

RETAIL SPACE : FOR LEASE

905-959 E. Brandon Blvd.

Brandon, Florida 33511

Lease Rates:
\$20.00 SF (NNN)
Est. Expenses: \$8.33 PSF



Main Street Shoppes

HIGH-VISIBILITY RETAIL SPACE ON E. BRANDON BLVD

Strong Traffic • Established Tenant Mix • Prime Brandon Location

PROPERTY OVERVIEW

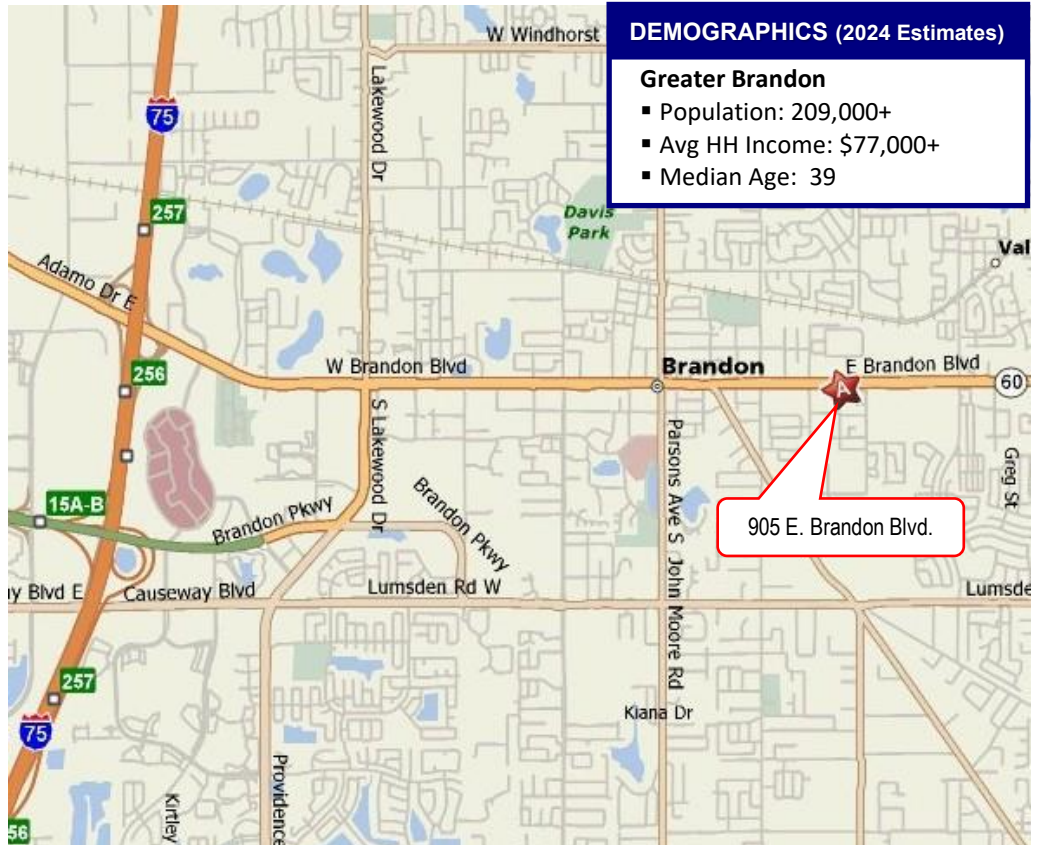
Position your business in one of Brandon’s well-established neighborhood retail centers located directly on highly traveled E. Brandon Blvd. Main Street Shoppes offers strong visibility, a consistent customer base, and a complementary mix of service-oriented and retail tenants.

Lease Rates

- Starting at \$20.00 PSF NNN
- Estimated CAM: \$8.33 PSF

Available Spaces

- 1,250 SF – \$2,951 /month
- 1,750 SF – \$4,132 /month
- 2,800 SF – \$6,611 /month
- 3,850 SF – \$9,090 /month



DEMOGRAPHICS (2024 Estimates)

Greater Brandon

- Population: 209,000+
- Avg HH Income: \$77,000+
- Median Age: 39

For leasing information or to schedule a tour, call:

Carl Stickeler
(813) 390-0951

cstickeler@gmail.com



Hillsborough’s Finest Real Estate Team

Let us work for you!



www.TurnerCole.com

Turner Cole Company

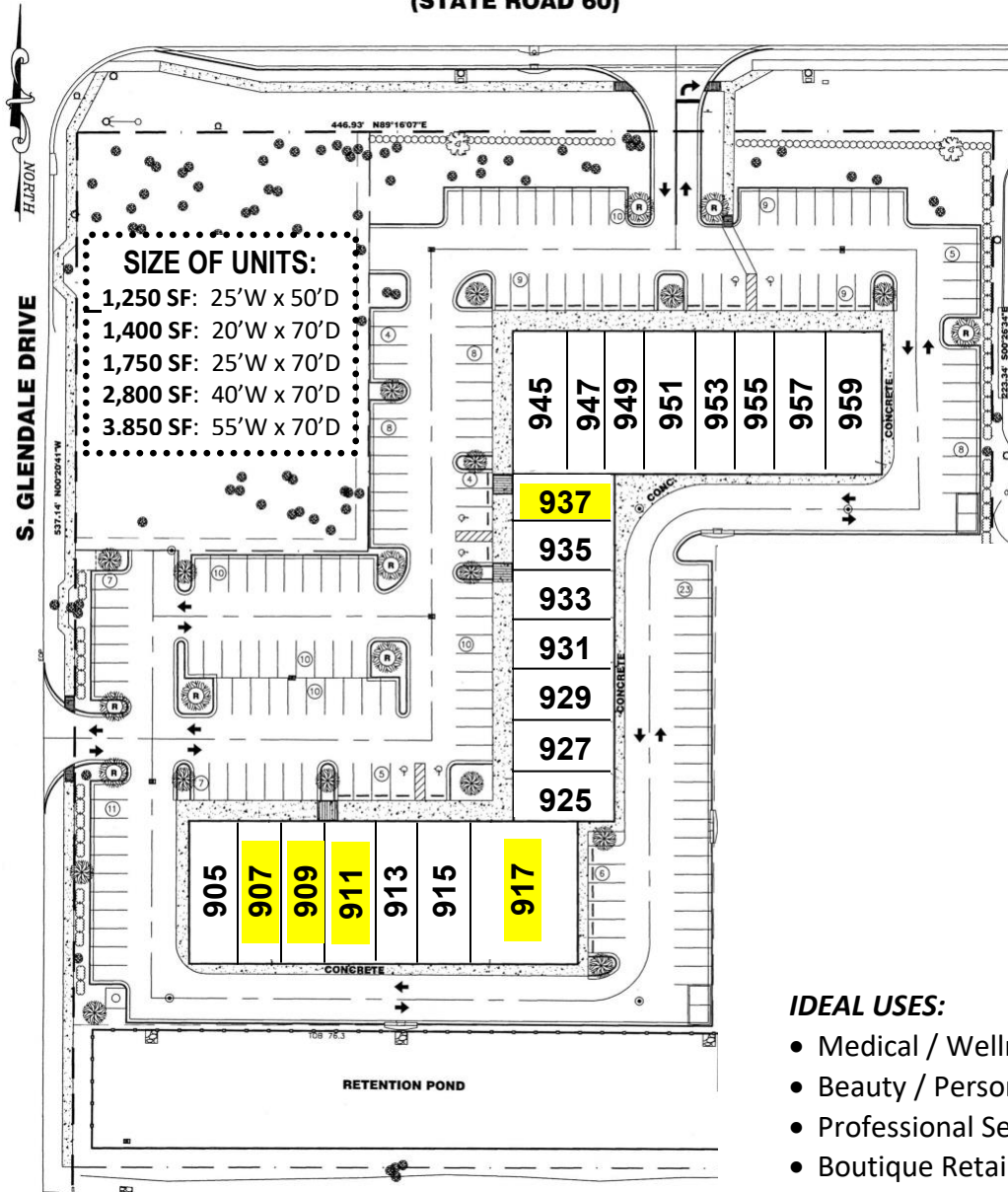
Real Estate Services

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SITEPLAN

**E. BRANDON BOULEVARD
(STATE ROAD 60)**



Join an established Retail Lineup including:

- 959: Tampa Postal FCU
- 957: Bubbaque's BBQ
- 955: Better Blend Smoothie
- 953: Brandon Nail & Salon
- 951: Tasty Venues
- 949: Metro PCS
- 947: Domino's Pizza
- 945: Urgent Care Center
- 937: 1,250 SF Available**
- 935: Big Frog Custom T-Shirts
- 933: Estrella Insurance
- 931: Ana's Dominican Beauty Salon
- 925-929: Central FL Dance Alliance
- 917: 3,850 SF Available**
- 915: Roop's Hair & Beauty Care
- 913: Pure Massage Salon
- 911: 1,750 SF Available**
- 907-909: 2,800 SF Available**
- 905: Pho 60 Restaurant

IDEAL USES:

- Medical / Wellness
- Beauty / Personal Services
- Professional Services
- Boutique Retail

(All uses subject to Landlord approval to maintain tenant mix)



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