

**Patriot Village
1240 East Brandon Boulevard/State Road 60
Brandon, FL 33511**



**Retail / Office
For Lease
1,429 and
1,771 SF**

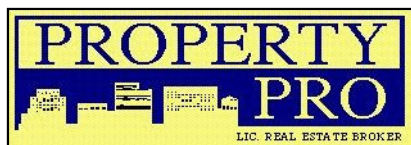


- Shadow Anchor to a Super Wal-mart and Home Depot, the retail inline center is conveniently located on State Road 60 in Brandon across from the new Lowe's Home Center and the Brandon Auto Mall.
- Join IHOP, Little Caesar's, Game Stop, Payless shoes and Supercuts; nearby retailers include Sonic and Chic-fil-A.
- Size: 1,429 and 1,771 Square Feet Available.
- Price: \$26.00 per square foot NNN
- Traffic Count: 67,790 vehicles per day



2008 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	80,896	183,732	261,024
Avg. HH Income	\$75,163	\$79,166	\$76,431
Households	30,137	67,605	94,328



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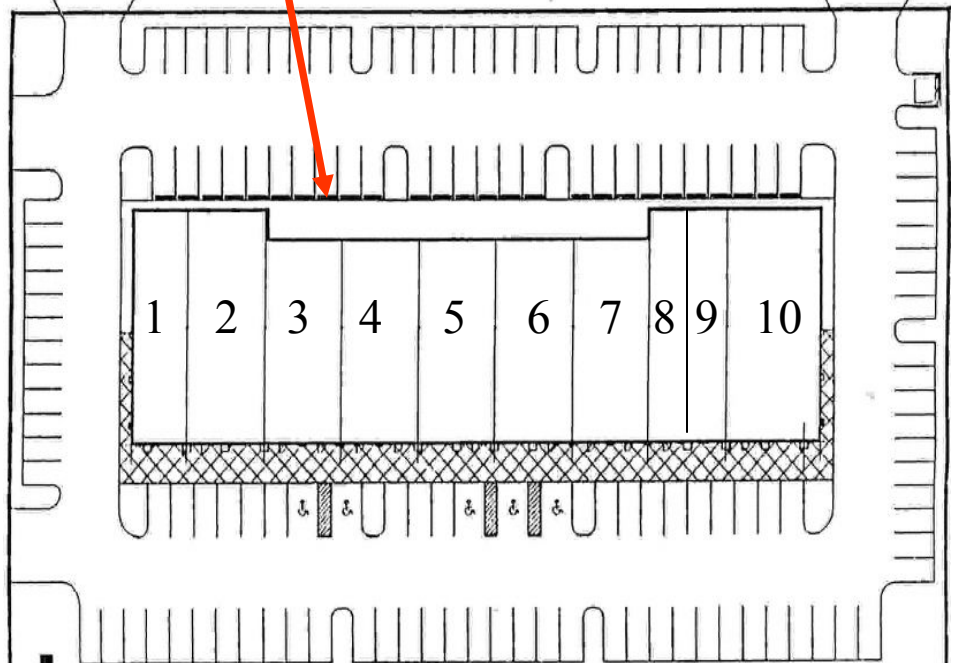
Site Plan

LOCATION MAP

PATRIOT VILLAGE AT WAL-MART SUPER CENTER /HOME DEPOT



<u>Unit</u>	<u>SF</u>	<u>Tenant</u>
1	4,000	Sunlight Carpet
2	1,204	Little Caesar's
3	1,434	Frank's Subs
4	1,771	Available
5	2,803	Payless Shoes
6	1,429	Available
7	1,203	SuperCuts
8	1,000	Super Nails
9	1,716	Game Stop
10	3,440	IHOP



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