

PROPERTY FOR SALE

5,600 +/- SF Shopping Center

205 E Brandon Boulevard, Brandon, FL 33511

\$899,000



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AGENT INFORMATION



Kyle Vreeland

Sales Associate

Kyle is the industrial and office real estate specialist at Coldwell Banker Commercial Saunders Ralston Dantzler Realty.

He is a recognized subject matter expert on industrial/office properties in Polk County. He also leads the company's consulting practice in the areas of building analysis and space planning, as well as development feasibility including architecture and construction.

From 2003 to early 2010 Kyle was a partner of Smithland Development and Chiefland Properties in Lakeland. As the managing partner, he led the acquisition and development programs, including design and permitting. Kyle was also responsible for supervision of construction, leasing and property management.

He has over twenty years of experience in design and construction in Polk County, including tenure with Furr&Wegman Architects, Rodda Construction, and Straughn Trout Architects.

Kyle is an honors graduate of the Florida A&M School of Architecture, and has participated in master's post-graduate studies at the University of South Florida.

Disciplines:

- Industrial Properties
- Building Analysis
- Space Planning
- Development Feasibility

Awards:

- 2011 - CBC EBT Rookie of the Year
- 2016 – Realtor of the Year

Positions:

- President Elect and Treasurer of the Lakeland Association of Realtors (2015-2017)
- Member of the Lakeland Rotary Club
- Former member of Historic Preservation Board of Lakeland
- Active member of All Saints' Episcopal Church
- Member of the Asian Real Estate Association of America (AREAA)
- Polk Theatre Trustee and Chairman of the Board

Contact Information:

kyle@srdcommercial.com

863.877.2838



AGENT INFORMATION



Greg Smith

Sales Associate

Greg Smith is the multi-family specialist at Coldwell Banker Commercial Saunders Ralston Realty, LLC (CBCSRD), whose primary emphasis is on mobile home parks and campgrounds. In addition, he specializes in small- to mid-sized office and industrial properties with an REO asset liquidation concentration.

Born in Savannah, GA and raised in Ocala, FL, Greg studied business administration at The College of Central Florida. After a successful 20-year automotive career in sales and finance, he retired from his sales manager position at Jarrett Ford Automotive Group and pursued new interests in real estate. In 2007, Greg obtained his commercial real estate license.

He is currently a member of the Lakeland Association of Realtors® (LAR), Florida Realtors®, and the National Association of Realtors® (NAR).

Greg currently serves for his third year as the Chairman of the Commercial and Industrial Division (CID) of LAR and served on the association's board of directors, as well as being the past board of director of the Lakeland Christina Rotary Club.

Greg resides in Lakeland, FL with his wife and son. Family interests include scuba diving, instructing Tae-Kwon-Do, and a love of hunting, fishing, and traveling.

Disciplines:

- Multi-family Properties
- Mobile Home Parks (MHP)
- Small- to Mid-sized Offices
- Industrial Properties with an REO Asset Liquidation Concentration.

Contact Information:

Greg@SRDcommercial.com

863.774.3542

EXECUTIVE SUMMARY

Site Address:	205 E Brandon Blvd. Brandon, FL 33511
County:	Hillsborough
PIN (Property Identification Number):	U-26-29-20-ZZZ-000002-62300.0
Land Size:	0.39 +/- Acres
Building Size:	5,600 +/- SF
Year Built:	1972
Property Use:	Community Shopping Center
Utilities:	Water and sewer on site
Zoning:	Commercial, General (Hillsborough County)
Taxes:	\$6,600 (2016)
Traffic Count:	64,000 cars/day on E. Brandon Blvd (SR 60)
Price:	\$899,000

Location

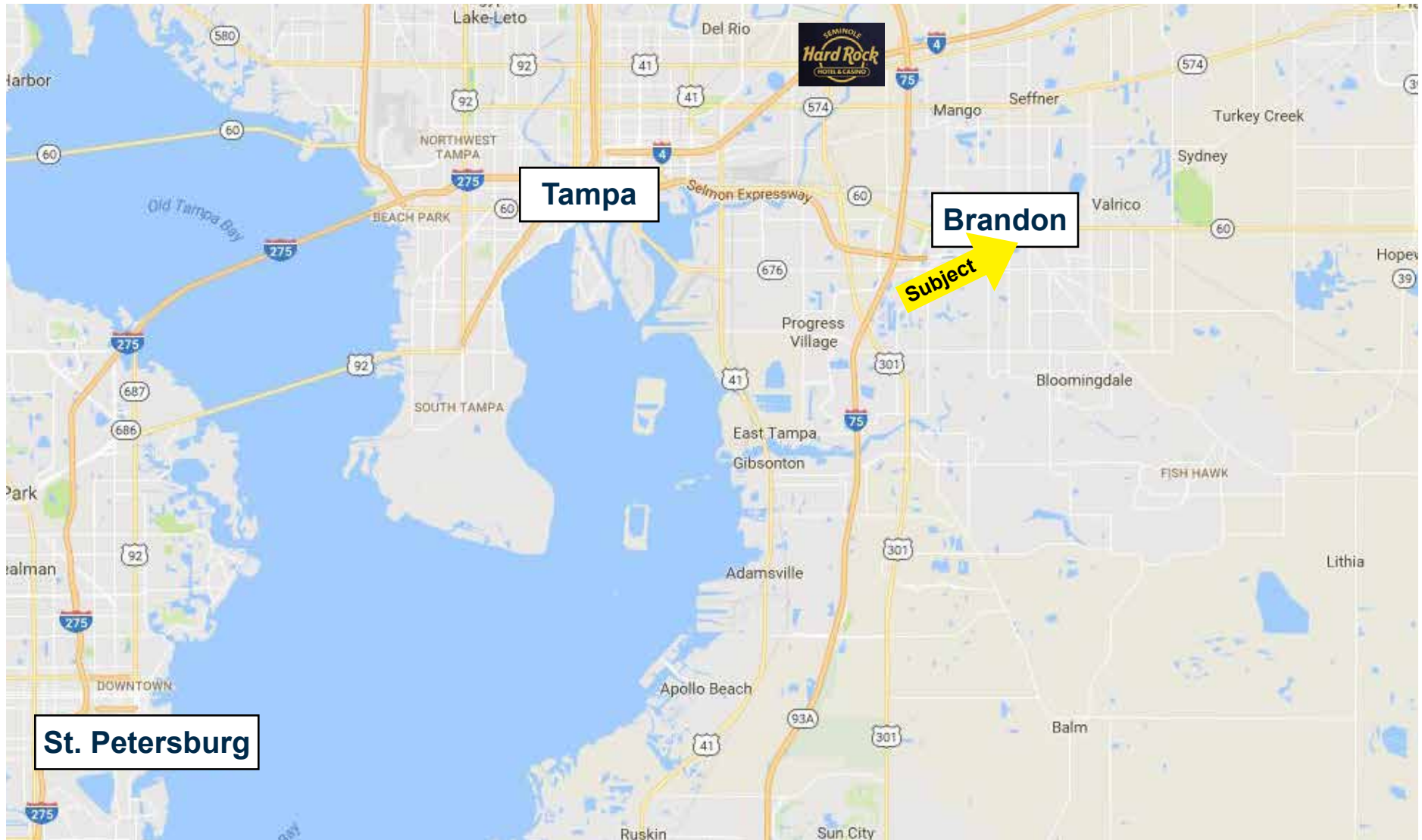
- **The subject is located on E Brandon Blvd. (SR 60) encompassed by a multitude of commercial, retail, service and hospitality businesses...proximity to U.S 301, SR 60, I-75 and I-4**
- **There are 45,000 people within 2 miles; 97,126 in 3 miles; and 154,183 in 10 minutes**
- **Within 10 minutes the median household income is \$58,713 which is 11% higher than Hillsborough County and 16% higher than the State of Florida**

Site/Building

- **Facilities and condition are consistent with a building that was built in 1972**
- **Originally the shopping center was divided into 9 spaces... since then it has been consolidated down to 6**
- **Ample parking with 25 lined spaces... 4 to 1 parking ratio**
- **Highest and best use would be retail, office or medical**



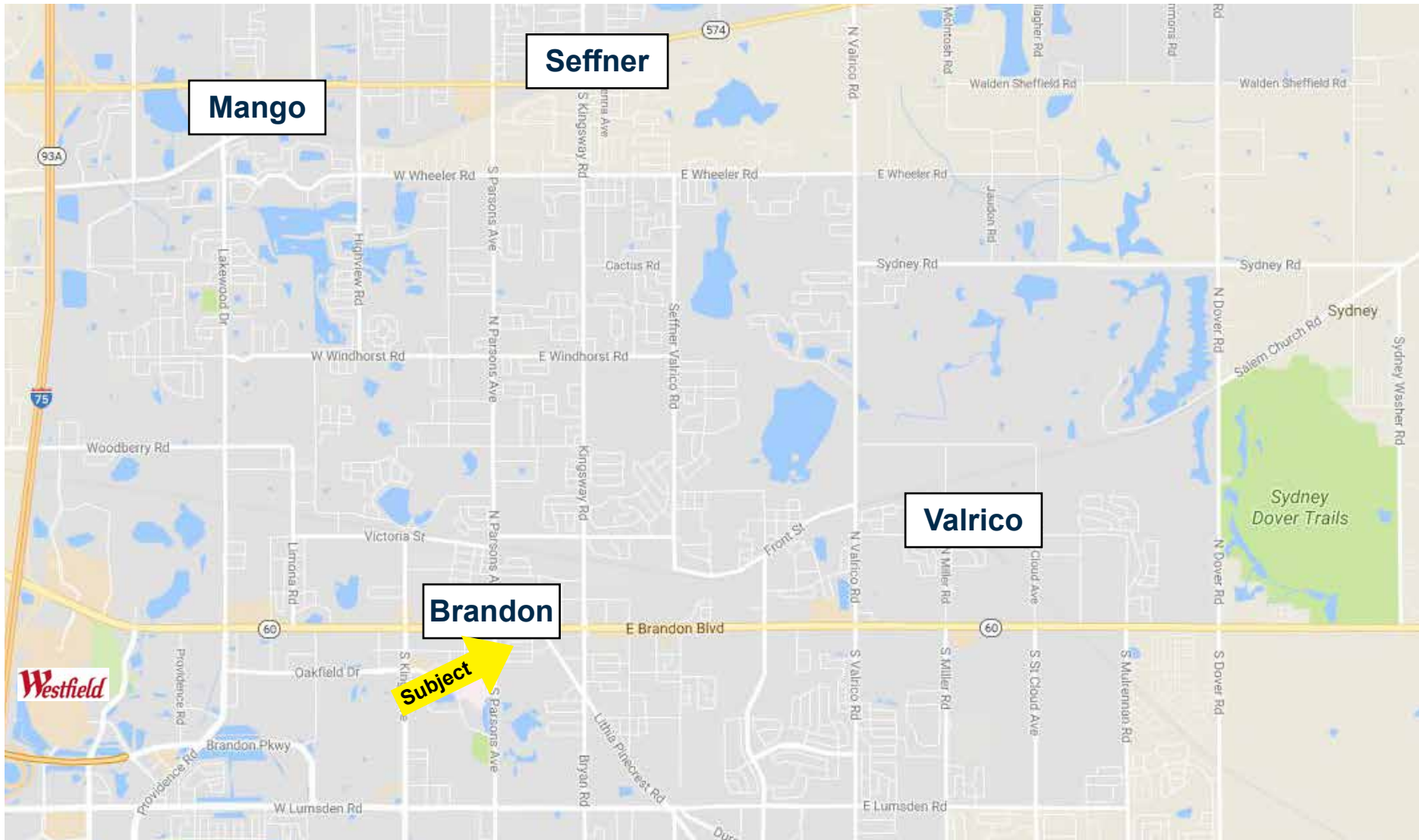
REGIONAL LOCATION MAP



- **Subject property located within the Tampa-St. Petersburg-Clearwater MSA**
- **Less than 20 minutes from the Seminole Hard Rock Hotel & Casino**

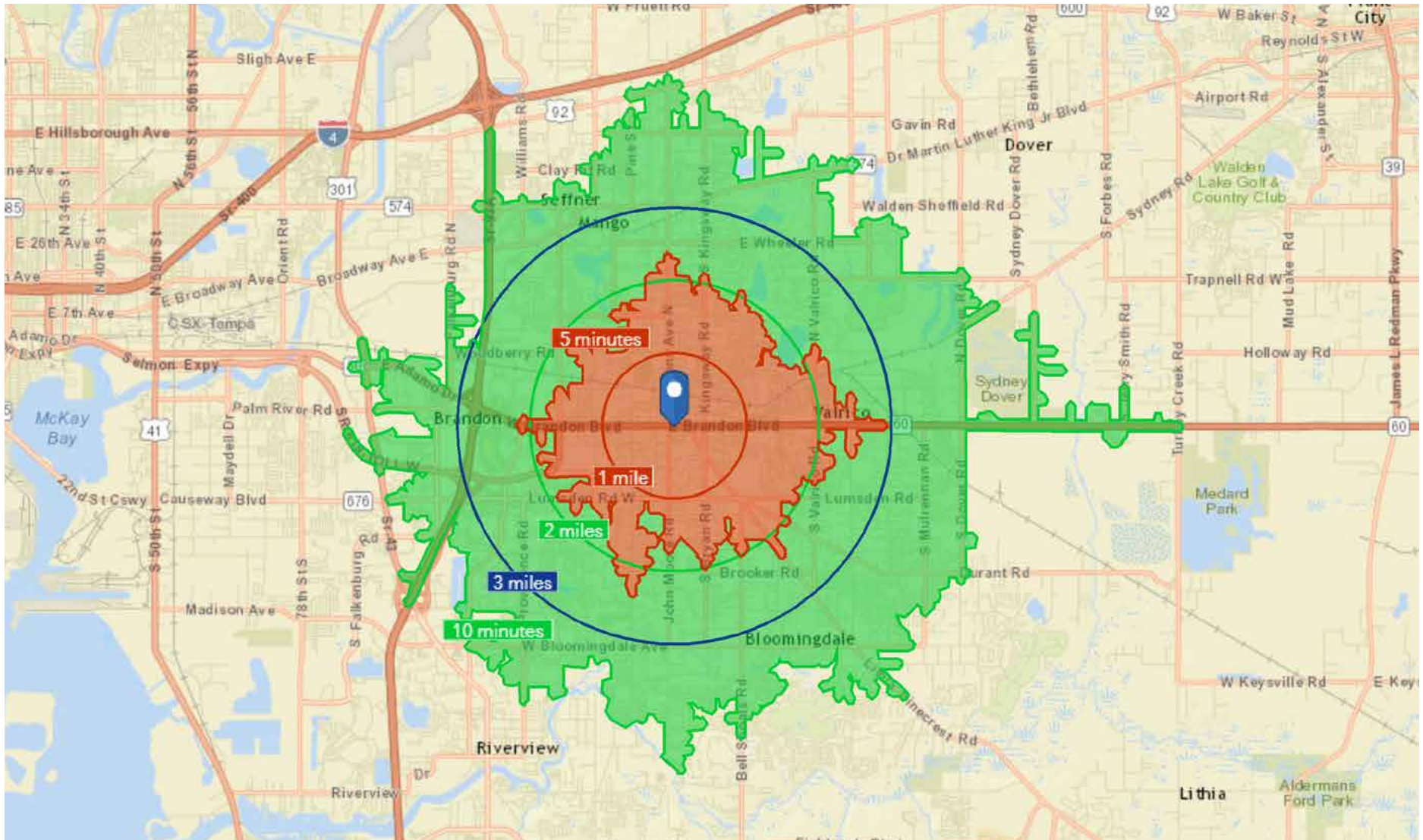


LOCATION MAP



- **Property located on E Brandon Blvd near the intersection of N. Parsons Ave. and Brandon Blvd.**
- **Close proximity to I-75 and the Westfield Brandon Mall**

DEMOGRAPHICS MAP



1, 2, 3 mile radius
5 & 10 minute drive



DEMOGRAPHICS

Benchmark Demographics

	1 mile	2 miles	3 miles	5 minutes	10 minutes	Hillsborough	FL	US
Population	9,599	45,018	97,126	37,653	154,183	1,382,695	20,619,313	327,514,334
Households	3,869	16,975	36,770	14,360	58,161	528,136	8,064,657	123,158,887
Families	2,431	11,754	25,485	10,003	40,297	337,242	5,223,357	81,106,685
Average Household Size	2.45	2.63	2.63	2.59	2.64	2.57	2.50	2.59
Owner Occupied Housing Units	1,717	10,189	21,910	9,199	35,240	296,813	5,071,790	77,207,043
Renter Occupied Housing Units	2,151	6,786	14,860	5,161	22,921	231,323	2,992,867	45,951,844
Median Age	37.5	38.6	37.8	40.3	37.8	37.1	42.2	38.2

Very High
Population
Density

Trends: 2015 - 2020 Annual Rate

Population	1.25%	1.22%	1.27%	1.26%	1.40%	1.67%	1.36%	0.83%
Households	1.19%	1.15%	1.20%	1.20%	1.36%	1.60%	1.30%	0.79%
Families	1.07%	1.08%	1.12%	1.11%	1.24%	1.53%	1.25%	0.71%
Owner HHs	1.06%	1.11%	1.16%	1.13%	1.24%	1.47%	1.19%	0.72%
Median Household Income	1.71%	1.78%	1.97%	1.80%	2.07%	2.24%	2.13%	2.12%

Households by Income

<\$15,000	9.10%	8.50%	7.80%	8.10%	7.50%	11.50%	12.00%	11.50%
\$15,000 - \$24,999	11.40%	9.00%	8.40%	8.60%	8.70%	10.80%	11.70%	10.00%
\$25,000 - \$34,999	11.50%	9.20%	8.80%	9.20%	8.80%	10.40%	11.10%	9.70%
\$35,000 - \$49,999	17.00%	15.10%	15.70%	14.80%	15.10%	14.00%	14.60%	13.10%
\$50,000 - \$74,999	22.60%	23.60%	22.70%	24.40%	21.90%	18.70%	18.70%	17.80%
\$75,000 - \$99,999	14.40%	15.10%	14.80%	15.60%	15.30%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	9.80%	13.10%	14.30%	13.00%	14.20%	12.40%	11.50%	13.90%
\$150,000 - \$199,999	2.40%	4.00%	4.50%	3.90%	5.00%	4.90%	4.30%	5.70%
\$200,000+	1.80%	2.50%	3.10%	2.30%	3.50%	5.20%	4.60%	6.10%

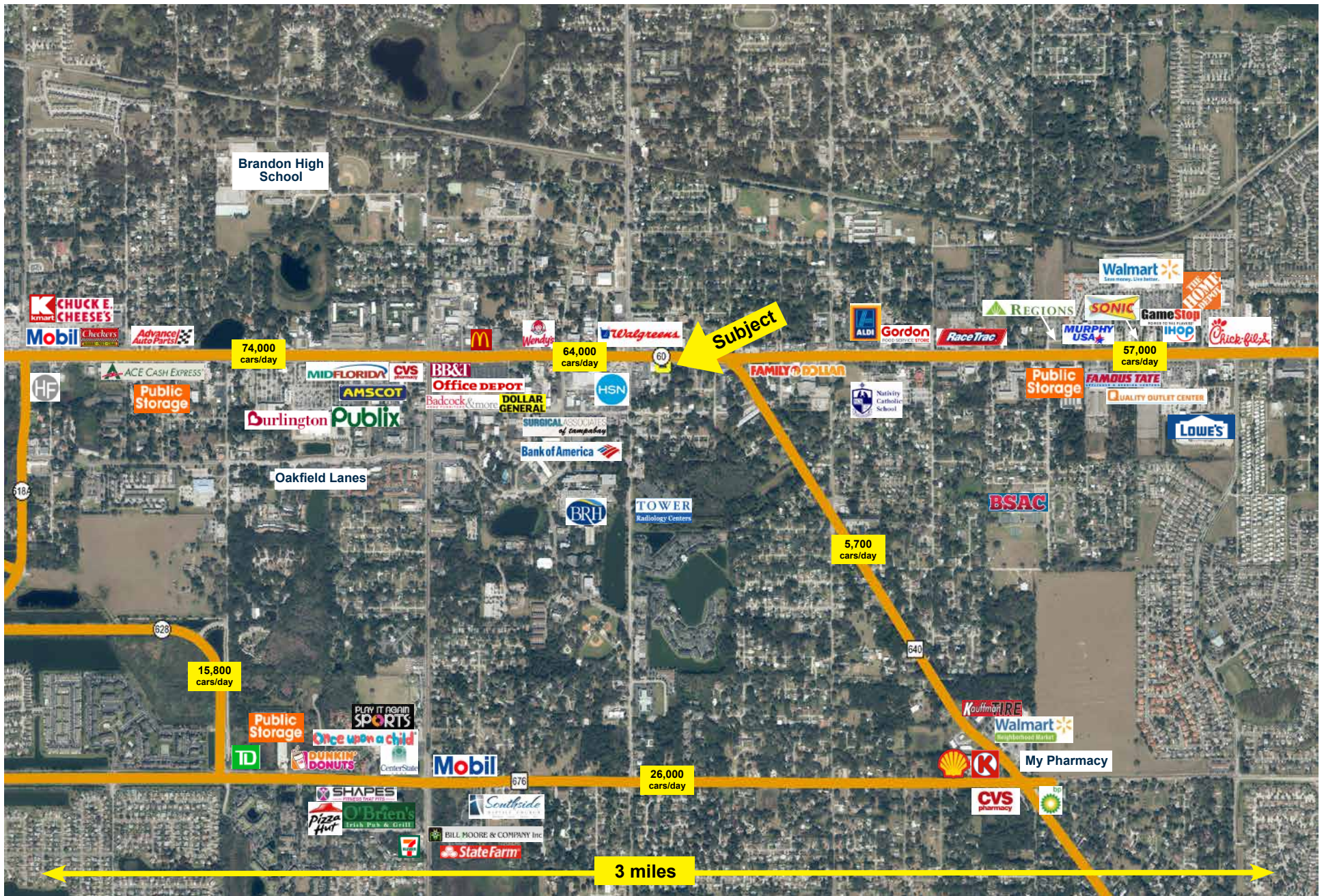
Median Household Income	\$50,678	\$56,283	\$57,778	\$56,977	\$58,713	\$53,117	\$50,606	\$56,124
Average Household Income	\$62,590	\$70,837	\$74,167	\$71,114	\$76,077	\$76,087	\$72,632	\$80,675
Per Capita Income	\$25,504	\$27,092	\$28,218	\$27,269	\$28,985	\$29,480	\$28,921	\$30,820

High
Income
Levels

Population by Age

0 - 4	6.50%	5.90%	6.00%	5.60%	6.00%	6.10%	5.30%	6.10%
5 - 9	6.00%	5.90%	6.00%	5.70%	6.10%	6.20%	5.50%	6.30%
10 - 14	5.80%	6.10%	6.30%	6.10%	6.30%	6.30%	5.60%	6.30%
15 - 19	5.70%	6.10%	6.10%	6.00%	6.10%	6.40%	5.70%	6.40%
20 - 24	7.10%	6.80%	7.00%	6.40%	6.70%	7.50%	6.40%	7.00%
25 - 34	15.60%	14.40%	14.80%	13.60%	15.00%	14.80%	13.10%	13.80%
35 - 44	12.70%	12.60%	13.00%	12.50%	13.30%	13.10%	11.80%	12.50%
45 - 54	12.50%	13.60%	13.60%	13.80%	13.70%	13.20%	13.00%	13.00%
55 - 64	11.90%	12.90%	12.80%	13.30%	12.90%	12.10%	13.50%	12.90%
65 - 74	9.00%	9.10%	8.80%	9.90%	8.80%	8.50%	11.30%	9.20%
75 - 84	4.90%	4.50%	4.00%	5.10%	3.80%	4.10%	6.20%	4.40%
85+	2.40%	1.90%	1.50%	2.20%	1.40%	1.80%	2.70%	2.00%

TRADE AREA



NEIGHBORHOOD AERIAL

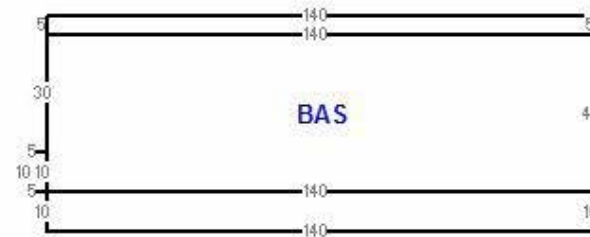






BUILDING INFORMATION

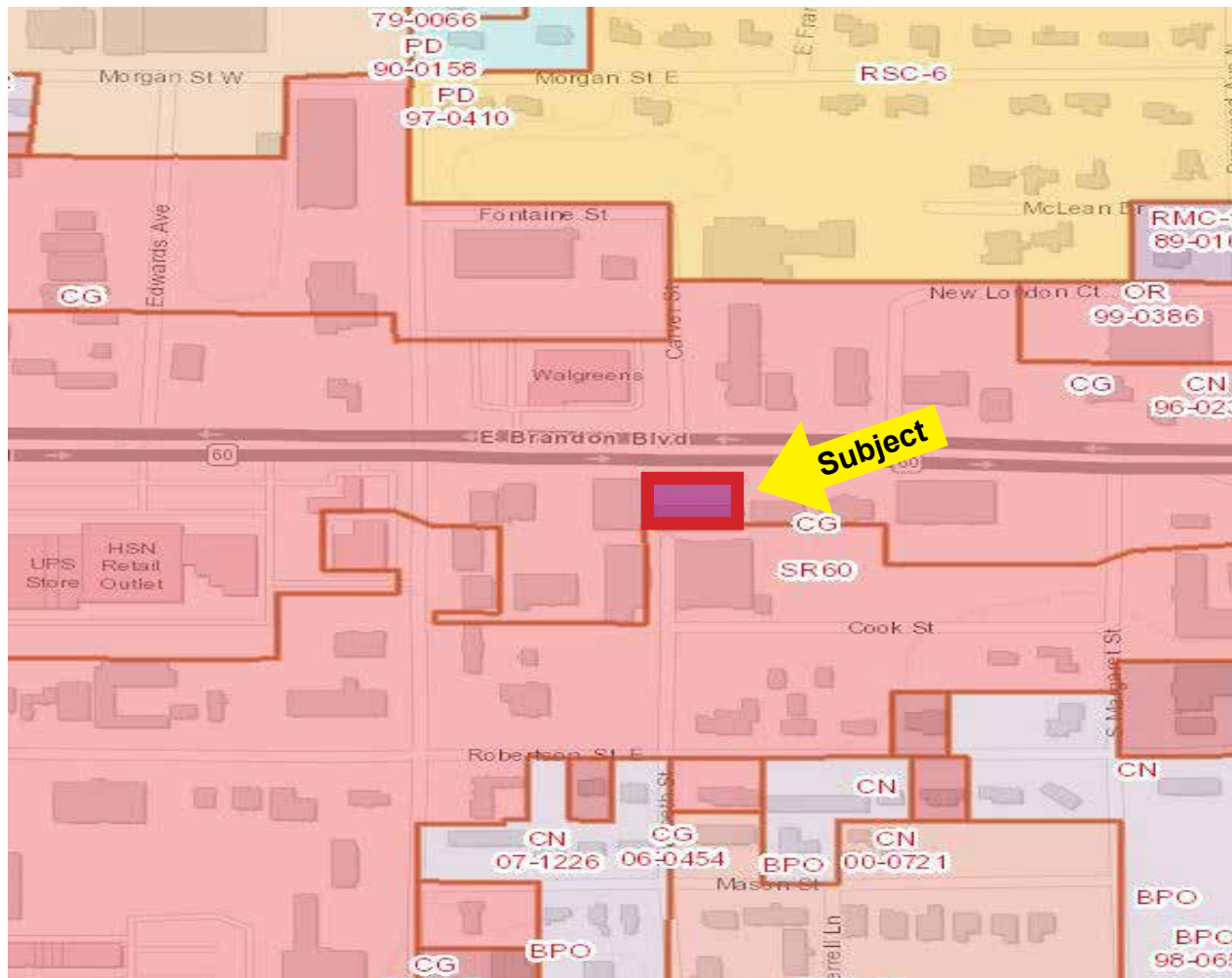
Building Characteristics		
Type: 38 Retail Strip Center		
Year Built:	1972	
Construction Details		
Element	Code	Construction Detail
Class	C	Masonry Or Concrete Frame
Exterior Wall	5	Concrete Block
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	2	Rolled Composition
Interior Walls	4	Plywood Paneling
Interior Flooring	2	Concrete Finished
Interior Flooring	4	Vinyl
Heat/Ac	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	9.0	
Wall Height	12.00	







ZONING



Zoning/Regulatory

Zoning



Zoning Shaded

- A
- AR
- AS-0.4
- AS-1
- ASC-1
- AI
- AM
- OR
- BPO
- CN
- CG
- CI
- M
- BMS

Commercial, General (CG)

The purpose of this district is to provide for a variety of retail and service uses in free-standing buildings or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations to conveniently meet the needs of the community in conformance with the goals, objectives, and policies of the Comprehensive Plan; where it will not adversely impact the facilities and services of the County; and where it will not set a precedent for the introduction of inappropriate uses in the area.



FUTURE LAND USE



- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)**
- REGIONAL MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- ENERGY INDUSTRIAL PARK - URBAN SERVICE AREA (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

Urban Mixed Use (UMU-20)

The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

CONFIDENTIALITY & DISCLAIMER

About Coldwell Banker Commercial Saunders Ralston Dantzler Realty

Coldwell Banker Commercial Saunders Ralston Dantzler Realty (CBCSRD) is located in Lakeland, Florida and is Florida's I-4 corridor's premier commercial real estate firm. We offer unique positioning of properties utilizing our intimate knowledge of local markets, a recognized national brand, and a global reach through our Coldwell Banker Commercial offices worldwide who have achieved a \$5 billion total amount in investment sales and leasing transactions 2016.

Founded by three highly-recognized CCIM-designated Florida brokers, the company brings together experts on all aspects of real estate. We provide services to land and commercial clients through both CBCSRD and our land brokerage, Coldwell Banker Commercial Saunders Real Estate. For more information, please visit SRDcommercial.com



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