

CLAYTON PLAZA



459 - 665 W. Brandon Boulevard // Brandon, FL 33511

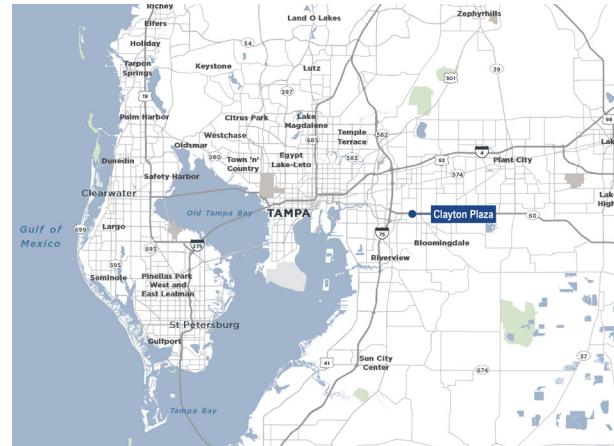


CENTER HIGHLIGHTS

- Neighborhood center anchored by Office Depot, Badcock Furniture & The Tile Shop.
- Positioned along major North/South & East/West commuting corridors with over 100,000 cars passing the plaza every day.
- 5 min drive from the Selmon Expressway which currently connects to downtown Tampa and will connect to the beaches by 2020.
- The 3 mile population with an average household income of >\$100,000 will have grown by 46% by 2022 from what it was in 2010.
- Located 1/4 mile from Brandon Regional Hospital.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,447	98,726	219,309
Population Growth (thru 2022)	0.84%	8.29%	9.96%
Average Household Income	\$60,563	\$71,941	\$73,877
Bachelor's Degree or Higher	15.3%	18.5%	18.2%
Households	3,433	38,157	82,178
Median Age	38.5	37.1	36.7



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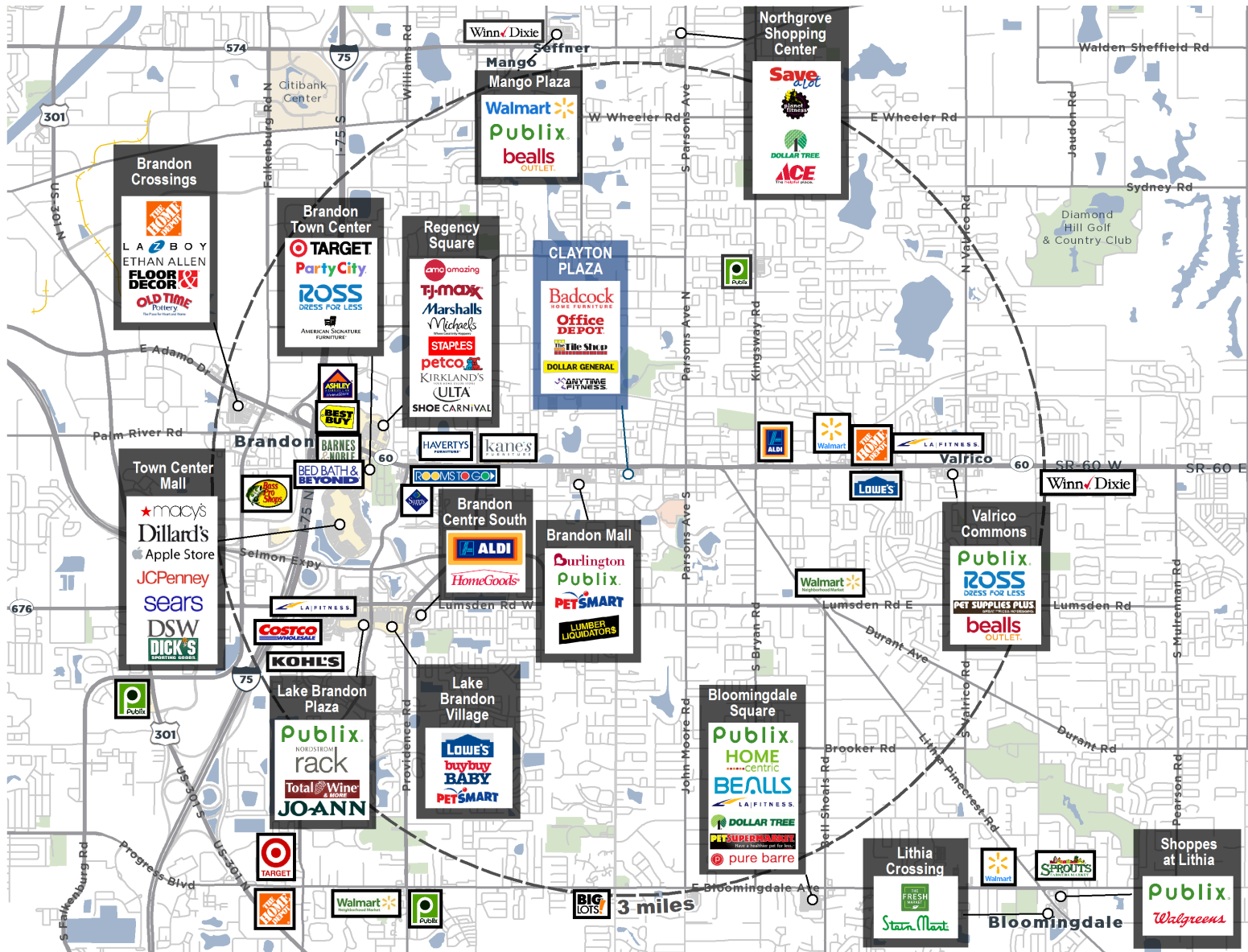


UNIT	TENANT	SF
665	AVAILABLE	2,300
663	BANFIELD PET HOSPITAL	5,000
659	JIMMY JOHNS	1,097
655	TRUIST BANK	5,206
621	WELLMED MEDICAL	11,600
615	AVAILABLE	900
611-613	AVAILABLE	1,700
559-609	RENT KING	4,975
529	BRAZILIAN JIU-JITSU	3,107
527	TAMPA KITCHEN RENOVATIONS	2,297
525	BADCOCK HOME FURNITURE	28,467
511	GREENBERG DENTAL	3,500
509	RECREATIONAL POOLS SPAS & MORE	4,600
505	FLORIDA PAINTS	2,600
485-503	METROFLEX GYM	6,820
475	OFFICE DEPOT	20,759
471	THE TILE SHOP	28,900
459	DOLLAR GENERAL	7,154

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