

# 2528 S FALKENBURG

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PRIME 2<sup>ND</sup> GEN FITNESS  
SPACE AVAILABLE AT  
FALKENBURG COMMONS

QDOBA  
MEXICAN EATS

Starting  
Strength

FIVE GUYS

2528 S FALKENBURG RD  
TAMPA, FL 33619



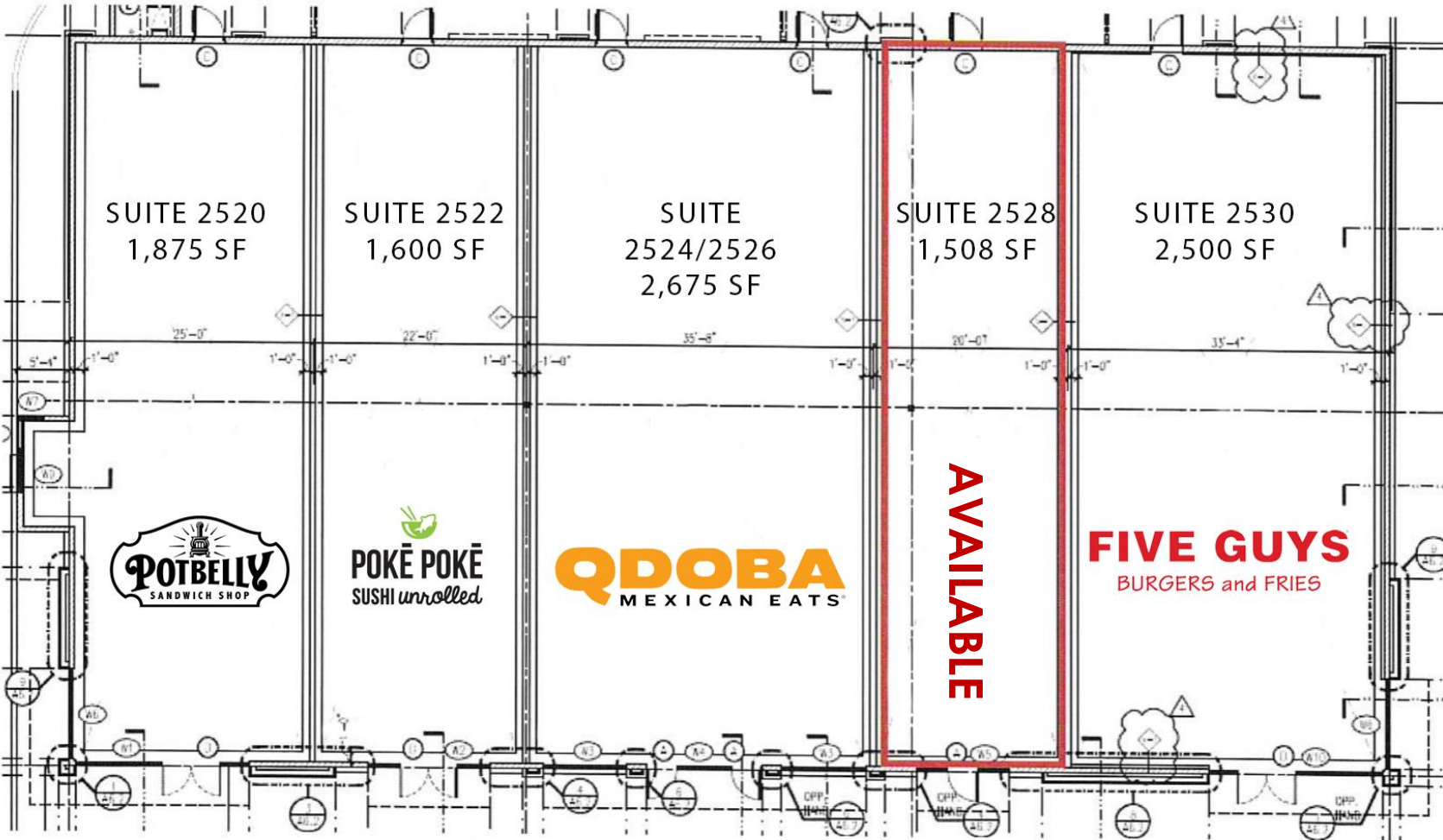
PROPERTY

# HIGHLIGHTS



- **1,508 SF AVAILABLE**
- EXCELLENT VISIBILITY ON SOUTH FALKENBURG ROAD WITH 24,150 PASSING DAILY
- EASILY ACCESSIBLE FROM I-75 (120,724 AADT) AND THE SELMON EXPRESSWAY (47,914 AADT)
- PYLON SIGNAGE AVAILABLE
- AMPLE PARKING

# SITE *PLAN*



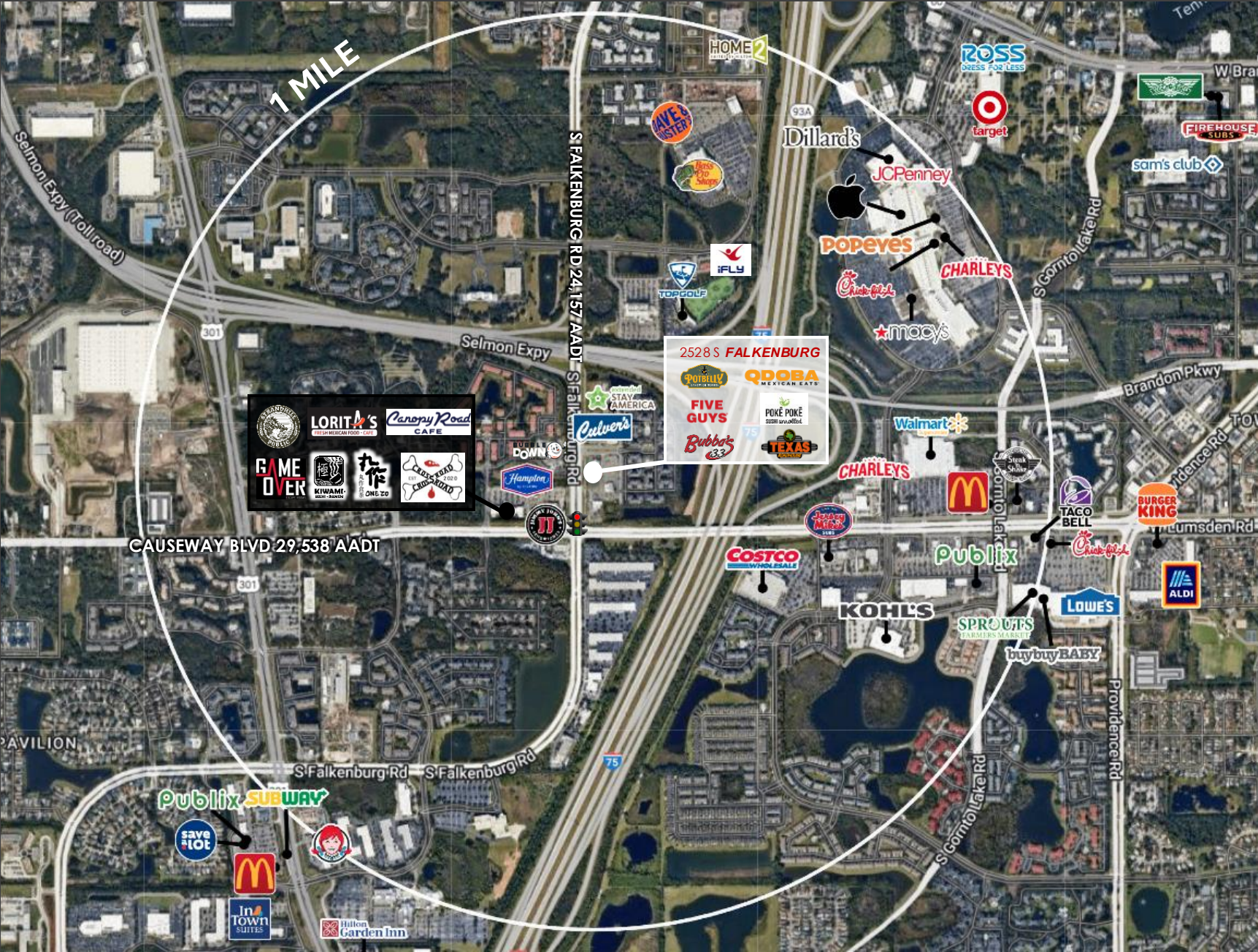
# DEMOGRAPHICS

BRANDON, FLORIDA HAS A VIBRANT AND DIVERSE RETAIL MARKET THAT CATERES TO BOTH RESIDENTS AND VISITORS FROM SURROUNDING AREAS. AS ONE OF THE MAIN RETAIL HUBS IN HILLSBOROUGH COUNTY, THE AREA HAS GROWN SIGNIFICANTLY DUE TO SUBURBAN EXPANSION AND AN INCREASING POPULATION.



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	12,724	99,060	202,301
<b>AVG HH INCOME</b>	\$91,424	\$93,134	\$100,828
<b>AVG AGE</b>	31.3	34.7	36.2
<b>DAYTIME EMPLOYEES</b>	7,087	46,050	100,391

# SURROUNDING RETAIL



# 2528 FALKENBURG

RETAIL LEASING CONTACTS



LIC. REAL ESTATE BROKER

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