



ACQUISITION  
CONSULTANTS

# RETAIL DEVELOPMENT THRIVING BRANDON RETAIL CORRIDOR

US 301 IN BRANDON / TAMPA, FL



## PROPERTY HIGHLIGHTS

- 5 pad ready sites (0.77 to 1.25 Acres)
- 2 Hard corners at to be built red light
- Large mixed use project immediately west of project
- 16,000 + multi family units in a 3 mile radius
- Within 2 miles of Top Golf, Bass Pro, Brandon Town Mall
- Full access to main interchange to Downtown Tampa

## TRAFFIC COUNT

US 301 49,000

## DEMOGRAPHICS

Population (1 mile)	10,600
Population (3 mile)	82,200
Population (5 mile)	171,600
Population (5 minutes)	21,500
Avg. HH Income (5 mile)	\$64,900



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- Two hard corners
- At to be built red light
- Site work cost pro-rated per pad
- Pad 1 = 0.77 acres
- Pad 2 = 1.0 acres
- Pad 3 = 0.75 acres
- Pad 4 = 1.25 acres
- Pad 5 = 0.99 acres



Selmon Expressway

US 101

WETLAND CONSERVATION AREA  
0.93 Ac. ±

WETLAND CONSERVATION AREA  
8.93 Ac. ±

PARCEL 1  
FUTURE OFFICE  
6.0 Ac. ±

PARCEL 2  
FUTURE HOTEL/OFFICE  
3.0 Ac. ±

PARCEL 3  
FUTURE COMMERCIAL  
7.07 Ac. ±

0.9 AC. DRAINAGE TRACT

PARCEL 10  
FUTURE MULTIFAMILY/OFFICE  
12.76 Ac. ±

\*UC\*

NO DRAINAGE EASEMENT

PARCEL 9  
FUTURE MULTIFAMILY  
12.50 Ac. ±

\*UC\*

NO DRAINAGE EASEMENT

PARCEL 8  
FUTURE MULTIFAMILY/RETAIL  
6.72 Ac. ±

\*UC\*

PARCEL 5  
FUTURE COMMERCIAL  
6.4 Ac. ±

PARCEL 4A  
FUTURE COMMERCIAL  
9.5 Ac. ±

5.6 AC. DRAINAGE TRACT

10.2 AC. DRAINAGE TRACT

0.2 ACRE LIFT STATION TRACT  
NOT INCLUDED

PARCEL 12  
FUTURE MULTIFAMILY  
3.1 Ac. ±

1.02 ACRE DRAINAGE TRACT

PARCEL 7  
FUTURE MULTIFAMILY  
4.7 Ac. ±

\*UC\*

0.85 ACRE DRAINAGE TRACT

RIGHT IN/ RIGHT OUT

RIGHT IN/ RIGHT OUT



PARCEL 11  
FUTURE TOWNHOMES  
19.1 Ac. ±



RIGHT IN/ RIGHT OUT

CAUSEWAY BOULEVARD

RIGHT IN/ RIGHT OUT

Wawa