

Vacant Land For Sale - 2.31 AC

413 S Lakewood Drive, Brandon, FL



Property Highlights

- Asking Price: \$580,000
- 1.66 upland acres
- Zoning: BMS-TC2
- Uses: Commercial, office, multi-family
- Less than 1 mile to Brandon Boulevard and the Selmon Expressway.
- The site is located at a lighted intersection at the main entrance to a 900 unit multi-family development site.

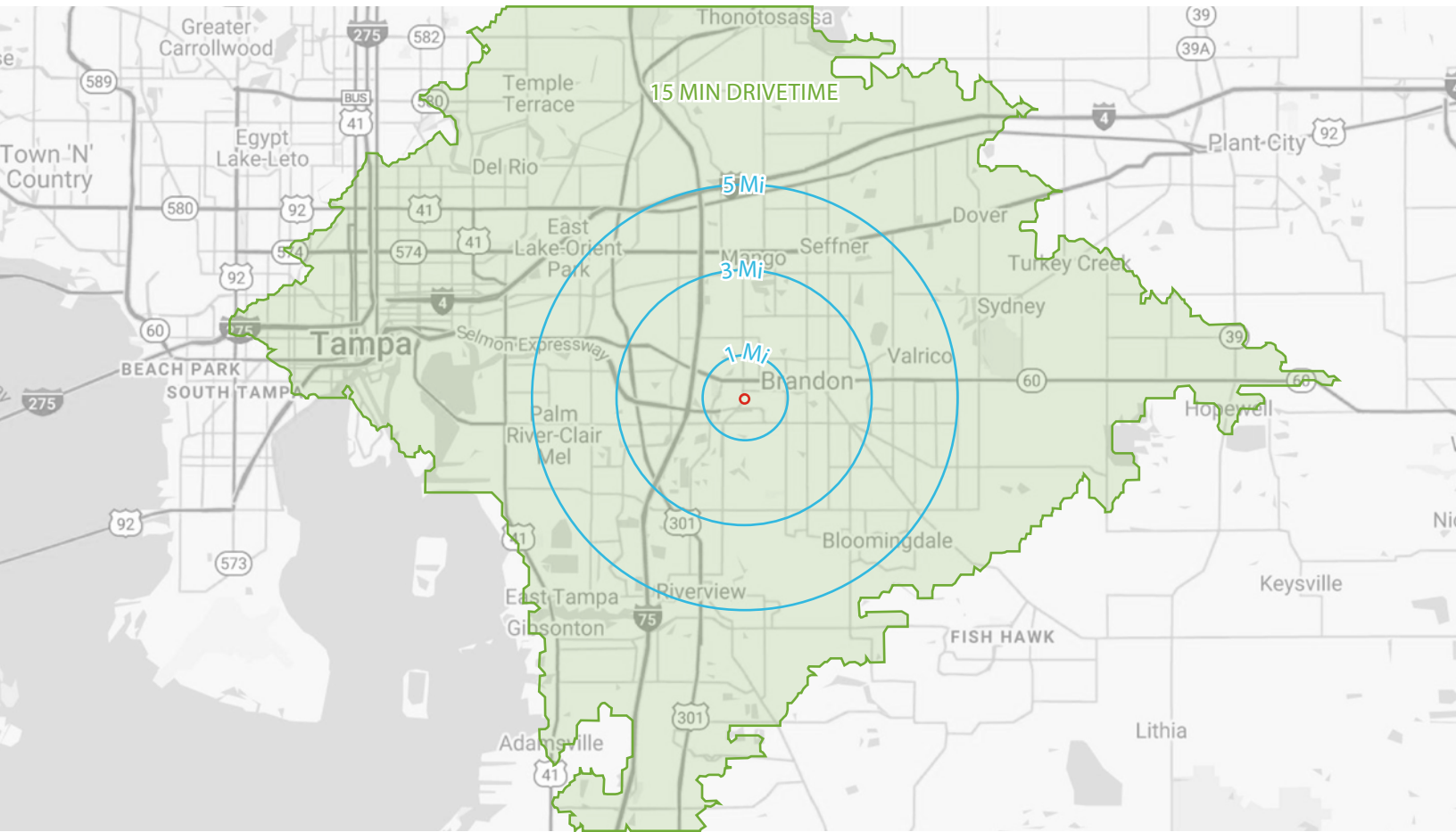
FOR SALE

Trey Carswell, SIOR
Principal
813.444.0627
trey.carswell@avisonyoung.com

Lisa Ross, SIOR
Principal
813.314.7798
lisa.ross@avisonyoung.com

Vacant Land For Sale - 2.31 AC

413 S Lakewood Drive, Brandon, FL



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE	15-MIN DRIVETIME
Est. Population (2018)	12,985	96,237	228,138	551,263
Proj. Population (2023)	14,139	104,904	248,195	605,353
Proj. Annual Population Growth (2018-2023)	1.8%	1.8%	1.8%	2.0
Median Age	33.2	35.3	36.2	35.7
HOUSEHOLD INCOME				
Est. Average Household Income (2018)	\$62,620	\$75,476	\$79,360	\$74,076
Est. Median Household Income (2018)	\$51,488	\$61,692	\$64,076	\$59,439
EDUCATION				
Any College (Some College or Higher)	60.9%	66.2%	62.3%	59.7%
College Degree + (Bachelor's Degree or Higher)	25.0%	32.3%	29.7%	29.6%
WORKFORCE				
Number of Employees	10,527	44,081	87,692	254,375
Number of Businesses	1,026	4,552	8,260	22,192

Trey Carswell, SIOR
Principal
813.444.0627
trey.carswell@avisonyoung.com

Lisa Ross, SIOR
Principal
813.314.7798
lisa.ross@avisonyoung.com