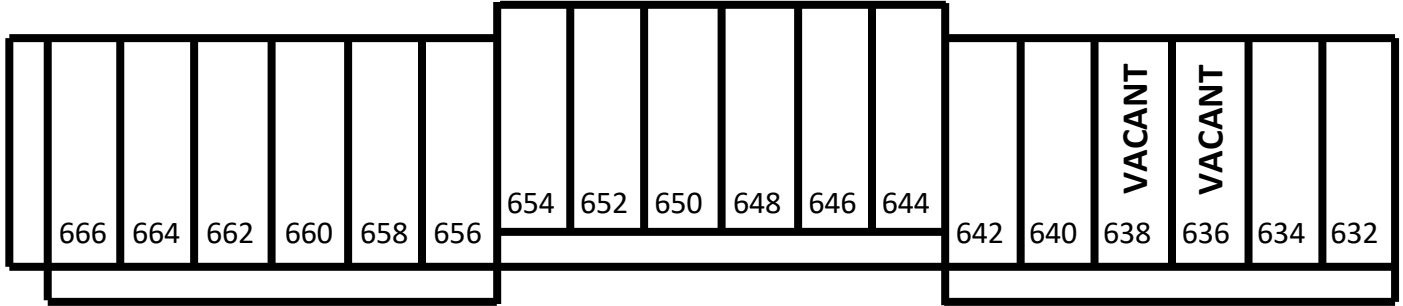


**Turner Cole Company**  
Real Estate Services

# SITEPLAN

620 - 666 Oakfield Drive

Brandon, Florida 33511



### DEMOGRAPHICS

**Median Household Income**  
(2010 U.S. Census data, adjusted for inflation)

United States	Florida	Greater Brandon
\$55,970	\$53,425	\$66,509

**Population = 102,967**  
(2010 U.S. Census data)

**RACE:**

- White 77.7%
- Black 11.86%
- Asian 3.54%
- Other 6.9%

**ETHNICITY:**

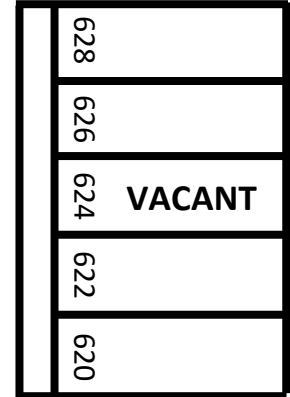
- Hispanic 17.8%
- Non Hispanic 82.2%

**Median Age = 34.0**  
(younger than avg. age in the U.S.)

**Family Household= 72.82%**  
(higher than avg. concentration)

Come join the following Atlantic Village S/C stores:

- 664-666: McAuley's Jewelers
- 660-662: Al Medina Grocery
- 658: DayDreams Day Spa
- 654: Dave's Pianos
- 650-652: Bootleggers
- 648: Beauty Salon
- 646: Gravity Lounge
- 642: Pendency's Consignment
- 638: VACANT**
- 636: VACANT**
- 634: KPG King Printing & Graphics
- 628: Ace's Custom Framing
- 626: Lithium Vapor
- 624: VACANT**
- 620-622: West Coast Brace & Limb



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