



OFFERING MEMORANDUM

1.71 ACRE OFFICE PARCEL

811 E. LUMSDEN RD, BRANDON, FL 33511

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity is to acquire a 1.71± acre site zoned BPO west of a planned Christian Brothers, O'Reillys and existing CVS located at the lighted intersection of Lumsden and Bell Shoals Rd. in Brandon, FL.

LOCATION DESCRIPTION

The parcels are located in one of the most sought-after locations in Brandon. It is west of the intersection of Lumsden Rd. & Lithia Pinecrest Rd, south and west of CVS & soon to be constructed O'Reilly's Auto Parts on the south side of Lumsden.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

1.71± Acres

ZONING

PD for BPO Uses

PARCEL ID

Western portion of 072462-0000

PROPERTY OWNER

Gateway Victory

PRICE

\$700,500

BROKER CONTACT INFO

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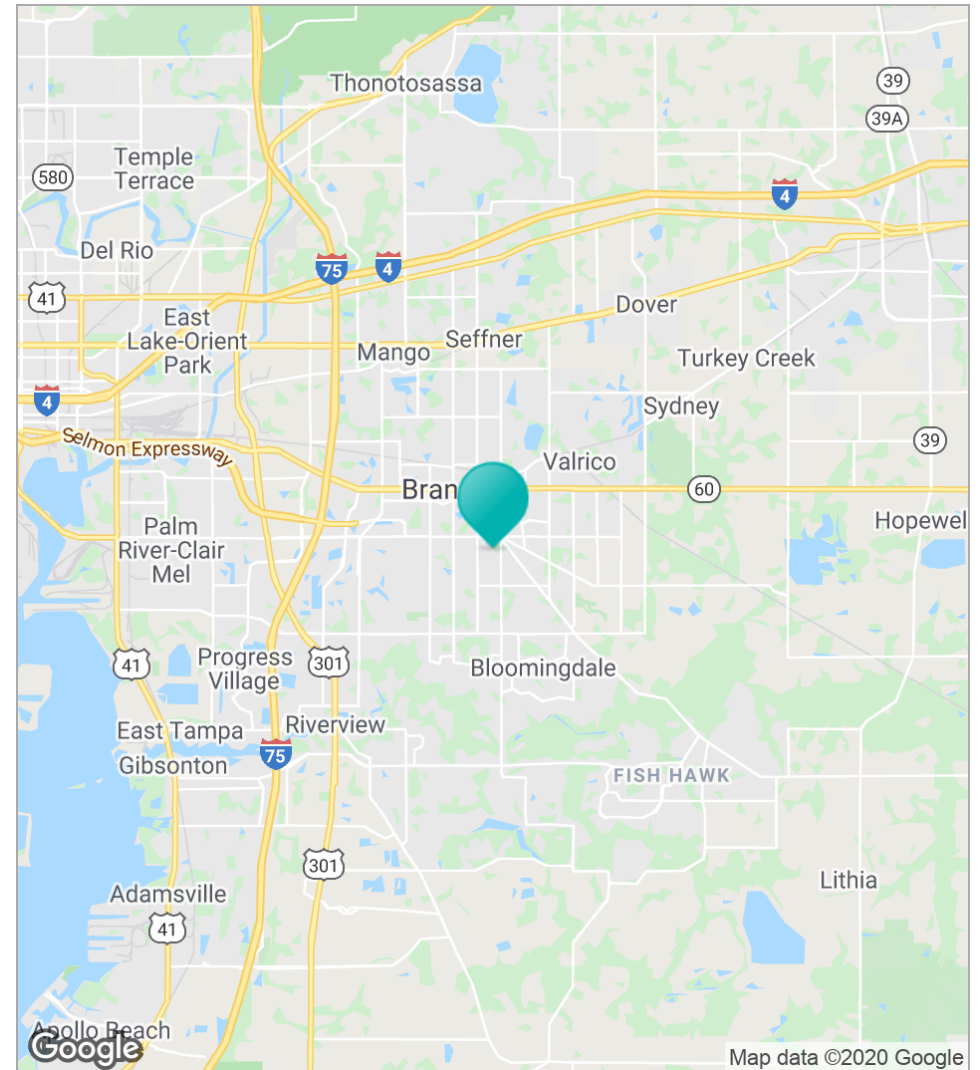






| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Population | 8,508 | 86,567 | 192,172 |
| Population Density | 2,708 | 3,062 | 2,447 |
| Median Age | 38.0 | 37.5 | 36.8 |
| Median Age (Male) | 36.9 | 36.3 | 36.0 |
| Median Age (Female) | 38.2 | 38.1 | 37.3 |
| Total Households | 2,970 | 31,663 | 71,303 |
| # of Persons Per HH | 2.9 | 2.7 | 2.7 |
| Average HH Income | \$77,817 | \$73,757 | \$74,445 |
| Average House Value | \$210,548 | \$238,532 | \$235,499 |

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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